

10-19-3: SPECIFIC REGULATIONS FOR EACH ZONE:

No person shall install or maintain any sign in the county and in the zones listed, except as herein provided. Signs not allowed in the following subsections are specifically prohibited:

- A. Zones Allowing Residential Uses As Conditional Or Permitted: In zones OST, A, FR, SFR, RA, RE, SF, MF and MH, which allow residences as a permitted or as a conditional use, the following signs will be allowed, and said zones shall comply with the following:
1. Nonlighted Identification Sign: One nonlighted identification sign will be allowed in connection with all detached single-family dwellings in these zoning districts; provided, that the sign conforms to the following regulations:
 - a. Shall be located a minimum of ten feet (10') from front property lines.
 - b. Shall be limited to only one sign per site.
 - c. Shall contain no animation or lighting.
 - d. Shall not exceed twelve inches by twelve inches (12" x 12") in size, or a total of one hundred forty four (144) square inches.
 2. Identification Sign: Identification sign for planned developments, multiple-family developments, and mobile home and RV parks; one sign. Said sign shall not exceed six feet (6') in height and not contain more than thirty two (32) square feet.
 3. Temporary Sign: Temporary sign advertising or promoting the sale of a subdivision or planned development; one unlighted sign to be located on the property to be developed and not to exceed six feet (6') in height with a maximum area of not more than thirty two (32) square feet.
 4. Real Estate Signs: No more than two (2) on site signs offering the premises for sale, lease or inspection by the public shall be permitted. The total for any one sign shall not exceed six (6) square feet.
- B. Commercial, Industrial, And Manufacturing Zones:
1. Freestanding Signs Permitted: Each parcel of property or development may have one freestanding sign. One additional freestanding sign is permitted if the property has more than five hundred feet (500') of frontage on a dedicated public street or frontage on two (2) different dedicated public streets.
 2. Location: Freestanding signs shall be located on the property so that no portion of the sign structure projects over the property line.

3. Height: Freestanding signs shall not exceed twenty five feet (25') in height except for signs within five hundred feet (500') of a freeway exit which may be a maximum of fifty feet (50') in height above grade level of the sign.
4. Clearance: There shall be a minimum clearance of fifteen feet (15') between the ground and any part of the freestanding or projecting sign.
5. Size: Signs shall be limited to thirty two (32) square feet in area.
6. Low Profile Or Monument Signs: Low profile or monument signs located on premises will be permitted, provided the signs:
 - a. Shall be limited to a maximum of six feet (6') in height from finished grade.
 - b. Shall be limited to thirty two (32) square feet in area.
 - c. Shall be limited to only one sign per business constructed in lieu of, and not in addition to, any freestanding sign.
 - d. Shall contain no animation or lighting except for one spotlight directed at the face of the sign, and not into the air or into the face of oncoming traffic or onto adjacent property. A double face sign may be lighted in this manner from both sides or from indirect lighting located inside the sign in lieu of spotlights.
 - e. Shall contain no animation, flashing message lighting, or lighting of any kind except as may be approved in subsection B6d of this section.
7. Animated Signs: No flashing, message boards, nor animation shall be allowed on any freestanding sign or low profile or monument sign without planning commission approval.
8. Wall Signs: Wall signs may be permitted; provided, that the area of any sign shall not exceed twenty percent (20%) of the front face of the building to which the sign is attached. Wall signs may be attached only to the front side of any building.
9. Entrance Or Exit Signs: One entrance or exit sign shall be permitted at each driveway entering or leaving the premises. Such signs shall not exceed three (3) square feet in area nor be more than six feet (6') in height from the ground.
10. Real Estate Signs: No more than two (2) signs offering the premises for sale, lease or inspection by the public shall be permitted; provided, that the total area of each sign does not exceed thirty two (32) square feet. Said signs may be modified to indicate that the property has been sold.
11. Nameplates: One permanently placed unlighted nameplate of a maximum of two (2) square feet in area shall be permitted for each business establishment.
12. Off Premises Signs Or Billboards: Off premises or billboard signs shall be permitted subject to the following conditions:

- a. Off premises signs or billboards shall be permitted along the interstate freeway within the county upon property zoned for commercial use and lying within a corridor extending five hundred feet (500') on each side of the centerline of said interstate freeway.
- b. No off premises sign or billboard may be located along a county road, state highway or freeway within five hundred feet (500') of an interchange or intersection.
- c. No sign structure shall be located closer than five hundred feet (500') to another sign structure.

13. Roof Signs: Roof signs shall not be permitted.

C. Regulations For All Zones:

1. Signs Not To Constitute Traffic Hazard: No sign or other advertising structure shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision; or at any location where by reason of the position, shape or color, it may interfere with, obstruct the view of or be confused with an authorized traffic sign, signal or device, or which makes use of the words "stop", "drive in", "danger", or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead or confuse traffic.
2. Awnings: Awnings shall conform to all provisions of the building code. An awning shall maintain a minimum of ten feet (10') of clearance above any sidewalk and shall have no signs affixed to the awning or its support. No awning may extend over public property.
3. Temporary Signs: Any sign, banner, pennant, valance or advertising display constructed of paper, cloth, canvas, light fabric, cardboard, wallboard, or other light materials, with or without light frames, intended to be displayed out of doors shall be considered to be a temporary sign and shall be permitted subject to all provisions of this title for a period of time not to exceed thirty (30) days. It shall be the responsibility of the owner of said sign to remove it upon the expiration of the thirty (30) day period, or it shall be removed by the county.
4. Maintenance: Every sign shall be kept in good condition as to maintenance and repair. The ground space within a radius of ten feet (10') from the base of any ground sign shall be kept free and clear of all weeds, rubbish and inflammable material. The building inspector shall inspect and enforce this.
5. Sign Removal: Signs identifying a discontinued use on the property shall be removed from the property within thirty (30) calendar days of the time the use was discontinued.
6. Repair Of Building Facade: A damaged building facade as the result of the removal, repair, replacement or installation of any sign shall be repaired by the property owner within thirty (30) calendar days of the time the building was damaged.
7. Moving To New Location: No sign erected before the adoption of this title shall be moved to a new location on the lot or

building or enlarged or replaced unless it be made to comply with the provisions of this title.

8. Ownership: The imprint of the sign owner and sign erector of all signs shall be in plain and public view. Signs not carrying such an imprint will be presumed to be owned by the person in possession of the property on which the sign is located.

9. Lights And Lighted Signs:

a. In any zone, no spotlight, floodlight or lighted sign shall be installed in any way which will permit the rays of such sign light to penetrate beyond the property on which such light or lighted sign is located in such a manner as to constitute a nuisance.

b. Such sign alleged to be a nuisance by the neighboring property owners or tenants shall be subject to a public hearing before the planning commission as to the validity of the nuisance complaint. If such sign is determined to be a nuisance by the planning commission, the owner of said sign shall be required to take the appropriate corrective action as directed by the planning commission.

10. Political Signs: Signs relating to the nomination or election of any individual for public office or advocacy of any measure to be voted upon at any special or general election shall only be allowed under the following conditions (such signs shall not require a permit):

a. Any such sign shall be temporary in nature and shall be removed within ten (10) days after the date of election.

b. Any such sign to be placed within a residential zone shall not exceed the area of sixteen (16) square feet.

11. A-Frame And Moveable Freestanding Signs: Temporary A-frame signs and moveable freestanding signs shall be prohibited. This prohibition shall also apply to signs mounted upon or painted upon vehicles or trailers which are parked for extended periods of time expressly and exclusively for the purpose of calling attention to or advertising a specific business establishment or product. (Ord. 2001-815-O, 12-17-2001, eff. 12-17-2001; amd. 2004 Code)