

ORDINANCE NO. 613 N.S.  
 AN ORDINANCE OF THE CITY OF EL PASO DE ROBLES AMENDING THE  
 ZONING CODE REGULATIONS FOR SIGNS, AWNINGS, AND CANOPIES  
 ADOPTED BY ORDINANCES 551 N.S., 566 N.S., AND 584 N.S.  
 AND REPEALING THE SIGN REGULATIONS CONTAINED WITHIN  
 CHAPTER 19.04 (ADOPTED BY ORDINANCE 147 N.S.)  
 (CODE AMENDMENT 90004)

WHEREAS, The existing Zoning Code regulations for signs, awnings, and canopies were adopted via Ordinances 551 N.S., 566 N.S., and 584 N.S.; and

WHEREAS, the Sign Regulations contained within Chapter 19.04, as adopted by Ordinance 147 N.S. in 1950, are more appropriately addressed by the Uniform Codes adopted as part of Title 17; and

WHEREAS, The City has initiated an amendment to these zoning code regulations in order to clarify them and improve their ability to protect the public safety and enhance community appearance; and

WHEREAS, public hearings were conducted by the Planning Commission on August 28 and October 8, 1990 and by the City Council on December 4, 1990, January 2, 1991, and February 19, 1991 to consider facts as presented in the staff report and to accept public testimony regarding this proposed code amendment; and

WHEREAS, a Negative Declaration has been adopted for this code amendment in accordance with the California Environmental Quality Act; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of El Paso de Robles, California, that Title 21 (Zoning) of the Municipal Code be amended as follows;

SECTION I: Chapter 19.04, as adopted by Ordinance 147 N.S. is hereby repealed.

SECTION II: Section 21.20.110 is hereby deleted.

SECTION III: Chapter 21.19, Signs, attached as Exhibit A, is hereby established.

SECTION IV: Section 21.20.120, of the Municipal Code is hereby amended to delete the words "upon securing of a use permit".

SECTION V. Section 21,20.271 (B) is amended to read: "Prior to installation of all signs (except those exempted by Section 21.19.030)."

PASSED AND ADOPTED, This 5th day of March, 1991, by the following roll call vote:

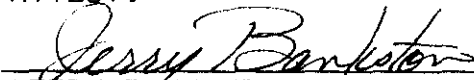
AYES: Russell, Picanco, Martin and Iversen

NOES: None

ABSENT: Reneau

  
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 MAYOR CHRISTIAN E. IVERSEN

ATTEST:

  
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 JERRY BANKSTON, CITY CLERK

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4. Design Standards: "Day-glow" and fluorescent colors are prohibited. Lettering must be of professional quality, done in uniform, readily legible characters. Signs shall be constructed of materials that can withstand outdoor weather conditions (ie: from materials such as cloth, canvas, or vinyl plastic, but not from paper or cardboard).

5. Time Limits:

(a) Each business or activity shall be limited to placing temporary sign on no more than six (6) separate occasions per calendar year. Each such occasion shall be limited to no more than thirty (30) consecutive days and shall be separated from other occasions by a period of not less than 30 days.

(b) In addition to the temporary signs permitted by subsection "a", the Architectural Review Committee may approve the use of temporary signs for ongoing/recurring events.

Exception to Temporary Sign Regulations: Upon approval of a Temporary Use Permit, during the first thirty (30) days that a new business is open, there are no limitations on the size, location, and nature of temporary signs as long as said signs do not adversely impact the public health, safety or welfare.

E. REAL ESTATE DIRECTIONAL SIGNS:

Real Estate Directional Signs are subject to the following conditions:

1. They shall not exceed 6 feet in height and/or 32 square feet in area;

2. ARC approval is required for the number, location, size, height and design of such signs; except for the following instances:

a. Where only one real estate directional sign is placed on a privately-owned parcel; and

b. The real estate directional sign is 6 square feet or less in area in residential zoning districts and 8 square feet or less in area in commercial and industrial zoning districts;

3. Written consent of the owner of the property on which the real estate directional sign is to be placed;

4. Posting of a bond or other security of no less than \$100.00 per sign, to be approved by the City Planner to ensure the removal of such signs;

5. Real estate directional signs shall be removed within six months of the date of Architectural Review approval. The ARC may grant successive six month renewals of permits to place real estate directional signs if requests for such renewals are made in writing and submitted to the Planning Division prior to the expiration date of a permit.

6. The City may authorize the establishment of a "kiosk" type of real estate directional sign program in which several signs directing the public to different properties may be placed on a single support structure, provided that the signs are of a uniform size and design. Such a program may allow kiosks to be placed either on private property or in the public right-of-way and to be exempt from the requirements of subsections 1 - 5.

F. POLITICAL SIGNS: Political signs shall conform to the following regulations:

ABJ631

1. In residential zoning districts, they shall not exceed 32 square feet in area and shall be subject to the following height limits:

a. They shall not exceed a height of 3 feet within the required front yard setback and, for corner lots, the required setback for the side yard abutting a street;

b. Outside of the setback areas mentioned above, they shall be 6 feet or less in height;

2. In all other zoning districts, they shall be 6 feet or less in height and 32 square feet or less in area;

3. They shall not be placed earlier than 90 days prior to an election and shall be removed no later than 7 days following an election;

4. They shall not be placed in the public right-of-way or on public property;

5. They shall not be the type of sign prohibited by Section 21.19.070, subsections H1 through H7.

6. They shall not be located within 100 feet of any polling place.

#### G. USE OF PUBLIC RIGHT-OF-WAY:

Placement of signs within or projection of signs into the right-of-way of a public street is prohibited except for the following types of signs:

1. Public safety signs and off-premise directional signs for public facilities;

2. Hanging, Icon, or projecting signs that conform to the requirements set forth in section 21.19.070.B;

3. Temporary signs related to and during City-sponsored and City Council-authorized events and then in accordance with any conditions set by temporary use permit to protect the public health and safety.

4. Kiosk real estate directional signs as provided in section 21.19.070.E.6.

#### H. PROHIBITED SIGNS:

The following signs and/or sign structures are prohibited:

1. Signs or sign structures which by color, wording, or location resemble or conflict with any traffic control sign or device;

2. Signs that create a safety hazard by obstructing clear view of pedestrian and vehicular traffic;

3. Signs that rotate, move, glare, flash, change, reflect, blink, or appear to do any of the foregoing including electronic message boards; (Exception: signs which display time and temperature may be permitted by the ARC.)

4. Signs that identify a business or activity no longer located at a premises;

5. Bench signs;

6. Signs on public property, except when authorized by the appropriate public agency;

7. Billboards (new or replacement);

8. Temporary signs other than those listed under section 21.19.070.D;

9. Off-premise signs except for real estate directional signs in conformance with Section 21.19.070.E, temporary signs permitted by Section 21.19.070.D, and public facility directional signs;

10. Vehicle-mounted signs, as defined by Section 21.19.020 (ai).

**21.19.080 Additional General Design Standards and Regulations for Signs Located Within the Redevelopment Project Area.**

a. Signs within the downtown business area shall be designed with a pedestrian scale in mind. Competitive, illuminated signs designed to be seen from a distance are inappropriate and will be discouraged in the downtown business core area. Icon signs are encouraged and projecting signs are discouraged in the downtown business area.

b. Wall-mounted signs or signs painted on the horizontal lintel which stretches across the store front are encouraged.

c. The use of most backlit plastic box signs or internally illuminated signs within the downtown business area is discouraged. Backlit cabinet signs with light translucent lettering on dark or opaque background or use of individual plastic letters that are compatible in size and style with the building will be considered.

d. Use of fluorescent materials and/or paints is not permitted.

e. The maximum number of letter styles permitted is three (two is preferred). Flat surface signs shall be painted in such a manner as to create the appearance of depth. Borders around signs are encouraged.

f. Sign panel materials shall be compatible with facade materials. Use of wood or metal is encouraged.

g. Signs shall be incorporated into the building facade whenever possible.

**21.19.090 Non-conforming Signs and Signs Subject to Abatement.**

a. A non-conforming sign shall not be structurally altered, increased in area, relocated, or be used or modified to advertise another occupant of the premises who opens a different type of business from which the sign advertises, unless it is made to comply with all the provisions of this Chapter.

b. As a condition of issuance of a discretionary City approval, any sign which does not conform to the requirements of these guidelines may be required to be removed or made to conform to the requirements herein through the following amortization schedule:

<u>REPLACEMENT VALUE</u>	<u>TIME PERIOD</u>
\$500 or less	One (1) year
\$501 to \$1000	Two (2) years
\$1001 to \$3000	Three (3) years
\$3001 and up	Any Six (6) month increment thereafter up to a maximum period of five (5) years.

ABJ631

c. Sign valuation shall be determined by a cost per square foot basis that distinguishes between illuminated and non-illuminated signs to be set by the Building Official and recorded on the Master Fee Schedule. Valuation shall be based on the cost of replacing the sign.

d. When a business is discontinued or abandoned for a period of 180 days, all signs and support structures shall be deemed to be in violation of the Chapter and a public nuisance and may be ordered to be removed.

#### 21.19.100 Historic Signs.

The City Council may declare a sign to be of "historic significance" upon application by the sign's owner and a recommendation from the ARC. For a sign to be declared "historically significant" all of the following conditions must be met:

a. The sign and the use to which it pertains have been in continuous existence at the present location for not less than 20 years.

b. The sign is an appurtenant graphic (i.e., an on-premises sign that relates to the use of the property, as opposed to an off-premise billboard).

c. The sign is unique and enhances the cultural, historic, or aesthetic quality of the community.

d. The sign is structurally safe or is capable of being made so without substantially altering its historic significance.

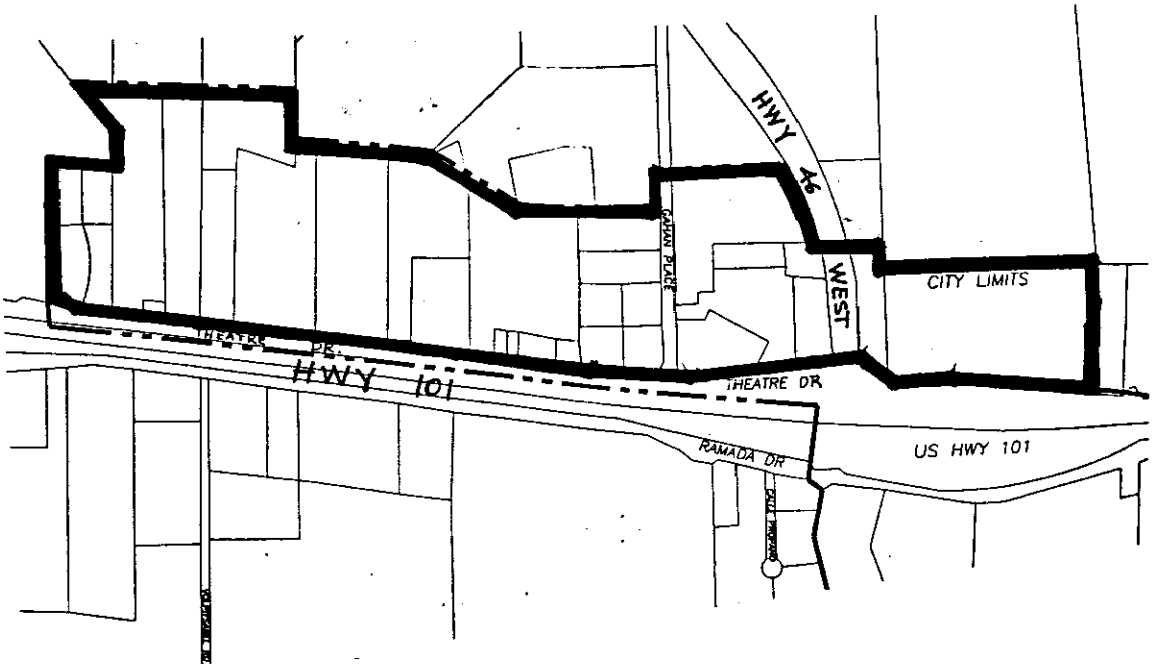
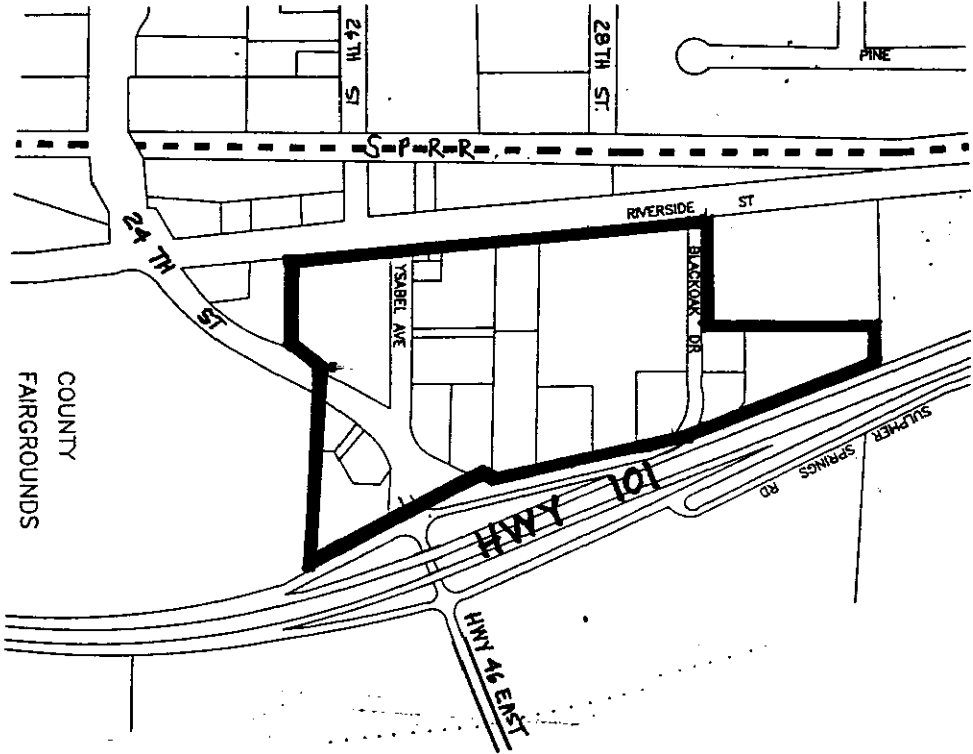
e. The sign complies with certain movement, bracing, and intensity of illumination requirements contained in other sections of this Chapter.

21.19.110 Non-Commercial Signs. Notwithstanding any provision herein to the contrary, any sign which may be permitted for a commercial purpose may also be used for non-commercial purpose.

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PROPERTIES ON WHICH A CONDITIONAL USE PERMIT FOR A  
HIGHWAY-ORIENTED SIGN MAY BE APPLIED

FIGURE 21.19-1

EXHIBIT A  
CHAPTER 21.19  
SIGNS

**21.19.010 Purpose.**

The purpose of establishing regulations and development standards for signs is as follows:

- a. To maintain and improve the attractiveness and orderliness of the City's appearance;
- b. To provide for the identification of uses in a manner appropriate to the activity conducted on a site and harmonious with the purposes of the zoning district in which the site is located;
- c. To advance traffic safety by minimizing the visual clutter and confusion to motorists that can result from too many sign messages and/or inappropriately-designed signs;
- d. To prevent damage to or interference with the normal use of public property;
- e. To assure the proper maintenance of signs; and
- f. To implement the community design objectives expressed in the General Plan.

**21.19.020 Definitions.**

- a. ARC: Architectural Review Committee.
- b. Awning Sign: An identification sign that is painted or applied to the face, valance, or side panel of an awning or canopy.
- c. Banners: Temporary signs generally made of flexible materials, usually cloth, canvas, or vinyl plastic that identify businesses or activities, or advertise products, services, or special events.
- d. Billboard: An off-premise sign used for a commercial purpose designed for changing copy.
- e. Bench Sign: A sign located on a bench or similar structure on or near a public way.
- f. Construction Site Sign: A sign on the construction site stating the name and address of those individuals or firms directly connected with a construction project, and/or the name of the owner or future user of the site.
- g. Directional Signs: Signs that are limited solely to directional messages such as "one way", "entrance", "exit". Directional signs do not contain any message that identify businesses or activities or that advertise products or services. (Exception: Real Estate Directional Signs may identify property or development projects.)
- h. Flags and Pennants: Temporary signs generally made of flexible materials, usually cloth, paper or plastic. They may or may not contain copy and are primarily intended to draw attention. This definition does not include flags of any nation, state, or political subdivision.

i. Freestanding Sign: A sign that has its own support structure placed on or in the ground and is not attached to a building.

j. Garage/Yard Sale Sign: A sign placed on the same property as a garage/yard sale.

k. Hanging Sign: An identification sign hung from sidewalk coverings or other building projections.

l. Height: The height of any sign shall be measured from the average ground level adjacent to the base of the sign to the highest part of the sign. Where signs are placed on earth berms, raised planters, or similar features, the ARC may interpret the height to include all or a portion of such a feature.

m. Highway-Oriented Sign: A freestanding sign exceeding six (6) feet in height, located on designated properties near the intersections of State Highways 101 and 46, that identifies tourist-oriented businesses such as gasoline service stations, restaurants, motels, and regional commercial uses.

n. Icon Sign: An identification sign that consists of an image or design usually constructed of metal or wood that illustrates by its shape the nature of the business within. Icons are pedestrian-oriented signs.

o. Identification Sign: Any sign referring to the name, service, or trade of a business or activity located on the same property as the sign. Such sign shall not include the listing of specific products or services or of specific brand names of products or services offered for sale unless the product, service, or brand name is incorporated into the name of the business.

p. Illuminated Sign: A sign for which an artificial source of light is used to make the message readable. This definition shall include internally and externally-lighted signs and reflectorized, glowing, or radiating signs.

q. Master Sign Program: A uniform design for signage within multi-tenant centers.

r. Monument Sign: A freestanding identification sign not exceeding six (6) feet in height and 32 square feet in area, set on an architecturally-integrated base structure.

s. Multi-tenant Center: A commercial, office, or industrial building or complex of buildings that accommodate three or more tenants (businesses or activities). Multi-tenant centers may be located on a single lot or on several lots that were developed under a master development plan.

t. Mural: An advertising art form such as a painting, picture, or graphic illustration applied to and made part of an exterior wall.

u. Non-conforming Sign: A sign which was legally-established prior to the effective date of this Chapter and which does not conform to the provisions therein. Signs that have been established without the benefit of City approval are considered illegal signs.

v. Off-Premise Sign: A sign which promotes a business, activity, product, or service available on property other than that on which the sign is located, or which directs the public to a business or activity on another property.

ABJ631



w. Political Sign: A non-illuminated sign indicating the name and/or picture of any candidate for public office, or relating to a current public election, or referendum.

x. Portable Sign: A sign which is capable of being carried or readily moved from one spot to another and which is not permanently attached to the ground or to a building or structure. Portable signs include, but are not limited to: "A" or "T"-frame signs, balloons and inflatable objects, signs mounted on trailers or meant to be transported by wheels, umbrellas used for advertising.

y. Projecting Sign: An identification sign mounted from the building perpendicular to the plane of the building surface. Projecting signs are oriented to vehicular traffic.

z. Public Facility Directional Sign: An off-premise sign that directs the public to a government facility.

aa. Public Safety Sign: A sign determined by the director of public works as necessary for public safety or convenience.

ab. Public Service Sign: A temporary noncommercial sign posted to advertise or provide direction to a civic event or project sponsored by the city, a school, church, civic-fraternal organization or similar nonprofit organization.

ac. Real Estate Sign: A non-illuminated sign that identifies properties or buildings or tenant spaces that are for sale, rent, or lease on the same property on which the sign is located.

ad. Real Estate Directional Sign: An off-premise real estate sign that directs the public to properties or buildings that are for sale, rent, or lease.

ae. Roof Signs: An identification sign supported by, attached to, or projecting through the roof of a building or higher than the eave line or parapet wall of a building.

af. Sign: A sign is any physical form of visual communication that is intended to be viewed from outdoor public areas. The definition of a sign shall include all parts, portions, units and materials composing same, together with illumination, frame, background, structure, support and anchorage thereof. Objects and architectural features that function as signs are considered signs and are subject to regulation pursuant to this Chapter.

This definition shall not apply to the following:

(1) Official notices authorized by a court, public body or public office;

(2) Directional, warning or information signs authorized by federal, state, or municipal authority for public safety, health, and welfare.

(3) Signs for City-sponsored events and/or City Council-authorized events.

ag. Sign Area: The surface space within a single continuous perimeter containing words, letters, figures, or symbols, together with any frame or material forming an integral part of the display but excluding support structures, face of building, and incidental parts not drawing attention to the subject matter. Any sign area on the reverse side of an approved double-faced sign shall not be included in a computation of sign area, provided that the side excluded from sign area computation is no larger than the reverse side. For window signs, the sign area shall include any background for sign messages that is applied

directly to or immediately behind the window (e.g. paint, paper, cloth).

ah. Temporary Sign: A sign intended for short-term use, with or without frame, whether displayed on a building or elsewhere on a property. Temporary signs include, but are not limited to, banners, flags and pennants, and portable signs. This definition does not include garage/yard sale signs, real estate signs, construction site signs, and political signs.

ai. Vehicle-Mounted Sign: Signs used for a commercial purpose on or affixed to automobiles, trucks, trailers, or other vehicles used primarily to support or display such signs while parked on public or private property, other than for the purpose of lawfully making deliveries of sales of merchandise or rendering services from such vehicles. "This definition does not include signs advertising the sale of the vehicle to which it is affixed."

aj. Wall-Mounted Sign: An identification sign mounted on an exterior wall of a building. If no alternative space is available for adequate identification, the ARC may consider a sign mounted on a block wall or fence as a wall mounted sign, provided that the block wall or fence is an integral part of the site architecture and not simply a device for sign display.

ak. Window Sign: Any sign painted or applied to window glass or hanging within the interior window perimeter.

#### 21.19.030 Permit Requirements.

All signs, including murals, whether new or those existing signs that are proposed to be altered in any way other than repainting of existing or permitted background and text, shall be required to have a permit.

Exceptions: Sign permits will not be required for any of the following:

a. In residential zoning districts: real estate signs, yard/garage sale signs, and construction site signs for single family residences and apartment projects with less than 5 units where such signs are four (4) square feet or less in area;

b. In residential zoning districts: construction site signs for subdivisions, apartment projects with 5 or more units, and institutional uses (e.g. churches, schools), one construction site sign per property where such signs are 32 square feet or less in area and 6 feet or less in height;

c. In commercial and industrial zoning districts: real estate signs six (6) square feet or less in area;

d. In commercial and industrial zoning districts: one construction site sign per property where such signs are 32 square feet or less in area and 6 feet or less in height;

e. On-premise directional signs and signs that list hours of operation that are four (4) square feet or less in area;

f. Political signs in conformance with the regulations established in section 21.19.070.F;

g. Public safety signs and public facility directional signs;

h. Window signs in conformance with the regulations established in Section 21.19.070.B.

i. Off-premise real estate signs directing the public to an "Open House" subject to the following conditions:

- (1) Sign area shall not exceed six (6) square feet;
- (2) Signs shall be placed on private property, outside of the public right-of-way; (For the purposes of enforcement, the right-of-way boundary will be considered to be 10 feet behind the face of the curb or the edge of pavement);
- (3) Signs may only be placed on weekdays between 4:00 PM and 9:00 PM or all day on Saturdays, Sundays, and Holidays.

j. Temporary signs in accordance with the regulations established in Section 21.19.070.D.

#### **21.19.040 Architectural Review Required.**

All signs that require permits are subject to review and approval by the ARC. The ARC shall consider individual signage and master plan sign programs subject to the development standards established by this Chapter. (Exception: Real estate directional signs that meet the criteria contained within Section 21.19.070.E.2 do not require architectural review.)

#### **21.19.050 Actions of the Architectural Review Committee.**

a. The ARC may approve, conditionally approve, or deny applications for sign permits. Conditional approval may include requirements that certain signs be less in height and/or area than the maximums mentioned in this Chapter, where such limitations are necessary to attain the purposes of this Chapter.

b. Sign permit applications reviewed by ARC will have a written record of approval, conditional approval, or denial prepared by the City Planning Division. Should the ARC act to deny a sign permit, the reasons for said denial shall be specified within the written record.

c. ARC approval will result in issuance of permit.

d. The ARC may require specific amendments to a sign proposal to be presented to the Planning Division before permit issuance.

e. Appeals of an ARC action to approve, deny, or to set certain conditions on a sign permit may be made to the Planning Commission. Such appeals shall be made in writing and filed with the Planning Division within 15 calendar days of the ARC's action.

#### **21.19.060 Sign Permit Application.**

Applications for a sign permit shall include the following:

a. Planning application form signed by applicant and property owner;

b. Two copies of a detailed and scaled drawing of the proposed sign elevation, on paper not less than 8½" x 11", that accurately shows the following:

- (1) Size, shape and support structure of sign;
- (2) Dimensions;

(3) Materials to be used in the sign and support structure;

(4) Lettering: note or show type style, height, and indicate if letters are to be raised above or recessed below the surface of the sign;

(5) Color samples; and,

(6) Method of illumination (if any);

c. Two copies of a scaled and dimensioned drawing of existing building facade and site plan showing exact location of proposed sign(s);

d. A fee, according to the Master Fee Schedule established by the City Council, will be charged for Architectural Review of signs.

#### 21.19.070 City-Wide Sign Design Standards and Regulations.

This section establishes design standards for all signs, regardless of their location in the City.

##### A. GENERAL DESIGN STANDARDS:

1. Signs shall utilize materials, colors, and design motifs that are compatible with the architecture and color of the buildings on-site. The ARC may require signs to be in conformance with other adopted design guidelines such as those prepared for the Main Street Area and the Redevelopment District Subareas or others that may be subsequently adopted.

2. Sign messages for identification signs shall be limited to identification of the business or the type of activity conducted on the premises.

3. Signage for an establishment within a multi-tenant center shall be in harmony with the signing of the entire center. The theme of such signage shall be approved as a part of the master sign plan during the review of the precise plan for the center. All master sign programs, the property owner shall designate a person or firm as the primary liaison with the City. The City is under no obligation to approve multi-tenant signs that include all tenants.

4. In the case of applications for conditional use permits for occupancy of existing buildings or sites or for architectural review for either a facade renovation or change in a portion of a property's signage, the Planning Commission or ARC may impose conditions to require that any existing incompatible and/or nonconforming signs be removed or brought into conformance according to the amortization schedule set forth in Section 21.19.090. Such conditions may include a schedule or phasing plan for bringing such signs into conformance. Said schedule will become part of the sign permit approval.

5. Landscaping shall be designed so that it does not significantly impair the visibility of signs within commercial or industrial centers.

6. Sign colors shall compliment the colors of the building. The ARC may determine certain colors to be inappropriate for the site, district, or neighborhood. (e.g. In general, stark white is not permitted; only off-white shades are permitted.)

7. All illuminated signs shall be designed in such a way as to avoid undue glare or reflection of light on private property in the surrounding area.

8. Backlighting and high intensity lights should be avoided. Instead use lighting directed at the sign and placed in the least visible manner possible.

9. Monument and icon signs are encouraged as effective and attractive modes of signage that enhance community appearance and reduce visual clutter.

B. WALL-MOUNTED, PROJECTING, HANGING, ICON, AWNING, AND ROOF SIGNS:

1. Sign Area limits: For any building or tenant space frontage, the total maximum sign area for all signs including wall-mounted, projecting, hanging, awning, and roof signs, but excluding freestanding and icon signs, shall not exceed one (1) square foot of sign area shall be allowed for every linear foot of building or tenant space frontage that has a public entrance.

The allowable sign area shall be applied only to the frontage used for calculating the size of the sign. (e.g., The total linear frontage along the front, side, and/or rear sides of a building cannot be applied to a single side to authorize a larger sign for the front of the building.)

2. Awning Signs: Awning signs shall be painted or applied flat against the awning surface.

3. Clearance and Projection Limits: Icon, projecting, and hanging signs shall have a minimum vertical clearance of 8½ feet from a public or private sidewalk or a driveway. When placed beneath or above an awning or canopy, they shall not extend beyond half the distance of the awning or canopy projection. When placed above a sidewalk, they shall extend no further than half of the sidewalk width or five feet, whichever is less.

4. Icon and Projecting Signs: Icon and projecting signs shall conform with the following standards:

a. They shall be attached at right angles to a building;

b. They shall have no more than two faces;

c. They shall be limited to a maximum area of 15 square feet, with a maximum vertical dimension of three feet.

d. If an icon is used as a bracket, the bracket is to be included in figuring total signage area.

5. Window Signs: Window signs shall cover no more than 30% of the total glass area of the window on which they are placed.

6. Roof Signs: Roof signs shall not project above the highest ridge or parapet.

C. FREESTANDING SIGNS:

1. Number of Signs and Sign Messages:

a. Single Business or Activity Per Lot: Freestanding signs that identify one or two businesses or activities on a lot shall be limited to no more than one such sign per street on which the lot has frontage.

b. Multi-tenant Centers: Freestanding signs that identify a multi-tenant center shall limit the sign copy to the name of the multi-tenant center. The ARC may permit the placement of a multi-tenant center identification sign at each entrance drive into a street.

c. Service Stations: Price signs shall be incorporated into the freestanding signs and shall not exceed 24 square feet in area and 6 feet in height and shall comply with state law.

2. Sign Area and Height: Except for Highway-Oriented Signs meeting the locational criteria established in subsection 4 below, all freestanding signs shall be monument signs that do not exceed 32 square feet in area and 6 feet in height.

3. Location:

a. No sign, pole, or base of a support structure for a monument sign shall be placed within the public right-of-way.

b. Freestanding signs shall not be placed in any location that would obstruct motorists' clear view of pedestrian and vehicular traffic.

c. Wherever possible, freestanding signs shall be located within landscaped areas.

4. Highway-Oriented Signs:

a. Highway-oriented signs are subject to approval of a conditional use permit and may only be placed in commercial zoning districts, on those properties near the intersections of State Highways 101 and 46 specifically indicated on Figure 21.19-1.

b. Conditional Use Permits for highway-oriented signs shall only be approved for those signs that identify tourist-oriented businesses such as gasoline service stations, restaurants, motels, and regional commercial uses.

c. The Planning Commission or ARC may require minimum clearances beneath a highway-oriented sign where necessary to protect the public health and safety.

5. Residential Zones:

a. In residential zoning districts, monument signs may be used as follows:

(1) To identify a subdivision or apartment project. Where a subdivision or apartment project has been required to construct an 8 foot high masonry wall for noise attenuation purposes, an identification sign may be incorporated into such a wall provided that the top of the lettering or symbols do not exceed 6 feet.

(2) To identify a use for which a conditional use permit has been approved (e.g. church).

D. TEMPORARY SIGNS: Temporary signs shall comply with the following conditions:

1. Type and Location Limitations: Temporary signs are limited to banners that are placed on the surface of existing buildings. No other Temporary Signs are permitted.

2. Number of Signs Permitted: A maximum of one (1) temporary sign per street frontage, with a maximum of two (2) temporary signs per business. More than two (2) temporary signs shall require a sign permit to be approved by the Architectural Review Committee (ARC).

3. Sign Size and Area: The sign area for temporary signs shall not exceed one square foot per linear foot of building or tenant space frontage.