

## 16-05-060 Signs Allowed Without A Permit

### (a) THE FOLLOWING SIGNS ARE ALLOWED IN ANY ZONE (except on public property) DISTRICT WITHOUT THE REQUIREMENT OF A SIGN PERMIT.

(1) Directional or Instructional Signs. Signs which provide direction or instruction and are located entirely on-premise and which do not in any way advertise a business shall not exceed 4 square feet in area or 4 feet in height. These signs may identify rest rooms, public telephones, walkways; or shall provide direction such as parking lot entrance and exit signs and those of a similar nature.

(2) No Trespassing or No Dumping Signs. No trespassing or no dumping signs may not exceed 16 square feet in area for a single sign or are limited to 4 signs at 4 square feet for each lot unless the Director finds more signs are required to prevent violation.

(3) Plaques. Plaques or name plate signs not more than 2 square feet which are fastened directly to the building.

(4) Symbols or Insignia. Religious symbols, commemorative plaques of recognized historical agencies; or identification emblems of religious orders or historical agencies, provided that no such sign shall exceed 8 square feet in area; and provided further that all such signs be placed flat against the building.

(5) Neighborhood Identification Signs. In any zone district, a sign, masonry wall, landscaping and other similar materials or features may be combined to form a display for neighborhood identification; provided that the legend of such sign or display shall consist of only the neighborhood name and/or address.

(6) Institutional Uses. Churches, public schools, public utility companies, libraries, governmental buildings, parks, public golf courses, etc., are allowed one monument sign of 32 square feet. If the institution has more than one frontage and is located on an arterial street, then an additional sign of the same size is allowed.

(7) Flags. The flags, emblems, or insignia of any nation or political subdivision. Corporation flags may not exceed 12 square feet and may be flown in tandem with the State or National flag. Large flags flown in high wind may cause a noise nuisance and are subject to removal upon investigation.

(8) Public Necessity Signs. Signs installed by a unit of the government for control of traffic and other regulatory purposes; including street signs, hospital signs, directional or warning signs for public service companies, utilities or institution, or signs erected by or on the order of a public officer in the performance of his public duty.

(9) Memorial Signs. Memorial signs or tablets with the names of buildings and date of erection cut into any masonry surface or inlaid so as to be part of the building.

(10) Notice Bulletin Boards. Notice bulletin boards not over 32 square feet in area for medical, public, charitable or religious institution; where the same are located on the premises of such institution and are oriented solely to the interior of the property and are not used to direct exterior vehicular attention to any product or service of the institution.

(11) Holiday Decorations. Non-commercial signs of a primary decorative nature, clearly incidental and customary and commonly associated with any nation, local, or religious holiday. Such signs may be of any type, number, area, and shall be contained entirely within the boundaries of the lot or premise on which they are erected and should be placed so as to avoid confusion with authorized traffic lights and signals and shall conform to traffic safety standards. They shall be removed within a reasonable period after the holiday is over.

(12) Changing Copy. The changing of the message on a permitted sign that has an approved marquee, reader board, electronic message center, or other replaceable copy area.

(13) Political or Campaign Signs. In addition to signage otherwise authorized by this chapter, political or campaign signs on behalf of candidates for public office or measures on election ballots are allowed as follows:

A. Said signs for all candidates, regardless of participation in a primary election, may not be erected earlier than 30 days prior to a primary election and shall be removed by the Monday following a general election. Candidates who lose a primary election shall remove signs by the Monday following the primary election. Signs relating to elections on special issues may be installed and must be removed on the same basis.

B. Any one sign shall not exceed 64 square feet in aggregate area and, if freestanding, shall not exceed 8 feet in height. Such sign shall not be erected in a manner as to constitute a roof sign. Signs may

not be placed on public property, in a public right-of-way or in any place which would impede traffic visibility or safety. Signs along unimproved roadways may not be placed closer than 10 feet to the edge of the paved surface.

C. Campaign signs may not be placed closer than 150 feet to buildings where any official voting station is located.

(14) Agricultural/Ranch Identifications Signs. Signs naming or identifying an individual farming or ranching property shall be permitted at the entrance to said property without limitation to size or location.

(15) Community Signs. Community signs require review by the Community Development Department including recommendation of the County Engineer and/or other pertinent County department, for compliance with the following criteria:

A. No sign(s) shall be permitted which is unsafe for vehicular or pedestrian traffic, is inappropriate with respect to location, size, time or duration of display, or is maintained in a deteriorated condition.

Such sign(s):

1. Must be made of durable, weather resistant material;
2. Must use logos or symbols instead of copy where possible, where copy would cause a distraction to vehicular traffic; and
3. May be located at various gateway areas to the County, along major streets and important intersections adjacent to non-residential properties as approved by the Community Development Department.

B. Such signs shall be uniform in size for each individual display and shall be no larger than 4 feet wide and 10 feet tall for signs attached to light or utility poles. Signs attached to a building may be larger but must be appropriate in scale and location as approved by the Community Development Department.

C. Freestanding community signs shall be allowed on parcels with the permission of the owner and approval of the County Planner. The size of the sign depends on the number of acres involved on the property according to the following size and height standard:

less than 5 acres 32 sq. ft.

5 to 10 acres 64 sq. ft.

10 to 20 acres 96 sq. ft.

20 or more acres 128 sq. ft.

maximum height 15 feet

D. Such signs may not be attached to another temporary sign or a permanent traffic or business sign.

E. Such signs may be part of a rotating permanent feature of the County or community for such events as:

1. Fair Days
2. Holidays
3. Cultural and/or Arts events
4. Changes in seasons
5. General community promotion; i.e., business, with the prohibition of commercial endorsement or name on any such sign.

F. Such signs for any single purpose or event may not be displayed for more than 30 days. However, the Community Development Department may approve community purpose signs for long-term purposes subject to review on a 90-day basis.

**(b) RESIDENTIAL ZONES.** It is recognized that signs announcing the location, availability, or development of property are necessary. Restraint is advised. The following shall apply:

(1) On-Premise Development Identification Signs.

A. Individual Lots. One sign announcing the name of the construction/development company is allowed. Area of the sign may not exceed 16 square feet nor 6 feet in height. The sign may not be erected more than 5 days prior to the beginning of construction for which a valid building permit has been issued. It must be removed before final occupancy.

B. Subdivisions. One development promotional sign may be placed on the premises of each development having 5 or more lots or approved unit sites in any residential zone. The size allowed for the sign depends on the number of lots to be developed.

5-24 units (lots) 64 sq. ft.

25-49 units 96 sq. ft.

50 or more units 128 sq. ft.

Maximum height 12 feet

Such signs shall be removed within 5 years of the issuance of the first building permit in the project or if the lots are sold out before 5 years immediately upon sale of the last lot.

(2) On-Premise Real Estate Signs.

A. Signs advertising the sale, rent, or lease of property shall be limited to one real estate sign on each lot. Each such sign shall not exceed 6 square feet in size and 6 feet in height.

B. One real estate sign per street frontage is allowed for any multi-use residential or professional office building or lot intended for such and may not exceed 32 square feet in area or 8 feet in height. If the parcel is over 2 acres in size, the sign may not exceed 64 square feet.

C. Model home signs shall not exceed 16 square feet in area nor exceed 6 feet in height and shall be placed entirely upon the premises of the model.

(3) Temporary/Open House Real Estate Signs.

Open house signs shall not to exceed 6 square feet in area and 4 feet in height, advertising real estate open for inspection may be placed on private property in the vicinity of the property open for inspection. They shall not be placed in the parkstrip. They shall not be attached to trees, poles or street signs, etc. Open house signs shall be displayed only during those hours/day(s) which the house is open for actual inspection.

(4) On-Premise Signs for Home Occupations & Home Based Business Occupations in Residential Zones.

A. Home Occupations may need some form of identification. Because of their nature and restrictions on the intensity of use, they are not required to obtain a permit. Signs shall be limited to one (1) non-flashing sign not larger in area than six (6) square feet. If lighted the sign shall be diffused or shielded.

**(c) COMMERCIAL AND INDUSTRIAL ZONES.** It is recognized that signs announcing the location, availability, or development of property are necessary. Because these are allowed with a permit, restraint is advised.

(1) On Premise Development Identification Signs.

Signs announcing or identifying the future development of commercial or industrial property are allowed 1 per public or private street frontage. The sign(s) may not be erected before the proposed development has been submitted for site plan review. They must be removed before final inspection or before permanent signs are installed. The size of the sign depends on the number of acres involved in the project.

less than 2 acres 32 sq. ft.

2 to 5 acres 48 sq. ft.

5 to 10 acres 64 sq. ft.

10 to 20 acres 96 sq. ft.

more than 20 acres 128 sq. ft.

maximum height 15 feet

(2) On-Premise Real Estate Signs.

A. One on-premise real estate sign advertising the sale of property per street frontage is allowed for any commercial or industrial planned center, building or lot intended for such and may not exceed 32 square feet in area or 8 feet in height. If the parcel is over 2 acres in size the sign may not exceed 64 square feet. Individual pads or parcels within centers are allowed their own sign, but it may not exceed 16 square feet or 6 feet in height.

B. One on-premise sign advertising the availability of commercial or industrial space, for lease or sale, for space within a multi-tenant building or for a pad within the same center is allowed. The sign must be securely attached to the vacancy in question. It may not exceed 24 square feet in area.

(3) Other Allowed Signs.

A. Menu Boards. Menu boards for drive-in restaurants are to be reviewed and approved by the Community Development Department at site plan review. The following shall apply although the Planning Commission may approve them at different location depending upon circumstances:

1. Only 2 menu boards are allowed per site and must be located behind the front landscaped

setback area.

2. Maximum areas shall not exceed 35 square feet per sign and 6 feet in height.

B. Gasoline Price Signs. One double faced sign per station. The area of said sign may not exceed 16 square feet.