

## **RDC Chapter 18.710: SIGNS**

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### **18.710.010 - Purpose and scope.**

The purpose of this chapter is to ensure that signs effectively direct the public to business, residential and public uses, without adversely affecting public safety or the unique character of Ridgefield.

- A. These requirements include, but are not limited to, standards relating to the number, size, placement and physical characteristics of signs.
- B. In addition, the purpose of this chapter is to provide an effective administrative process for the review and enforcement of these standards and to protect and improve the economic, aesthetic and social qualities of the city.
- C. This chapter complements other chapters of this title and implements the policies of the RUACP.
- D. Scope. The signage covered under this chapter includes, but is not limited to, all commercial signs and wall graphics, professional and business signs, home business and home occupation signs, banners, balloons, flags and other temporary signage.
- E. This chapter does not regulate traffic signs, towing signs, or other governmental street signs, doorway identification nameplates, holiday decorations, information signs, temporary interior window signage, noncommercial murals, memorial signs, signs not viewable from the public right-of-way, scoreboards, sponsor boards and historical signs.
- F. Conformance to State Law. Nothing in this code shall be construed to permit the erection of signs which are prohibited by state law or any amendments thereof.

(Ord. 833 § 2 (part), 2004; Ord. 676 § 1 (part), 1995).

### **18.710.020 - Signs prohibited.**

The city prohibits the erection, by any person, of signs having any of the following characteristics:

- A. Signs which bear or contain statements, words, or pictures of an obscene nature, as defined by state constitutional law;
  - B. Signs advertising activities that are illegal under state or federal laws or regulations in effect at the location of such signs or at the location of such activities;
  - C. A sign which does not bear the names of the owner or person responsible for the maintenance of the advertising;
  - D. Signs artificially illuminated which are of such intensity or placed in such manner as to interfere with, or impair the vision of the driver of a motor vehicle, or otherwise interfere with any driver's operation of a motor vehicle;
  - E. Signs which attempt or appear to attempt to direct the movement of traffic by interfering with, imitating or resembling any official traffic sign, signal or device;
  - F. Signs which prevent the driver of a vehicle from having a clear and unobstructed view of official signs and approaching or merging traffic;
  - G. Signs which exceed the height limit as allowed by zoning district;
  - H. Signs located or projecting within the city or county right-of-way, unless a written street use permit has been obtained;
  - I. Rooftop and rotating signs;
  - J. Portable signs, temporary signs, flags and banners, and inflatable commercial displays, unless a temporary sign permit has been approved by the planning director;
  - K. Signs containing strobe lights which are visible from beyond the property line;
  - L. Any sign not specifically permitted by this title, excluding those signs identified in the scope of this chapter;
  - M. Signs which contain flashing lights or moving parts;
  - N. Off-premises signs (billboards), except for off-premise directional signs;
  - O. Video billboards;
  - P. Signs that prevent, or interfere, with pedestrian safety and movement;
  - Q. Electronic message and changing image signs, except as allowed by zoning district.
- (Ord. 833 § 2 (part), 2004; Ord. 676 § 1 (part), 1995).

**18.710.030 - Sign permits.**

- A. Sign permits required. Sign permits are required for all signs which are authorized under Section 18.710.050.
  - 1. The sign permit shall only be issued if it complies with all the applicable provisions of this chapter and the city code.

2. One sign permit application may include all signs proposed for the premises. In addition, a temporary sign permit may include all temporary signs proposed within one year.
3. Sign permits in accordance with RDC 18.710.030.B are not required for other types of signs such as those indicated in Section 18.710.040. However, all signs are required to conform to the provisions of this chapter and, where indicated, must obtain a temporary sign permit in accordance with RDC 18.710.030.E.
4. Additionally, a building permit may be required for the installation of a sign pursuant to Title 14 of this code.

B. Application requirements. Application for sign permits must be submitted with the following information:

1. Completed application form containing:
  - a. Applicant's name, address and phone number;
  - b. Contractor's license number, if the sign is not being installed by the owner;
  - c. Owner's name;
  - d. The property address, or tax lot number, if no address is available, on which the sign(s) are to be located;
  - e. Description of all signs proposed in the application including number of signs, area and height; and
  - f. Applicant certification that the information submitted is correct and the sign will not block any existing solar feature pursuant to Section 18.710.080
2. Site plan to scale which identifies:
  - a. All the boundaries of the property;
  - b. General location of all buildings, driveway, parking areas;
  - c. The name and location of all streets;
  - d. The location of all existing freestanding signs; and
  - e. The location of all proposed signs, including the minimum distance to the property line and center of adjacent streets and driveways, as applicable.
3. Front elevation view of sign which identifies:
  - a. Size and shape of sign;
  - b. Height of sign;
  - c. Types of support(s);
  - d. All permanent graphics; and
  - e. Type of lighting, if any, such as direct, indirect, internal or ground mounted.
4. Side elevation required for building signs which project more than one foot beyond the building line or one foot above the eave of the building;

5. Any other information requested by the planning director which is necessary to determine compliance with the provisions of this chapter, or vision clearance requirements of the city code.

C. Sign permit review. The planning director shall approve, approve with conditions, deny or return plans to the applicant for revisions within fifteen working days from the receipt of a technically complete application. If the decision is not rendered within fifteen working days, the applicant may meet with the planning director or designee, to discuss the application.

D. Appeal. The applicant may appeal the decision of the planning director to the hearing examiner under Type III procedures.

E. Temporary sign permits. A permit for temporary sign(s) and/or banner(s) for a grand opening or other special event may be approved by the planning director or designee. The temporary sign permit may range up to sixty days per calendar year and shall include dates of use. Enforcement of temporary signs shall be subject to Chapter 18.395.

(Ord. 833 § 2 (part), 2004: Ord. 802 § 15 (part), 2002: Ord. 676 § 1 (part), 1995).

#### **18.710.040 - Signs unrestricted by zoning district.**

The following types of signs are permitted in all zoning districts, unless specifically provided for in a particular zone. In such case, individual district regulations shall apply:

A. For the purpose of advertising a particular lot, building or premises for sale, lease, or hire, one temporary unlighted sign not exceeding six square feet is permitted. A temporary real estate sign within 300 feet of Interstate (I-5) right-of-way may not exceed a maximum of 96 square feet and 15 feet in height.

B. For the purpose of advertising a real estate subdivision, a temporary sign is permitted at each entrance of an officially recorded plat, provided the sign does not exceed 36 square feet in area, and a special temporary sign permit is issued.

C. For the purpose of identifying a ranch, estate or farm, a permanent sign may be erected as an integral part of a gate or entrance structure, provided there are not more than two signs, each of which does not exceed thirty-two square feet in area.

D. For the purpose of restricting the use of property, signs are permitted along the boundary line of a publicly or privately owned tract of land. Each such sign shall not exceed two square feet in area. In addition, at the entrance of such tract of land, one sign shall be permitted not to exceed eighteen square feet in area.

E. For the purpose of identifying the entrance, exit, traffic direction and parking facilities of public or private property on premises, signs are permitted not exceeding eight square feet in area and eight feet in height.

F. For the purpose of endorsing political candidates or ballot propositions, or advertising fairs, special events, or similar temporary activities, the planning director or designee, shall issue a special permit for a temporary sign or group of signs. Such signs shall be removed by the permittee within 15 days following cessation of the activities for which the sign application was made. The maximum area of these signs shall be 36 square feet and include the name of the permittee on the sign.

G. For the purpose of giving directions, off-premise signs may be permitted, subject to a conditional use permit specifying the size, location and design. Such signs shall be limited to 36 feet or less in area, unless it is sufficiently demonstrated that a larger sign is warranted in order to adequately be seen. Also, signs shall be limited to those which are necessary to direct or inform the public as to the location of publicly owned facilities, historical points of interest, institutions, business or business districts, fraternal orders or service clubs. No such sign shall be permitted until a public hearing has been held.

H. For the purpose of identifying the architect, engineer or contractor of work under construction, one temporary sign is permitted, not exceeding 36 square feet in area, and a special temporary sign permit is issued. All temporary signs must be removed prior to final occupancy.

I. For the purpose of informing and directing traffic, menu boards and height warning signs are permitted, providing the signs are not oriented to and not intended to be legible from a street or other private property, further providing that menu board and on-site directional signs shall not exceed 32 square feet in area and eight feet in height.

(Ord. 833 § 2 (part), 2004; Ord. 676 § 1 (part), 1995).

#### **18.710.050 - Signs controlled by zoning district.**

In addition to the signs enumerated in Section 18.710.040, the following signs are permitted by zoning districts. Other types of signs are strictly prohibited unless authorized by another section of this chapter.

A. Residential—RLD-4, RLD-6, RLD-8, RMD-16.

1. The purpose of the residential districts is to maintain and establish low to medium density residential areas, while encouraging appropriate infill and redevelopment; provide for additional related uses such as schools, parks and utility uses necessary to serve immediate residential areas; and encourage traditional pedestrian-oriented neighborhoods.

2. For the purpose of identifying residential or professional occupancy, signs indicating the name, address or occupation are permitted, not exceeding two square feet in area for each individual occupancy and shall be non-illuminated. The maximum height for freestanding signs shall be four feet.

3. Subdivision signs. Subdivision signs shall be subject to the following limitations:

a. Sign text shall be limited to the name of the subdivision only.

b. Type: only monument style or physically attached wall signs.

c. Number of signs: maximum of two signs per entrance.

d. Area: accumulative maximum sign area shall not exceed 36 square feet per entrance.

e. Height: maximum height may not exceed 10 feet.

f. Lighting: signs may be illuminated in compliance with RDC 18.710.100 and 18.715.

4. Conditional uses. Signs for conditional uses such as religious institutions, schools, day care, residential care facilities and others shall be as described below.
  - a. Type: monument only.
  - b. Maximum height: eight feet.
  - c. Maximum area: 36 square feet.
  - d. The sign may be illuminated only during hours of operation and in compliance with the RDC 18.710.100 and 18.715.

**B. Neighborhood Business —CNB.**

The purpose of the neighborhood business district is to provide for the shopping and service needs of the immediate urban neighborhood in which they are located.

1. Signs containing advertising displays not specifically and directly related to products sold, or services rendered on the premises are prohibited.
2. Total sign coverage on an individual building may not exceed one square foot per one lineal foot of building frontage, per abutting street frontage, with a guaranteed minimum of 36 square feet and a maximum of 75 square feet, per business, of total sign coverage allowed. The maximum sign area may be distributed among any number of signs.
3. On-Premise Freestanding Signs.
  - a. Allowable area: one square foot per one lineal foot of property frontage with an allowable minimum of 36 square feet and a maximum of 100 square feet of total sign coverage allowed.
  - b. Number of signs: one per abutting street frontage, provided the minimum spacing between signs shall be 50 feet measured along the street frontage property line.
  - c. Height of sign: maximum 20 feet.
  - d. Lighting: for internally illuminated signs, the background shall be translucent, and the illuminated portion of the sign face must not exceed 50 percent of the sign face area. Signs may only be illuminated during hours of operation and in compliance with RDC 18.710.100 and 18.715.

**C. Mixed Use—CMU, WMU, and WLS (Central Mixed Use) (Waterfront Mixed Use).(Waterfront Low Scale)**

The CMU district encompasses the original downtown commercial core of the city. The purpose of the district is to preserve the character defining elements of the core area and to encourage new use and development that reflects the scale, materials and use patterns of the business core. Downtown commercial development shall encourage pedestrian, bus and bicycle access. The purpose of the WMU district is to preserve and enhance the natural resources of the area and to connect the city to its waterfront through mixed-use development and pedestrian and water-related travel. The purpose of the WLS district is to provide for water-oriented mixed-use development along the Lake River waterfront while enhancing the natural resources base of the area and connecting the City to its waterfront.

1. Signs containing advertising displays not specifically and directly related to products sold, or services rendered on the premises are prohibited.
2. Total sign coverage may not exceed one square foot per one linear foot of building frontage, per abutting street frontage, with an allowable minimum of 36 square feet and a maximum of 120 square feet per business. The maximum sign area may be distributed among any number of signs. Signs advertising products sold and/or produced, or services rendered on the premises are permitted as follows:
  - a. Wall sign or marquee sign. Maximum sign face area for an individual wall sign shall not exceed 36 square feet.
  - b. Freestanding sign. One freestanding outdoor advertising sign to identify each place of business not to exceed 20 feet in height and 50 square feet in area and no more than two such signs to advertise a commercial group complex. Any freestanding sign in a commercial group complex shall be a complex sign.
  - c. Projecting sign. A projecting sign shall not exceed 20 square feet of sign area for a single story building and 36 square feet in sign area for a two-story building. The lowest portion of a projecting sign shall be no less than eight feet from ground level, project no more than six feet from the building face, and shall not extend six inches above the roof line. One projecting sign for each building entrance used as a customer entrance is allowed. The eight-foot height restriction does not apply to signs extending over private property.
  - d. Business complex freestanding sign. A business complex freestanding sign shall not exceed 50 square feet in area and 12 feet in height. Any freestanding sign in a commercial group complex shall be a business complex sign. One group complex sign may be installed on any one abutting street frontage; a second sign is allowed if the site has two street frontages.
  - e. A-frame signs. A-frame signs advertising products sold or produced, or services rendered, on the premises shall not exceed seven square feet, 42 inches in height, and 24 inches in width per each sign side. Sign to be placed during hours of operation only. One A-frame sign allowed per licensed business.
  - f. Directional signs. Directional signs not to exceed six square feet per sign side and a maximum height of 42 inches. One directional sign allowed per abutting street frontage entrance or exit.
  - g. Lighting. Illuminated signs shall be in compliance with RDC 18.710.100 and 18.715.

D. Industrial and Office—IND and OFF.

The purpose of the IND and OFF districts is to provide land designated as regional employment resources. These districts are designed to conserve industrial land exclusively for basic employment opportunities in a master planned setting. Both of these districts implement their respective RUACP plan designations, by providing for a wide range of non-retail, non-residential employment opportunities with direct access to Interstate 5.

1. On-premise freestanding signs.

- a. Allowable area: one square foot per lineal foot of street frontage, up to a maximum of 200 square feet, provided that each business frontage shall be guaranteed a minimum of 36 square feet.
  - b. Number of signs: one per street frontage. A second sign may be placed, with the maximum sign area (see subsection (D)(1)(a) of this section) distributed between two signs, along the street frontage, provided that a distance of 200 feet between signs is maintained.
  - c. Height of sign: maximum 30 feet.
  - d. Freeway signs: one freeway sign is allowed per legal lot. Freeway signs shall not exceed 350 square feet in sign area and 40 feet in height. Industrial complex signs may be included in this category.
2. On-premise wall signs or marquee signs.
    - a. Allowable area: one square foot per linear foot of building frontage (if a freestanding sign is also placed), per abutting street frontage, as measured horizontally along a side building elevation, up to a maximum of 200 square feet per sign; provided that each building is guaranteed a minimum of a 36-square foot sign. The maximum sign area may be distributed among any number of signs.
    - b. Allowable area if no freestanding sign is placed: one and one-half square feet per lineal foot of building frontage, per abutting street frontage, as measured horizontally along a side building elevation, up to a maximum of 300 square feet per sign, with a guaranteed minimum of 54 square feet of sign area per building.
    - c. Projecting signs are prohibited in these districts.
3. Industrial complex signs (freestanding signs), exclusive of I-5 signage allowance. In addition to freestanding business site signs, an industrial complex sign shall be placed, either monument style or freestanding, at the main entrance of each industrial or business complex, based on the following specifics:
    - a. Allowable area: one square foot per lineal foot of street frontage of the premises, up to a maximum of 200 square feet for each sign; provided that every business complex shall be guaranteed a minimum of 64-square foot sign.
    - b. Number of signs: one per complex entrance as allowed by site plan approval. A second complex sign may be placed at a second entrance, if desired.
    - c. Height of sign: a maximum of 30 feet.
    - d. Space shall be made available for businesses to be listed on the industrial complex sign directory, if desired by the business.
4. Directional signs. Directional signs not to exceed six square feet per sign side and a maximum height of 42 inches. One directional sign allowed per abutting street frontage entrance or exit.
  5. Lighting. Illuminated signs shall be in compliance RDC 18.710.100 and 18.715.
  6. Electronic message center not to exceed 20 square feet in sign area.

## E. Regional Business—CRB.

The purpose of the CRB district is to provide for the location of integrated complexes made up of business and office uses serving regional market areas with significant employment opportunities within one-half mile of the I-5 Junction.

1. On-premise freestanding signs.
  - a. Allowable area: one square foot per linear foot of street frontage, up to a maximum of 200 square feet, provided that each business frontage shall be guaranteed a minimum of 36 square feet.
  - b. Number of signs: one per street frontage, exclusive of frontage along I-5.
  - c. Height of sign: maximum 25 feet.
  - d. Freeway signs: one freeway sign is allowed, per legal lot. Freeway signs shall not exceed 350 square feet in sign area and 40 feet in height. Business complex signs may be included in this category.
2. On-premise wall signs or marquee signs.
  - a. Allowable area: one square foot per linear foot of building frontage (if a freestanding sign is also placed), per abutting street frontage, as measured horizontally along a side building elevation, up to a maximum of 200 square feet per sign; provided that each building is guaranteed a minimum 36-square foot sign.
  - b. Allowable area if no freestanding sign is placed: one and one-half square feet per lineal foot of building frontage, per abutting street frontage, as measured horizontally along a side building elevation, up to a maximum of 300 square feet per sign, with a guaranteed minimum of 54 square feet of sign area per building.
  - c. The maximum sign area may be distributed among any number of signs.
  - d. Projecting signs are prohibited in these districts.
3. Business complex signs (freestanding signs). In addition to freestanding business site signs, a business complex sign shall be placed, either monument style or freestanding, at the main entrance of each business complex, based on the following:
  - a. Allowable area: one square foot per linear foot of street frontage of the premises up to a maximum of 200 square feet for each sign, provided that every business complex shall be guaranteed a minimum of 64-square foot sign.
  - b. Number of signs: one per complex. Entrance as allowed by site plan approval. A second complex sign may be placed at a second entrance, if desired.
  - c. Space shall be made available for businesses to be listed on the complex sign directory, if desired by the business.
  - d. Height of sign: maximum 30 feet.
4. Portable or temporary signs: See Section 18.710.030(E).

5. The erection or remodeling of signs directed at limited access highways shall be approved by the planning director, only after consideration has been given to the location, size, and orientation of such sign, as provided for in this section.
6. Signs either attached to buildings or freestanding structures shall only contain advertising display specifically and directly related to products produced, sold, used or otherwise handled, or services rendered on the real property.
7. Directional signs. Directional signs not to exceed six square feet per sign side and a maximum height of 42 inches. One directional sign allowed per abutting street frontage entrance or exit.
8. Lighting. Illuminated signs shall be in compliance with RDC 18.710.100 and 18.715.
9. Electronic message center not to exceed 30 square feet in sign area.

#### F. Community Business—CCB

The purpose of the community business district is to provide location for a wide variety of business activities, such as convenience and comparison retail, personal services for local needs.

1. Signs containing advertising displays not specifically and directly related to products sold, or services rendered on the premises are prohibited.
2. Total sign coverage may not exceed one square foot per one linear foot of building frontage, per abutting street frontage, with an allowable minimum of 36 square feet and a maximum of 120 square feet per business. The maximum sign area may be distributed among any number of signs. Signs advertising products sold and/or produced, or services rendered on the premises are permitted as follows:
  - a. Wall sign or marquee sign. Maximum sign face area for an individual wall sign shall not exceed 36 square feet.
  - b. Freestanding sign. One freestanding outdoor advertising sign to identify each place of business not to exceed 20 feet in height and 50 square feet in area and no more than two such signs to advertise a commercial group complex. Any freestanding sign in a commercial group complex shall be a complex sign.
  - c. Projecting sign. A projecting sign shall not exceed 20 square feet of sign area for a single story building and 36 square feet in sign area for a two-story building. The lowest portion of a projecting sign shall be no less than eight feet from ground level, project no more than six feet from the building face, and shall not extend six inches above the roof line. One projecting sign for each building entrance used as a customer entrance is allowed. The eight-foot height restriction does not apply to signs extending over private property.
  - d. Business complex freestanding sign. A business complex freestanding sign shall not exceed 50 square feet in area and 12 feet in height. Any freestanding sign in a commercial group complex shall be a business complex sign. One group complex sign may be installed on any one abutting street frontage; a second sign is allowed if the site has two street frontages.

- e. A-frame signs. A-frame signs advertising products sold or produced, or services rendered, on the premises shall not exceed seven square feet, 42 inches in height, and 24 inches in width per each sign side. Sign to be placed during hours of operation only. One A-frame sign allowed per licensed business.
- f. Directional signs. Directional signs not to exceed six square feet per sign side and a maximum height of 42 inches. One directional sign allowed per abutting street frontage entrance or exit.
- g. Lighting. Illuminated signs shall be in compliance RDC 18.710.100 and 18.715.

G. Public —PF and POS (Public Facilities) (Parks/Open Space).

The purpose of the public facilities district is to provide space for publicly held property, or properties which serve broad public purposes, such as private airports, schools, hospitals or waste disposal sites. The purpose of the parks/open space district is to provide space for passive and active recreation such as parks and trails. Those public, or semi-public, services that exist outside the public facilities and parks/open space districts, as allowed by the city's development code, are subject to the provisions of the public sign section.

1. Signs containing advertising displays not specifically and directly related to products sold or services rendered on the premises are prohibited.
2. Total sign coverage may not exceed one square foot per one lineal foot of building frontage, per abutting street frontage, with an allowable minimum of 36 square feet and a maximum of 120 square feet per public entity. The maximum sign area may be distributed among any number of signs. Signs advertising products sold and/or produced, or services rendered on the premises, are permitted as follows:
  - a. Wall sign. Maximum sign face area for an individual wall sign shall not exceed 120 square feet.
  - b. Freestanding sign. One freestanding outdoor advertising sign per building sites not to exceed 20 feet in height and 120 square feet in area and no more than two such signs to advertise a building site complex. Any freestanding sign in a building site complex shall be a complex sign.
  - c. Projecting sign. A projecting sign shall not exceed 10 square feet in sign area. The lowest portion of a projecting sign shall be no less than eight feet from ground level, project no more than six feet from the building face, and shall not extend six inches above the roof line. One projecting sign for each building entrance used as a customer entrance is allowed.
  - d. Building site complex freestanding sign. A building site complex freestanding sign shall not exceed 120 square feet in area and eight feet in height. Any freestanding sign in a building site complex shall be a complex sign. One group complex sign may be installed on any one street frontage.
  - e. A-frame signs. A-frame signs are prohibited in the public districts.
  - f. Directional signs. Directional signs not to exceed six square feet per sign side and a maximum height of 42 inches. One directional sign allowed per street frontage entrance or exit.

g. Lighting. Illuminated signs shall be in compliance with RDC 18.710.100 and 18.715.

h. Electronic message center not to exceed 80 square feet in sign area.

3. A community donor sign is a wall sign, or an addition to an existing freestanding sign, located on publicly owned property, recognizing an individual or organization that has donated \$100,000 or more to the government entity that owns the property where the sign is located. Individual donor signs shall not exceed 40 square feet.

4. The planning director, through a Type 1 procedure, may exempt a heritage sign from review under this chapter. To exempt the sign, the director shall find that (1) the sign is public rather than commercial in nature, (2) represents community institutions or social organizations, and (3) has been in place for 25 years or more. However, should a proposal be made to expand the area or to light a heritage sign in a different way, the sign shall no longer be exempt from review under this chapter.

#### H. Employment Mixed Use Overlay (EMUO).

The purpose of the employment mixed use overlay (EMUO) is to provide for a mix of compatible light industrial, service, office, retail and residential uses. The mix of uses is to be mutually supporting and pedestrian and transit-oriented. The EMUO promotes physical and functional integration, coordination, cohesive site planning and design that maximizes land use. It also encourages the development of a compact, active environment.

1. Signs containing advertising displays not specifically and directly related to products sold or services rendered on the premises are prohibited.

2. For property designated residential in the approved EMUO master plan, the sign provisions within the residential district shall apply. See subsection A of this section, Residential.

3. For property designated for low impact commercial in the approved EMUO master plan, the sign provisions in the mixed use—CMU/WMU/WLS district shall apply. See subsection C of this section, Mixed Use.

4. For property designated industrial and office in the approved EMUO master plan, the sign provisions within the industrial and office—IND and OFF shall apply. See subsection D of this section, Industrial and Office—IND and OFF.

5. For property within one-half mile of the I-5 Junction and designated destination retail or high-impact commercial in the approved EMUO master plan, the sign provisions within the regional business district shall apply. See subsection E of this section, Regional Business—CRB.

6. For property not within one-half mile of the I-5 Junction and designated destination retail or high-impact commercial in the approved EMUO master plan, the sign provisions within the industrial and office—IND and OFF shall apply. See subsection D of this section, industrial and office—IND and OFF.

(Ord. 833 § 2 (part), 2004; Ord. 676 § 1 (part), 1995).

#### **18.710.060 - Nonconforming signs.**

Nonconforming and unlawful signs shall be subject to the conditions set forth below:

A. Nonconforming signs.

1. A permitted sign lawfully existing prior to the time of this amendment may continue, although such a sign does not conform to the provisions of this chapter. Sign copy changes are allowed under this provision, but a change in size or location, will require compliance under the current sign code.
2. Replacement. Any sign replacing a nonconforming sign shall conform to the provisions of the code and the nonconforming sign(s) shall no longer be displayed.

B. Unlawful signs.

1. Permanent unlawful signs and sign structures shall be allowed to be displayed for 60 days from the adoption of the ordinance codified in this chapter, to provide a reasonable opportunity for the owner to come into compliance of the sign code.
2. Portable unlawful signs shall be allowed to be displayed for 10 days from the adoption of the ordinance codified in this chapter to provide a reasonable opportunity for the owner to come into compliance of the sign code.
3. Removal. Any signs not removed within the time limit shall be deemed a public nuisance, and shall be removed as ordered by the code enforcement officer. Costs of removal and storage shall be the responsibility of the property owner.
4. A sign or structure removed by the city shall be held not less than 30 days, during which time, it may be recovered by the owner upon paying for removal and storage costs. If not recovered within 30 days, the sign or sign structure will be declared abandoned and may be disposed of by the city in any manner permitted by law.

(Ord. 833 § 2 (part), 2004: Ord. 676 § 1 (part), 1995).

**18.710.070 - Signs facing residential districts.**

No sign shall face or be oriented toward any adjoining or abutting residential district within 200 feet of the premises of which the sign is to be placed.

(Ord. 833 § 2 (part), 2004: Ord. 676 § 1 (part), 1995).

**18.710.080 - Sign placement/solar access.**

The applicant shall certify that placement of the proposed sign will not impact the availability of direct sunlight to an existing solar energy system which, by the determination of the planning director, contributes substantially to the space and/or water-heating requirements of a building.

(Ord. 833 § 2 (part), 2004: Ord. 676 § 1 (part), 1995).

**18.710.090 - On-site interference.**

The location and structural design of freestanding signs shall be such as to not interfere with the safe and efficient use of off-street parking and loading areas, including access driveways.

(Ord. 833 § 2 (part), 2004: Ord. 676 § 1 (part), 1995).

### **18.710.100 - Lighted signs as nuisance.**

Outdoor illuminated signs shall be placed so as not to be a nuisance to any residents or future residents of residentially zoned property within 200 feet of the sign. A nuisance shall be defined as flashing lights or lights of such intensity which may interfere with the residents' peaceful occupancy of their home. Outdoor illuminated signs that are not wholly illuminated from within shall use low-wattage low pressure sodium lighting fixtures. Lighting fixtures shall be mounted to the bottom or top edge of the sign face and shall be shielded to focus lighting on the face of the sign to minimize off-sign impacts. Outdoor advertising signs of the type constructed of translucent materials and wholly illuminated from within do not require shielding. As part of a sign permit or site plan review process, the director may require signs to be screened, shielded, relocated or the lighting adjusted, or require other measures to mitigate a potential interference with adjoining residentially zoned property.

(Ord. 880 § 2, 2005: Ord. 833 § 2 (part), 2004: Ord. 676 § 1 (part), 1995).

### **18.710.110 - Inspection.**

Upon presentation of proper credentials, the planning director or duly authorized representative, may enter at reasonable times any building or structure, or upon any premises in the city, to perform any duty imposed by this chapter. The planning director shall exercise discretion in choosing when to inspect or re-inspect any sign.

(Ord. 833 § 2 (part), 2004: Ord. 676 § 1 (part), 1995).

### **18.710.120 - Enforcement.**

If the planning director or duly authorized representative finds that any advertising sign is erected or maintained in violation of the prior sign regulations, or is erected or maintained in violation of the provisions of this chapter, the planning director, pursuant to Chapter 18.395, shall enforce this chapter.

(Ord. 833 § 2 (part), 2004: Ord. 676 § 1 (part), 1995).

### **18.710.130 - Maintenance and appearance of signs.**

All advertising signs, together with all of their supports, braces, guys and anchors, shall be kept in good repair and maintained in a safe condition. All advertising signs and the sites upon which they are located shall be maintained in a neat, clear and attractive condition, and advertising signs shall be kept free from excessive rust, corrosion, peeling paint or other surface deterioration. The display surface of all outdoor advertising structures shall be kept neatly painted or posted.

(Ord. 833 § 2 (part), 2004: Ord. 676 § 1 (part), 1995).

### **18.710.140 - Abandoned signs.**

Except as provided in this chapter, any person who owns or leases a sign shall remove such sign when either the function has discontinued or the business it advertises has discontinued on the premises on which the sign is located; or when the sign is no longer properly repaired or maintained, as required by this chapter.

(Ord. 833 § 2 (part), 2004: Ord. 676 § 1 (part), 1995).