
ARTICLE 16. REGULATIONS FOR:

- 1 – HOME OCCUPATIONS;
- 2 – TEMPORARY SUBDIVISION SALES OFFICE;
- 3 – MANUFACTURED HOUSING COMMUNITY AND MOBILE HOME PARKS;
- 4 – OVERNIGHT MOBILEHOME AND RECREATIONAL VEHICLE PARKING;
- 5 – FENCES, WALLS, GATES, HEDGES, AND SCREENING, AND LANDSCAPING;
- 6 – SIGNS; AND
- 7 – EMERGENCY SHELTERS

(Ord. No. 269.65, § 115, 10-28-08)

Sec. 1601. Home occupations.

A. Contained home occupations, urban:

Urban home occupations shall comply with the following regulations:

1. A home occupation shall be conducted within a dwelling by an inhabitant thereof and shall be clearly incidental to the use of the structure as a dwelling.
2. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside the dwelling.
3. There shall be no external alteration of appearances of the dwelling in which a home occupation is conducted.
4. The existence of a home occupation shall not be apparent beyond the boundaries of the site except for a name plate, not to exceed two (2) square feet in area.
5. No one other than a resident of the dwelling shall be employed in the conduct of a home occupation.
6. A home occupation shall not create any radio or television interference or noise audible beyond the boundaries of the site.
7. Not more than one (1) truck of not more than one (1) ton capacity, and no more than one trailer which will each individually fit within a standard (10 feet by 20 feet) parking space.
8. A home occupation shall not create pedestrian, automobile or truck traffic significantly in excess of the normal amount in the district.
9. A home occupation may not involve the performance of any repair services on the premises other than small appliances, equipment, or other small objects which are normally capable of being carried by one person without the aid of mechanical equipment or devices.

B. Home occupations; rural:

Rural home occupations in Agricultural Districts and Rural Residential Districts shall comply with the following regulations:

1. A home occupation shall be independently operated and limited in employment to the residents of the property.
2. All structures used shall be non commercial in appearance and shall be harmonious with the agricultural and rural residential areas.
3. There shall be no open storage of equipment or supplies, except when enclosed by a six-foot solid fence.
4. A home occupation shall not generate excessive truck or automobile traffic.
5. There shall be no sales of products or services not produced on the premises, except where the sale of such products is clearly secondary to the permitted use.
6. The aggregate sign area shall be limited to fifty (50) square feet, with no individual sign exceeding thirty (30) square feet in area.



7. All additional points of access (to any street, road or highway) shall be determined by the zoning administrator with regard to the nature of the traffic circulation in the area.

C. Accessory Structure Urban Home occupations

Upon approval by the Planning Commission, an urban home occupation may be conducted in a single accessory structure located to the rear of the dwelling on the site and that does not exceed 625 square feet in floor area pursuant to the following regulations:

1. A home occupation shall be independently operated and limited in employment to the residents of the property, and no one other than a resident of the dwelling on the site shall be employed in the conduct of a home occupation.
2. All structures used shall be non commercial in appearance and shall be harmonious with the residential nature of the immediately surrounding neighborhood.
3. No open storage or use of equipment, supplies, or finished products shall be allowed, all equipment, supplies, and finished products shall be stored and used inside the accessory structure or dwelling on the site.
4. The existence of a home occupation shall not be apparent beyond the boundaries of the site except for a name plate, not to exceed two (2) square feet in area.
5. A home occupation shall not create any radio or television interference or noise audible beyond the boundaries of the site.
6. Not more than one (1) truck of not more than one (1) ton capacity, and no more than one trailer which will each individually fit within a standard (10 feet by 20 feet) parking space.
7. A home occupation shall not create pedestrian, automobile or truck traffic significantly in excess of the normal amount in the district.
8. A home occupation may not involve the performance of any repair services on the premises other than small appliances, equipment, or other small objects which are normally capable of being carried by one person without the aid of mechanical equipment or devices, including items such as household appliances and gardening equipment, but not including such items as boats, automobiles, trucks, farm equipment, etc.
9. There shall be no sales of products or services not produced on the premises, except where the sale of such products is clearly secondary to the permitted use.
10. All additional points of access (to any street, road or highway) shall be determined by the Planning Commission after consultation with the Director of the County Public Works Department, with regard to the nature of the traffic circulation in the area.
11. The hours an urban home occupation in an accessory structure may be open to the public are only between 8:00 a.m. and 5:00 p.m., including weekends and holidays. Additional work by the occupant may be conducted, but closed to the public, between 7:00 and 8:00 a.m. and between 5:00 and 10:00 p.m., including weekends and holidays.
12. The Planning Commission, when considering an application for an urban home occupation in an accessory structure, shall impose such other conditions upon the granting of the use permit which are necessary for the protection of the public health, safety and general welfare, the environment, and are necessary to achieve the objectives of the Ordinance.
13. The Planning Commission may deny granting a use permit if the Planning Commission finds the use is not consistent with the objectives of the Zone District or the Ordinance.
14. The use shall be terminated and the conditional use permit revoked if the Planning Commission finds, after following the procedures described in Section 1918 of this Ordinance, the use is disturbing the neighbors, causes excessive vehicular traffic (more than one additional vehicular trip per hour between 8:00 a.m. and 5:00 p.m.), or the operator has not complied with all of the applicable requirements Ordinance or the conditions of the permit issued by the Planning Commission.

D. Home occupations; minor:

Minor home occupations shall comply with the following regulations:

1. A minor home occupation shall be independently operated and limited in employment to the residents of the dwelling within which the minor home occupation is conducted, and shall be clearly incidental to the use of the structure as a dwelling.



2. No structures other than the house and garage associated with the house shall be used for the minor home occupation.
3. There shall be no open storage of equipment or supplies on the site.
4. Other than normal maintenance and repair, there shall be no external alteration of appearances of the dwelling in which a home occupation is conducted.
5. A home occupation shall generate no additional pedestrian, automobile, or truck traffic other than the normal residential use on the site in that district.
6. Not more than one (1) truck of not more than one-ton capacity and not more than one trailer, each of which must individually fit within a standard 10 feet-by-20 feet parking space, incidental to a home occupation shall be kept on the site.
7. Sales of products or provision of services shall be delivery offsite by the occupants of the residence, and no customers shall come to the site to take delivery of products or services at the site.
8. No signs shall be installed on the site advertising the products or services provided, other than one name plate, not to exceed two (2) square feet in area.
9. No additional points of access to any street, road or highway shall be allowed other than the residence primary access or driveway.
10. A minor home occupation shall not create any radio or television interference or noise audible beyond the boundaries of the site.
11. A minor home occupation may not involve the performance of any repair services on the premises other than small appliances, small equipment, or other small objects which are normally capable of being carried by one person without the aid of mechanical equipment or devices.

(Ord. No. 269.1, § 23, 6-21-66; Ord. No. 269.18, § 18, 9-5-78; Ord. No. 269.33, § 33, 9-21-82; Ord. No. 269.41, §§ 11, 12 and 13, 1-9-96; Ord. No. 269.62, §§ 23, 24, and 25, 10-25-05)

Sec. 1602. Temporary subdivision sales offices.

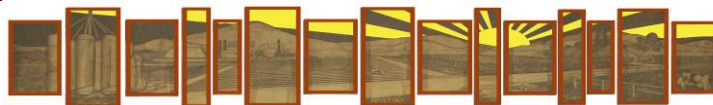
Temporary subdivision sales offices, when proposed pursuant to Sections 702.C.5., 703.C.3., 903.B., or 1003.D., shall be located within the subdivision, or on an adjacent site which is not part of another residential development project or subdivision, where the sales of the lots or homes will take place, for a period of not to exceed two (2) years from the date of recordation of the subdivision map. Such temporary subdivision sales offices may be approved prior to recordation of the subdivision map, however, if the map is not recorded within ninety (90) days of the issuance of the certificate of occupancy the temporary subdivision sales office shall be removed at the expense of the owner of the site, otherwise the subdivision sales offices shall be removed at the expense of the owner unless, prior to the expiration of two (2) years from the date the subdivision map is recorded, an extension of time for not more than one (1) year is granted by the zoning administrator. Upon expiration of such extension period, subdivision sales offices shall be removed at the expense of the owner. Note: For temporary sub-division signs, see Sections 1606.B.2.e and 1606.B.2.f.

(Ord. No. 269.4, § 35, 6-3-70; Ord. No. 269.33, § 34, 9-21-82; Ord. No. 269.43, § 30, 1-21-97; Ord. No. 269.63, § 30, 4-25-06; Ord. No. 269.64, §§ 52 and 53, 10-16-07; Ord. No. 269.67, § 62, 10-28-10)

Sec. 1603. Manufactured Housing Community and Mobile home parks.

Manufactured housing community and mobile home parks shall comply with the following regulations:

- A. A manufactured housing community or mobile home park shall have a minimum site area of two (2) acres and shall have not less than three thousand five hundred (3,500) square feet of area for each trailer space located on the site.
- B. A manufactured housing community or mobile home park shall provide one or more recreational spaces, each not less than five thousand (5,000) square feet in area, developed for use by children. The aggregate area shall be not less than two hundred (200) square feet for each trailer space.
- C. Each manufactured housing community or mobile home site shall contain a minimum of three thousand (3,000) square feet, provided that it may be reduced to twenty-eight hundred (2,800) square feet when automobile parking is not provided on the site.



- D. Each manufactured housing community or mobile home space shall have access upon a driveway of not less than twenty-five (25) feet in clear width. All driveways shall be kept clear and have unobstructed access to a public thoroughfare.
- E. No manufactured housing community or mobile home space or dwelling unit shall be located in a yard required of the zoning district within which it may be located.
- F. No accessory structure other than a carport, garden structure, storage building, temporary sun or wind shelter shall be erected for the use of the occupants of an individual trailer.
- G. Not less than five (5) feet of yard adjoining a property line of a manufactured housing community or mobile home park shall be landscaped and permanently maintained. The planning commission shall require additional landscaping and fences or walls where necessary to ensure privacy, protect adjoining property, insulate against noise or glare, or screen unsightliness.
- H. Not less than four (4) off-street parking spaces shall be provided for each three (3) manufactured housing community or mobile home spaces. All areas used for automobile circulation or parking shall be improved as prescribed in section 1503 of Article 15.
- I. Manufactured housing community and mobile home parks shall be located on or have direct access to a major street or highway.
- J. All manufactured housing community and mobile home parks and their appurtenant structures shall comply with state and county laws and regulations pertaining to their construction, maintenance and use.

(Ord. No. 269.4, § 36, 6-3-70; Ord. No. 269.18, § 19, 9-5-78; Ord. No. 269.33, § 35, 9-21-82; (Ord. No. 269.65, § 116, 10-28-08)

Sec. 1604. Mobile home parks, overnight mobile home and recreation vehicle parking

Overnight mobile home and recreation vehicle parking in conjunction with a permitted use shall comply with the following regulations:

- A. Each lot shall contain a minimum of five hundred (500) square feet.
- B. Each lot shall have access upon a driveway of not less than twenty-five (25) feet in clear width. All driveways shall be kept clear and have unobstructed access to a public thoroughfare.
- C. No lot or dwelling unit shall be located in a yard required of the zoning district within which it may be located.
- D. Not less than four (4) off-street parking spaces shall be provided for each three (3) lots. All areas used for automobile circulation or parking shall be improved as prescribed in section 1503 of Article 15.
- E. All such establishments shall comply with state and county laws and regulations pertaining to their construction, maintenance and use.

(Ord. No. 269.18, §19, 9-5-78)

Sec. 1605. Fences, walls gates, hedges, and screening and landscaping.

A. Purpose and application.

In order to ensure that fences, walls, gates, hedges, and screening and landscaping do not create traffic hazards at street or road intersections, and where driveways enter streets and roads, the following standards prescribed in this article shall be required by the zoning administrator or County Planning Commission for all new uses and major alterations and enlargement of existing uses. These requirements are to protect public health and safety, conserve water resources, and where appropriate, insulate surrounding land uses from their impact.

Any fence or wall over six (6) feet in height is a structure and requires a building permit prior to construction.

All heights in this section shall be measured from the finished grade of site or the adjacent property, which ever is lower.

Xeriscape, a water conserving method of landscaping which provides groundcover and dust control, is allowed and encouraged.



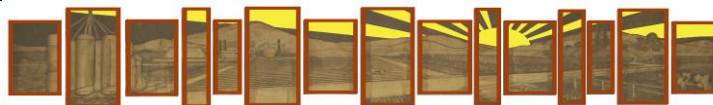
B. Fencing, walls, gates, hedges, and screening and landscaping.

1. Agricultural, rural residential and recreational zones:

- a. Fences, walls, gates, and hedges exceeding six (6) feet in height shall be permitted except described as follows:
 - (1) Fences, walls, gates, and hedges shall not exceed three (3) feet in height within a Traffic Safety Visibility Area as defined in Section 2503, definition 128.5, of Article 25 of this Ordinance.
- b. Gates which are used for the primary vehicular ingress and egress and which are opened and closed manually shall be setback so that the greater of the following distances are met from the property line being used for access:
 - (1) A minimum distance of twenty (20) feet.
 - (2) A distance sufficient to ensure that vehicles used for a permitted use requiring a site plan review or conditional use permit are able to pull completely onto their property.
- c. Gates used for the primary vehicular ingress and egress and which are opened and closed electronically with a remote control may be located within any portion of the property being used for access to a driveway provided that:
 - (1) The property owner/occupant obtain a building permit from the building department for the installation of the electric gate operating mechanism and wiring. The property owner/occupant must also request and obtain a final inspection for the assigned building permit and demonstrate operation of the mechanism using the remote.
 - (2) The gate must be operational at all times using a remote control device that allows the property owner/occupant to open and close the gate to enter the driveway area without exiting the vehicle.
 - (3) At any time that the gate is not operational using the remote control device the gate must either be locked in the open position or it must be removed entirely.
- d. Access gates to property which are not the primary vehicular ingress and egress such as an access gate to a rear yard to allow the parking of an RV, boat or similar use or for equipment access to be used in maintenance of the property do not require additional setback from the property line. Secondary access gates shall have locking mechanisms accessible only from the interior side of the gate.
- e. Landscaping is not required in these zone districts however, all new construction and rehabilitated landscape projects installed after January 1, 2010 are subject to and shall comply with the "Model Water Efficient Landscape Ordinance" if:
 - (1) The landscape area for public agency projects and private development projects is equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check or design review;
 - (2) The landscape area for developer-installed in single-family and multi-family projects is equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check or design review;
 - (3) The total project landscape area for new construction landscapes which are homeowner-provided and/or homeowner-hired in single family and multi-family residential projects is equal to or greater than 5,000 square feet requiring a building or landscape permit, plan check or design review.
- f. Storage of materials attendant to a permitted use requiring a site plan review, or conditional use permit which are not specifically permitted to be stored within public view pursuant to an approved use permit, and are not completely enclosed in a structure, when located on a site abutting on or across a street or alley from an RR, R, RM or T Zone District shall be screened by a solid fence or masonry wall or compact growth of natural plant materials not less than six (6) feet in height, provided that no materials or equipment shall be stored to a height greater than that of the wall or fence.
- g. All swimming pools shall be fenced or enclosed in accordance with Sections 115920 – 115927 of the California Health and Safety Codes.

2. One-family and multi-family zones:

- a. Fences, walls, gates, and hedges shall be permitted as follows:
 - (1) Interior lots:
 - (a) A solid fence, wall, hedge, or shrub, or gate (except as allowed by Section 1605.B.2.a.(3), not exceeding seven (7) feet in height, may be located within any portion of the property provided that it is set back a minimum of ten (10) feet from the front property line and meets the Traffic Safety Visibility Area requirements. Noise attenuation fencing that is required as a mitigation measure is not limited to seven (7) feet, but shall not exceed the height required in the mitigation measure.



- (b) An open-type fence (as defined in Article 25), not exceeding six (6) feet in height, may be located in any portion of the front yard provided that it meets the Traffic Safety Visibility Area requirements.
 - (c) A fence, wall, gate, hedge or shrub not exceeding three (3) feet in height may be located within any portion of the property.
- (2) Corner lots:
- (a) A solid fence, wall, or gate (except as allowed by Section 1605.B.2.a.(3) below), not exceeding seven (7) feet in height, may be located within any portion of the property provided that it is set back a minimum of ten (10) feet from the front and street side yard property lines and meets the Traffic Safety Visibility Area requirements.
 - (b) An open-type fence (as defined in Article 25), not exceeding six (6) feet in height, may be located in any portion of the front yard or street side yard provided that it meets the Traffic Safety Visibility Area requirements.
 - (c) A fence, wall, hedge, gate, or shrub not exceeding three (3) feet in height may be located within any portion of the property.
- (3) Gates with open-type decorative or architectural features within the front or street side yards shall not exceed eight (8) feet in height.
- b. Gates used for the primary vehicular ingress and egress and which are opened and closed manually shall be setback so that the greater of the following distances are met from the property line being used for access:
- (1) A minimum distance of twenty (20) feet or,
 - (2) A distance sufficient to ensure that vehicles used for a permitted use requiring a site plan review or conditional use permit are able to pull completely onto their property.
- c. Gates used for the primary vehicular ingress and egress and which are opened and closed electronically with a remote control may be located within any portion of the property being used for access to a driveway provided that:
- (1) The property owner/occupant obtain a building permit from the building department for the installation of the electric gate operating mechanism and wiring. The property owner/occupant must also request and obtain a final inspection for the assigned building permit and demonstrate operation of the mechanism using the remote.
 - (2) The gate must be operational at all times using a remote control device that allows the property owner/occupant to open and close the gate to enter the driveway area without exiting the vehicle.
 - (3) At any time that the gate is not operational using the remote control device the gate must either be locked in the open position or it must be removed entirely.
- d. Access gates to property which are not used for regular vehicular ingress and egress such as an access gate to a rear yard to allow the parking of an RV, boat or similar use or for equipment access to be used in maintenance of the property do not require additional setback from the fence line. Access gates shall have locking mechanisms accessible only from the interior side of the gate.
- e. No screening requirements. Landscaping is not required in these zone districts however, all new construction and rehabilitated landscape projects installed after January 1, 2010 are subject to and shall comply with the "Model Water Efficient Landscape Ordinance" if:
- (1) The landscape area for public agency projects and private development projects is equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check or design review;
 - (2) The landscape area for developer-installed in single-family and multi-family projects is equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check or design review;
 - (3) The total project landscape area for new construction landscapes which are homeowner-provided and/or homeowner-hired in single family and multi-family residential projects is equal to or greater than 5,000 square feet requiring a building or landscape permit, plan check or design review.
- f. Fences, walls, gates, and hedges shall not exceed three (3) feet in height within a Traffic Safety Visibility Area as defined in Section 2503, definition 128.5, of Article 25 of this Ordinance.
- g. All swimming pools shall be fenced or enclosed in accordance with Sections 115920 – 115927 of the California Health and Safety Codes.
3. **Commercial, public facilities, professional office, and transitional zones:**
- a. Fences, walls, gates, and hedges shall be permitted as follows:
 - (1) Where a site adjoins or is located across an alley from a R, RM, or RR zone district, a solid wall or fence, vine covered open fence or compact evergreen hedge six (6) feet in height shall be located on the property

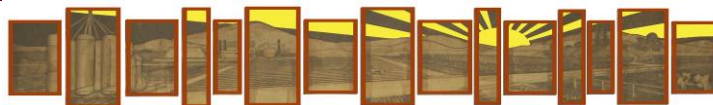


line common to such districts, except in a required front yard and/or Traffic Safety Visibility Area as defined in Section 2503, definition 128.5, of Article 25 of this Ordinance.

- (2) Open storage of materials attendant to a permitted use or conditional use shall be permitted only within an area surrounded or screened by a solid wall or fence six (6) feet in height, provided that no materials or equipment shall be stored to a height greater than that of the wall or fence. The requirement for a solid or screened fence may be modified or eliminated for situations where law enforcement provides comments on the zoning permit application stipulating that the street side fence be an open-type fence to allow patrol officers to ensure there are no unauthorized persons in the yard after hours.
 - (3) (Reserved).
 - (4) In all C Districts, except CC, no solid fence, wall, hedge or shrub exceeding three (3) feet in height shall be erected, planted or maintained within a required Traffic Safety Visibility Area.
 - (5) No solid fence, open-type fence, wall, or gate, shall exceed seven (7) feet in height if located in a required front, side, or rear yard. Noise attenuation fencing that is required as a mitigation measure is not limited to seven (7) feet, but shall not exceed the height required in the mitigation measure.
 - (6) No hedge or shrub shall exceed seven (7) feet in height if located in a required front yard.
- b. Gates which are used for primary vehicular ingress and egress and which are opened and closed manually shall be setback so that the greater of the following distances are met from the property line being used for access:
 - (1) A minimum distance of twenty (20) feet.
 - (2) A distance sufficient to ensure that vehicles used for a permitted use requiring a site plan review or conditional use permit are able to pull completely onto their property.
 - c. Gates used for regular vehicular ingress and egress and which are opened and closed electronically with a remote control may be located within any portion of the property being used for access to a driveway provided that:
 - (1) The property owner/occupant obtain a building permit from the building department for the installation of the electric gate operating mechanism and wiring. The property owner/occupant must also request and obtain a final inspection for the assigned building permit and demonstrate operation of the mechanism using the remote.
 - (2) The gate must be operational at all times using a remote control device that allows the property owner/occupant to open and close the gate to enter the driveway area without exiting the vehicle.
 - (3) At any time that the gate is not operational using the remote control device the gate must either be locked in the open position or it must be removed entirely.
 - d. Access gates to property which are not used for the primary vehicular ingress and egress such as an access gate to a rear yard to allow the parking of an RV, boat or similar use or for equipment access to be used in maintenance of the property do not require additional setback from the fence line. Secondary access gates shall have locking mechanisms accessible only from the interior side of the gate.
 - e. Landscaping:
 - (1) In all C Districts, except CC, not less than five (5) feet of a property adjoining a street shall be landscaped and permanently maintained.
 - (2) All new construction and rehabilitated landscape projects installed after January 1, 2010 are subject to and shall comply with the "Model Water Efficient Landscape Ordinance" if:
 - (a) The landscape area for public agency projects and private development projects is equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check or design review;
 - (b) The landscape area for developer-installed in single-family and multi-family projects is equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check or design review;
 - (c) The total project landscape area for new construction landscapes which are homeowner-provided and/or homeowner-hired in single family and multi-family residential projects is equal to or greater than 5,000 square feet requiring a building or landscape permit, plan check or design review.

4. Industrial zones:

- a. Fences, walls, gates, and hedges shall be permitted as follows:
 - (1) No solid fence, wall, hedge or shrub shall exceed seven (7) feet in height if located in a required front, side, or rear yard.
 - (2) Noise attenuation fencing that is required as a mitigation measure is not limited to seven (7) feet, but shall not exceed the height required in the mitigation measure.



- (3) No solid fence, wall, hedge, gate, or shrub shall exceed three (3) feet in height if located in a required Traffic Safety Visibility Area, except there shall be no limitation on the location, or height up to seven (7) feet, of open chain link fences.
 - (4) Where a site adjoins, or is located across a street or alley from, a R, RM, RR, C, PO, or T Zone District, a solid wall or fence, vine-covered open fence six (6) feet in height, shall be located on the property line common to such districts, except in a required front yard and/or Traffic Safety Visibility Area as defined in Section 2503, definition 128.5, of Article 25 of this Ordinance.
 - (5) Storage of materials attendant to a permitted use requiring a site plan review or conditional use permit which are not specifically permitted to be stored within public view pursuant to an approved use permit and are not enclosed within a structure, where a site adjoins or is located across a street or alley from an RR, R, RM, C, PO or T Zone District, shall be surrounded by a screened fence, not less than six (6) feet in height, provided that no materials or equipment shall be stored to a height greater than that of the screened fence.
- b. Gates which are used for the primary vehicular ingress and egress and which are opened and closed manually shall be setback so that the greater of the following distances are met from the property line being used for access:
 - (1) A minimum distance of twenty (20) feet.
 - (2) A distance sufficient to ensure that vehicles used for a permitted use requiring a site plan review or conditional use permit are able to pull completely onto their property.
 - c. Gates used for the primary vehicular ingress and egress and which are opened and closed electronically with a remote control may be located within any portion of the property being used for access to a driveway provided that:
 - (1) The property owner/occupant obtain a building permit from the building department for the installation of the electric gate operating mechanism and wiring. The property owner/occupant must also request and obtain a final inspection for the assigned building permit and demonstrate operation of the mechanism using the remote.
 - (2) The gate must be operational at all times using a remote control device that allows the property owner/occupant to open and close the gate to enter the driveway area without exiting the vehicle.
 - (3) At any time that the gate is not operational using the remote control device the gate must either be locked in the open position or it must be removed entirely.
 - d. Access gates to property which are not used for the primary vehicular ingress and egress such as an access gate to a rear yard to allow the parking of an RV, boat or similar use or for equipment access to be used in maintenance of the property do not require additional setback from the fence line. Secondary access gates shall have locking mechanisms accessible only from the interior side of the gate.
 - e. In an ML District, open storage of materials and equipment shall be permitted only within an area surrounded and screened by a solid wall or fence or compact evergreen hedge (with solid gates where necessary), not less than six (6) feet in height, provided that no materials shall be stored to a height greater than that of the wall, fence or hedge.
 - f. Landscaping:
 - (1) Not less than five (5) feet of a required yard adjoining a street shall be landscaped and permanently maintained.
 - (2) All new construction and rehabilitated landscape projects installed after January 1, 2010 are subject to and shall comply with the "Model Water Efficient Landscape Ordinance" if the landscape area is equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check or design review.
 - g. No solid fence, wall or hedge shall exceed six (6) feet in height if located in a required side or rear yard or three (3) feet in height if located in a required front yard, provided that there shall be no limitation on the location of open chain link fences.

(Ord. No. 269.56, § 52, 9-10-03; Ord. No. 269.59, §§ 14, 15 and 16, 11-9-04; Ord. No. 269.63, §§ 30 and 31, 4-25-06; Ord. No. 269.64, §§54 through 60, 10-16-07; Ord. No. 269.65, §§ 117 through 120, 10-28-08; Ord. No. 269.66, § 32, 3-2-10; Ord. No. 269.67, §§ 63, 64, 65, 66 and 67, 10-28-10)



Sec. 1606. Signs and Signage regulations

A. Purpose and application.

1. Sign regulations are established to protect vital agricultural land, promote economic vitality in commercial zone districts, and enhance the appearance of the unincorporated areas of the County. Sign regulations are also intended to preserve and protect the public health, safety, and welfare within the County. Regulating signs of all types through sign regulations will promote the effectiveness of signs by preventing their over-concentration, improper placement, deterioration, excessive size, or excessive number. Some signs are permitted while others require a temporary sign permit, site plan review, or conditional use permit.

B. General Provisions and Types of Signs.

1. Non-Conforming, Discontinued, Abandoned and Prohibited Signs:

- a. A non-conforming sign for a non-conforming use, which is discontinued for a period exceeding ninety (90) days, or is superseded by a conforming use, shall be considered a prohibited sign and shall be removed or brought into conformance upon establishment of a conforming use.
- b. The use of any sign which is located on property which becomes vacant or unoccupied for a period exceeding ninety (90) days, or is devoid of any message for a period exceeding ninety (90) days or displays a message pertaining to a time, event, or purpose that no longer applies shall be deemed to have been discontinued and abandoned. Any sign whose use had been discontinued and abandoned is prohibited and shall be removed by the owner of the sign or owner of the premises or parcel.
- c. Sign structures which remain vacant, unoccupied, devoid of any message, or display a message pertaining to a time, event, or purpose that no longer applies shall be deemed to be discontinued.

2. Temporary Signs:

- a. Temporary Special Event Signs shall require sign permits issued by the Planning Division of the Community Development Agency pursuant to the following restrictions:
 - (1) Canvas signs and banners, including signs made of materials such as Cloroplast, foam-core, or other similar material, not exceeding 32 square feet in size are permitted for community or business sponsored special events.
 - (2) Temporary special event signs are limited to one (1) sign per business or six (6) per community event and shall be installed no sooner than thirty (30) consecutive days prior to the event. The applicant of the temporary sign permit shall affix the decal provided with the approved temporary sign permit to the front face of the approved sign. The decal shall list the date of removal of the temporary sign.
 - (3) Temporary special event signs should be professionally designed and fabricated from durable and weatherproof materials and shall not exceed twelve (12) foot height limit above ground level.
 - (4) Advertising flags, pennants, streamers, garlands, whirly-gigs and similar devices may only be used in conjunction with an approved temporary special event sign and must be removed at the same time as the temporary sign to which they relate.
 - (5) Signs shall comply with the Traffic Safety Visibility Requirements.
 - (6) Temporary special event signs that are three (3) feet in height or less and not exceeding six (6) square feet in size may be located in any portion of the yard space.
 - (7) It is the responsibility of the owner of the property on which the sign is located to ensure that the temporary special event sign is removed by the date indicated on the sign decal which must be affixed to the front face of the sign.
- b. **Temporary Advertising/Promotional Signs** shall require sign permits issued by the Planning Division of the Community Development Agency pursuant to the following restrictions:
 - (1) Canvas signs and banners, including signs made of materials such as Coroplast, foam-core, or other similar material, not exceeding 32 square feet in size are permitted for “grand opening” of a new business, “relocation”, “going out of business”, “now leasing”, “new occupancy”, “new proprietor”, “new management”, or other similar event.
 - (2) Temporary Advertising/Promotional signs are limited to one (1) sign per business and shall be installed no sooner than fourteen (14) consecutive days prior to the event. The applicant of the temporary sign



- permit shall affix the decal provided with the approved temporary sign permit to the front face of the approved sign. The decal shall list the date of removal of the temporary sign.
- (3) Temporary Advertising/promotion signs should be professionally designed and fabricated from durable and weatherproof materials and shall not exceed a twelve (12) foot height limit above ground level.
 - (4) Advertising flags, pennants, streamers, garlands, whirly-gigs and similar devices may only be used in conjunction with an approved temporary advertising/promotional sign and must be removed at the same time as the temporary sign to which they relate.
 - (5) Temporary advertising/promotional Signs shall comply with the Traffic Safety Visibility Requirements.
 - (6) Temporary advertising/promotional signs that are three (3) feet in height or less and not exceeding six (6) square feet in size may be located in any portion of the yard space.
 - (7) It is the responsibility of the owner of the property on which the sign is located to ensure that the temporary advertising/promotional sign is removed by the date indicated on the sign decal which must be affixed to the front face of the sign.
- c. **Temporary Construction Signs** shall not require sign permits issued by the Planning Division of the Community Development Agency, but must conform to the following requirements:
- (1) One non-illuminated sign per street frontage where a building is under construction is permitted in all zone districts.
 - (2) Temporary Construction signs shall not exceed thirty-two (32) square feet in area and shall be placed at least ten (10) feet from any public right-of-way and shall comply with the Traffic Safety Visibility Requirements.
 - (3) Temporary Construction signs that are three (3) feet in height or less and not exceeding six (6) square feet in size may be located in any portion of the yard space.
 - (4) If attached to a structure, the sign shall not exceed the roof line or parapet wall of the building or structure. If freestanding, the maximum height is six (6) feet.
- d. **Real Estate Signs** shall not require sign permits issued by the Planning Division of the Community Development Agency, but must conform to the following requirements:
- (1) One non-illuminated sign per street frontage, pertaining only to the lease, sale, or rental of the land or structure on that land upon which such signs are displayed, is permitted in all zone districts.
 - (2) Real estate signs shall be removed within ten (10) days after the lease, sale or rental of the property or structure has been accomplished.
 - (3) Unless a different size is specifically allowed in a particular zone district, portable real estate signs shall not exceed six (6) square feet in area or four (4) feet in height, shall be placed at least ten (10) feet from any public right-of-way and shall comply with the traffic safety visibility area requirements.
 - (4) Real Estate signs that are three (3) feet in height or less and not exceeding six (6) square feet in size may be located in any portion of the yard space.
 - (5) Up to four (4) open house directional signs intended to direct traffic to a property for lease, sale, or rental are permitted in all zone districts.
- e. **Temporary Subdivision Signs** shall not require sign permits issued by the Planning Division of the Community Development Agency, but must conform to the following requirements:
- (1) Temporary Subdivision Signs shall be limited to no more than thirty-two (32) square feet in area, no more than six (6) feet in height and may have copy on both sides.
 - (2) Temporary Subdivision Signs shall be limited to one (1) sign on each major community entrance route.
 - (3) Temporary Subdivision Signs shall be located on private property, and not in any public right-of-way or utility easement, not on land subject to a land conservation contract under the California Land Conservation "Williamson" Act and shall comply with Traffic Safety Visibility Area requirements.
 - (4) Temporary Subdivision signs that are three (3) feet in height or less and not exceeding six (6) square feet in size may be located in any portion of the yard space.
- f. **Temporary Subdivision Signs** shall require a Site Plan Review issued by the Planning Division of the Community Development Agency, pursuant to the following requirements:
- (1) Temporary Subdivision Signs exceeding thirty-two (32) square feet in area or six (6) feet in height pertaining to the sale of lots, tracts, or homes within a recorded subdivision are a permitted use on the site



of such subdivision in the all zone districts where the land is not subject to a land conservation contract under the California Land Conservation “Williamson” Act of 1965 and in conformance with the following:

- (a) One (1) sign, per recorded parcel map or final map, per perimeter abutting street up to a maximum of four (4) signs per subdivision.
- (b) Temporary subdivision signs, when proposed pursuant to Sections 702.C.5., 703.C.3., 903.B., or 1003.D., shall be located within the subdivision, or on an adjacent site which is not part of another residential development project or subdivision, where the sales of the lots or homes will take place, for a period of not to exceed two (2) years from the date of recordation of the subdivision map.
- (c) Such temporary subdivision signs may be approved prior to recordation of the subdivision map, however, if the map is not recorded within ninety (90) days of the issuance of the certificate of occupancy the temporary subdivision sign shall be removed at the expense of the owner of the site, otherwise the subdivision signs shall be removed at the expense of the owner unless, prior to the expiration of two (2) years from the date the subdivision map is recorded, an extension of time for not more than one (1) year is granted by the planning commission. Upon expiration of such extension period, subdivision signs shall be removed at the expense of the owner.
- (d) Temporary Subdivision Signs shall be placed on private property and not in any public right-of-way or utility easement and shall comply with Traffic Safety Visibility Area requirements.

3. Political and Campaign Signs shall not require sign permits issued by the Planning Division of the Community Development Agency, but must conform to the following requirements:

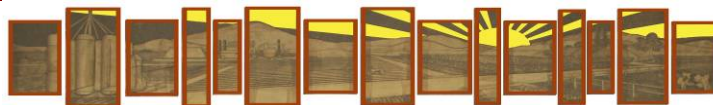
- a. Political and Campaign Signs pertaining to candidates for public office, measures, or issues on a scheduled election are permitted in all zone districts subject to the requirements of State Law.
- b. Political and campaign signs shall not be placed in such a manner as to pose a traffic hazard or safety risk.
- c. Political and Campaign signs that are three (3) feet in height or less and not exceeding six (6) square feet in size may be located in any portion of the yard space.
- d. For additional requirements concerning political and campaign signs, contact the Kings County Elections Department.

4. Exempt Signs shall not require sign permits issued by the Planning Division of the Community Development Agency, but must conform to the following requirements:

- a. Temporary decorations or displays associated with traditional patriotic, religious, or local holidays, festivals, or events. Said signs may only be displayed thirty (30) calendar days prior to the event and ten (10) calendar days after the event.
- b. Signs displayed during recognized holidays as identification of temporary sales areas for trees, pumpkins, and similar holiday items, provided such signs are displayed only within thirty (30) days prior to the recognized holiday.
- c. Temporary signs for events of a general County wide civic or public benefit.
- d. Signs not discernable beyond the boundaries of the lot or parcel upon which they are located, or from any public right-of-way.
- e. The placement and maintenance of official traffic, fire, and police signs, signals, and devices of the State of California, County of Kings, incorporated city, or other authorized public agency, and the posting of notices as required by law.
- f. Non-illuminated directional or informational signs of a non-commercial public or quasi-public nature, including street building, or suite numbers which do not exceed six (6) square feet.
- g. Signs designating a historic landmark.

5. Prohibited Display Copy:

- a. No person shall display or cause or permit to be displayed upon any advertising structure or sign, any statements or words of an obscene, indecent or immoral character, or any picture or illustration of any human figure in such detail as to offend public morals or decency, or any other matter or thing of an obscene, indecent or immoral character.



6. Violations and Enforcement:

- a. It is unlawful for any person, firm, or corporation to construct, place, install, alter, change, maintain, use, or permit the construction, installation, alteration, change, maintenance, or use any sign contrary to or in violation of any provisions of this ordinance.
- b. Any sign established in violation of the regulations in this Section shall be enforced according to Article 24 of this ordinance.

C. Signs by Zone District

Unless otherwise stated, the following signs are allowed as permitted use and do not require a sign permit, site plan review or conditional use permit. All signs shall be located outside of the public right-of-way and shall not be located within a traffic safety visibility area if over three (3) feet in height. Unless a different setback is specified for a particular zone district, the minimum setback distance for all signs over three (3) feet in height shall be ten (10) feet from property lines.

1. Agricultural (A) Districts:

Signs shall be permitted only as follows:

- a. Name plates or signs, not directly illuminated, with an aggregate area of not more than forty (40) square feet pertaining to a permitted use, permitted use with site plan review or conditional use conducted on the site.
- b. Signs exceeding forty (40) square feet in structural area and up to one-hundred-fifty (150) square feet in structural area which are incidental and pertaining to a permitted or conditional use may be permitted subject to a site plan review. Such signs may be located on the same parcel or an adjacent parcel used in conjunction with the permitted or conditional use. Signs exceeding forty (40) square feet in structural area may be illuminated and shall be thirty (30) feet from property lines adjacent to a road.
- c. One non illuminated on-site sign real estate sign or subdivision not exceeding thirty-two (32) square feet in structural area with copy on both sides pertaining to the sale, lease, rental or display of a structure or land per Section 1606.B.2.a.
- d. Directional or information (other than advertising) signs not exceeding two hundred and forty (240) square feet in area located adjacent to a state highway or a county road within an area limited by points not closer than one-fourth (¼) mile or further than three-fourths (¾) mile from a frontage road turnoff, listing commercial establishments accessible via the frontage road, and further provided that not more than four (4) such signs shall be permitted on each side of the highway or county road.
- e. Signs not exceeding two hundred forty (240) square feet in area located adjacent to a state highway or county road that is classified as an arterial or collector road (including such designations as urban or rural, major or minor) giving direction to or information about Kings County cities, communities, or rural service centers which are accessible by such state highways or county roads or direct routes consisting of combinations thereof, provided that such signs shall be limited to four (4) per city, community or rural service center regardless of the sign's location in this district, and further provided that such signs shall not contain information pertaining to a subdivision of land or private development, commercial establishments or quasi-public developments.
- f. Non-illuminated temporary construction signs in accordance with Section 1606.B.2.c.
- g. Political and Campaign Signs in accordance with Section 1606.B.3.
- h. Placing a sign on property which is restricted by contract under the *California Land Conservation "Williamson" Act of 1965* shall be prohibited, except for temporary signs (pursuant to Section 1606.B.2.a, c, and d), political and campaign signs (pursuant to Section 1606.B.4), and signs incidental to a permitted use, permitted use with site plan review, or conditional use which are consistent with the *Uniform Rules for Agricultural Preserves in Kings County*.

2. Signs in Recreational (O) Districts:

Signs shall be permitted only as follows:

- a. Name plates or signs, not directly illuminated, with an aggregate area of not more than forty (40) square feet pertaining to a permitted use, permitted use with site plan review, or conditional use.
- b. One non illuminated on-site real estate sign not exceeding thirty-two (32) square feet in structural area with copy on both sides pertaining to the sale, lease, rental or display of a structure or land per Section 1606.B.2.a.
- c. Non-illuminated temporary construction signs in accordance with Section 1606.B.2.c.
- d. Political and Campaign Signs in accordance with Section 1606.B.3.



- e. Temporary Special Event Signs in accordance with Section 1606.B.2.a
3. **Signs in Natural Resource Conservation (NRC) Districts:**
Signs shall be permitted only as follows:
- a. Name plates or signs, not directly illuminated, with an aggregate area of not more than forty (40) square feet pertaining to a permitted use, permitted use with site plan review, or conditional use.
 - b. One non illuminated on-site real estate sign not exceeding thirty-two (32) square feet in structural area with copy on both sides pertaining to the sale, lease, rental or display of a structure or land per Section 1606.B.2.a.
 - c. Political and Campaign Signs in accordance with Section 1606.B.3.
4. **Signs in a Rural Residential Agricultural (RRA) District:**
Signs shall be permitted only as follows:
- a. One non illuminated on-site real estate sign, not exceeding twelve (12) square feet in area, pertaining to the sale, lease, rental or display of a structure or land per Section 1606.B.2.a.
 - b. One name plate, not exceeding one (1) square foot in area, pertaining to a permitted use.
 - c. One identification sign, not exceeding twelve (12) square feet in area, located against a wall and not projecting above the cornice or roof line of a conditional use which occupies a structure or located on the premises of a conditional use which does not occupy a structure, provided that no sign shall be located in or project into a required front, side or rear yard.
 - d. One non illuminated sign, not exceeding four (4) square feet in area, located on the premises of a parking lot.
 - e. Temporary Subdivision Signs subject to Section 1606.B.2.e.
 - f. Temporary Subdivision Signs subject to Section 1606.B.2.f with site plan review.
 - g. Non-illuminated temporary construction signs in accordance with Section 1606.B.2.c.
 - h. Political and Campaign Signs in accordance with Section 1606.B.3.
5. **Signs in a Rural Residential Estate (RRE) District:**
Signs shall be permitted only as follows:
- a. One non illuminated on site real estate sign, not exceeding twelve (12) square feet in area, pertaining to the sale, lease, rental, display or identification of a structure or land per Section 1606.B.2.a.
 - b. One name plate, not exceeding two (2) square feet in area, pertaining to a use.
 - c. Temporary Subdivision Signs subject to Section 1606.B.2.e.
 - d. Temporary Subdivision Signs subject to Section 1606.B.2.f with site plan review.
 - e. Non-illuminated temporary construction signs in accordance with Section 1606.B.2.c.
 - f. Political and Campaign Signs in accordance with Section 1606.B.3.
6. **Signs in a Public Facilities (PF) District:**
Signs shall be permitted only as follows:
- a. One identification sign, not exceeding twenty (20) square feet in area, per use, located flat against a wall and not projecting above the cornice or roof line.
 - b. One non-illuminated freestanding sign per site, not exceeding sixteen (16) square feet in area per face, with a maximum height of six (6) feet, and located no closer than five (5) feet from the front property line or side property line.
 - c. One non-illuminated real estate sign, not exceeding six (6) square feet in area, pertaining to the sale, lease, rental, or display of a structure or land per Section 1606.B.2.a.
 - d. Non-illuminated directional signs, not exceeding four (4) square feet in area, located on the premises of a parking lot.
 - e. Freestanding signs for emergency hospital services not exceeding nine (9) square feet per face.
 - f. No sign permitted by this section that is over a maximum height of three (3) feet above the ground shall be placed within thirty (30) feet of the property line of the site adjacent to a street intersection.
 - g. Non-illuminated temporary construction signs in accordance with Section 1606.B.2.c.
 - h. Political and Campaign Signs in accordance with Section 1606.B.3.
 - i. Murals.



7. **Signs in One-family Residential (R) Districts:**

Signs shall be permitted only as follows:

- a. One non-illuminated real estate sign, not exceeding six (6) square feet in area, pertaining to the sale, lease, rental or display of a structure or land per Section 1606.B.2.a.
- b. One name plate, not exceeding one (1) square foot in area, pertaining to a permitted use.
- c. One identification sign, not exceeding twelve (12) square feet in area, located flat against a wall and not projecting above the cornice or roof line of a permitted use, site plan review or a conditional use which occupies a structure or located on the premises of a permitted use, site plan review or a conditional use which does not occupy a structure, provided that no sign shall be located in or project into a required front, side or rear yard.
- d. Temporary Subdivision Signs subject to Section 1606.B.2.e.
- e. Temporary Subdivision Signs subject to Section 1606.B.2.f with site plan review.
- f. Non-illuminated temporary construction signs in accordance with Section 1606.B.2.c.
- g. Political and Campaign Signs in accordance with Section 1606.B.3.
- h. Fixed balloon type signs.
- i. One additional detached sign per entrance driveway not exceeding 40 square feet in size shall be permitted for institutions such as churches, schools and daycares subject to site plan review and provided that they meet all traffic safety visibility requirements and may be internally illuminated.

8. **Signs in a Multi-family Residential (RM) District:**

Signs shall be permitted only as follows:

- a. One non-illuminated real estate sign, not exceeding six (6) square feet in area, pertaining to the sale, lease, rental or display of a structure or land per Section 1606.B.2.a.
- b. One name plate, not exceeding one (1) square foot in area, pertaining to a permitted use.
- c. One identification sign, not exceeding twelve (12) square feet in area, located flat against a wall and not projecting above the cornice or roof line of a conditional use which occupies a structure or location on the premises of a conditional use which does not occupy a structure, provided that no sign shall be located in or project into a required front, side or rear yard.
- d. One non-illuminated sign, not exceeding four (4) square feet in area, located on the premises of a parking lot.
- e. Temporary Subdivision Signs subject to Section 1606.B.2.e.
- f. Temporary Subdivision Signs subject to Section 1606.B.2.f with site plan review.
- g. Non-illuminated temporary construction signs in accordance with Section 1606.B.2.c.
- h. Political and Campaign Signs in accordance with Section 1606.B.3.
- i. Fixed balloon type signs.
- j. Temporary Advertising/Promotional Signs per Section 1606.B.2.b.
- k. One additional detached sign per entrance driveway not exceeding 40 square feet in size shall be permitted for institutions such as churches, schools and daycares subject to site plan review and provided that they meet all traffic safety visibility requirements and may be internally illuminated.

9. **Signs in a Professional Office (PO) Zone District:**

Signs shall be permitted only as follows:

- a. One illuminated or non-illuminated identification sign, not exceeding twelve (12) square feet in area for a permitted use or twenty (20) square feet for a conditional use, located flat against a wall and not projecting above the cornice or roof line.
- b. One non illuminated real estate sign, not exceeding six (6) square feet in area, pertaining to the sale, lease, rental or display of a structure or land per Section 1606.B.2.a.
- c. Non illuminated directional signs, not exceeding four (4) square feet in area, located on the premises of a parking lot.
- d. No sign permitted by Paragraphs B and C of this section shall be placed within thirty (30) feet of a street intersection (intersecting curb lines) unless placed at a maximum height of three (3) feet above the ground.
- f. Non-illuminated temporary construction signs in accordance with Section 1606.B.2.c.
- g. Political and Campaign Signs in accordance with Section 1606.B.3.
- h. Temporary Advertising/Promotional Signs per Section 1606.B.2.b.



10. Signs in a Transitional (T) District:

Signs shall be permitted only as follows:

- a. One identification sign, not exceeding twelve (12) square feet in area, for a permitted use or twenty (20) square feet for a conditional use flat against a wall and not projecting above the cornice or roof line.
- b. One non illuminated real estate sign, not exceeding six (6) square feet in area, pertaining to the sale, lease, rental or display of a structure or land per Section 1606.B.2.a.
- c. Non illuminated directional signs, not exceeding four (4) square feet in area, located on the premises of a parking lot.
- d. No sign permitted by Paragraphs B and C of this section shall be placed within thirty (30) feet of a street intersection (intersecting curb lines) unless placed at a maximum height of three (3) feet above the ground.
- e. Non-illuminated temporary construction signs in accordance with Section 1606.B.2.c.
- f. Political and Campaign Signs in accordance with Section 1606.B.3.

11. Signs in Commercial (C) Districts:

Except as provided by Section 1307.D.8, illuminated or non-illuminated signs pertaining to a use conducted on the site shall be permitted only as follows:

- | <u>District</u> | <u>Maximum permitted
aggregate structural
area per use</u> | <u>Maximum permitted
aggregate copy
area per use</u> |
|-----------------|--|--|
| CN | 11 feet by 12.5 feet | 100 square feet on each side |
| CC | 12.5 feet by 25 feet | 240 square feet on each side |
| CT | 12.5 feet by 25 feet | 240 square feet on each side |
| CS | 12.5 feet by 25 feet | 240 square feet on each side |
| CHL | 12.5 feet by 25 feet | 240 square feet on each side |
| CH | 12.5 feet by 25 feet | 240 square feet on each side |
| CR | 12.5 feet by 25 feet | 240 square feet on each side |
- b. Illuminated or non-illuminated directional signs for off-street parking and off-street loading facilities, not exceeding six (6) square feet for each sign, in all commercial districts.
 - c. One non-illuminated real estate sign pertaining to the sale, lease, rental or display of a structure or land not exceeding ten (10) square feet in a CN or CC District or twenty (20) square feet in all other commercial districts per Section 1606.B.2.a.
 - d. No sign other than a directional sign shall project more than twenty-four (24) inches into a required rear yard or required interior side yard. No sign other than a sign required by law shall project more than twelve (12) inches into a public right-of-way. No outdoor advertising structure shall project into a public right-of-way.
 - e. No sign or permitted by this Section shall be placed within thirty (30) feet of a street intersection (intersecting curb lines) unless placed on a pole at least twelve (12) feet above the ground or unless placed at a maximum height of three (3) feet above ground.
 - f. No sign which faces and is located directly across the street from property situated in an R or RM District, shall be directly illuminated or flashing.
 - g. No red, green or amber lights or illuminated signs may be placed in such position that they could reasonably be expected to interfere with or be confused with any official traffic control device or traffic signal or official directional guide signs.
 - h. Signs may have copy on both sides of the structure, provided that the copy area on each side does not exceed the maximum area specified above in Section 1319.A.1. and Section 1606.C.11.a above for the zone district that the site is located in.
 - i. Non-illuminated temporary construction signs in accordance with Section 1606.B.2.c.
 - j. Political and Campaign Signs in accordance with Section 1606.B.3.
 - k. An open-air barbeque facility is allowed a maximum of two signs designed and placed as follows:
 - a) The signs can be either: one "A" frame sign 3.0 feet tall by 2.0 feet wide or less in size, lettered on both sides and placed on or adjacent to the Open-Air barbeque facility site. The "A" frame sign is not be placed in a landscape area, sidewalk or used as an off site directional sign/advertisement; OR



- b) Two single faced signs not exceeding a combined total of 6.0 square feet or less in size attached to the mobile food preparation unit's walls or sides. The sign shall not project above the height of the wall or sides of the mobile food preparation unit.
- c) If the mobile food preparation unit is removed at the end of the business day the sign is to be removed also.
- d) No banners, decorative streamers or signs constructed out of other objects (such as tires) are permitted.
- l. Murals
- m. Electronic message display signs, animated signs, window signs and menu signs.
- n. Fixed balloon type signs.
- o. Temporary Advertising/Promotional Signs per Section 1606.B.2.b.
- p. Temporary Special Event Signs per Section 1606.B.2.a.
- q. Window signs shall cover no more than 15% of a single window's surface area.
- r. All signs shall comply with yard requirements of the districts in which they are located.

12. Signs in Industrial (M) Districts:

Signs, attached or detached, pertaining to a use conducted on the site shall be permitted only as follows:

<u>District</u>	<u>Maximum permitted aggregate structural area per use</u>	<u>Maximum permitted aggregate copy area per use</u>
ML	12.5 feet by 25 feet	240 square feet on each side
MH	12.5 feet by 40 feet	400 square feet on each side

- b. Directional signs for off-street parking and loading facilities.
- c. One real estate sign pertaining to the sale, lease, rental or display of a structure or land, not exceeding one hundred (100) square feet in area per Section 1606.B.2.a.
- d. Any sign, when attached to a structure, which is directly across a street from property situated in any RR, R or RM District or which may be established on any lot facing directly across a street from property situated in any RR, R or RM District may not exceed sixty (60) square feet in aggregate area and shall not be directly illuminated, glaring or flashing.
- e. No sign other than a directional sign shall project more than two (2) feet into a required rear yard or required interior side yard, or more than fifteen (15) feet into a required front yard.
- f. No red, green, or amber lights or illuminated signs may be placed in such position that they could reasonably be expected to interfere with or be confused with any official traffic-control device or traffic signal or official directional guide signs.
- g. Signs may have copy on both sides of the structure, provided that the copy area on each side does not exceed the maximum area specified above in Sections 1404.A.1. and 1404.B.1. for the zone district that the site is located in.
- h. Non-illuminated temporary construction signs in accordance with Section 1606.B.2.c.
- i. Political and Campaign Signs in accordance with Section 1606.B.3.
- j. Murals
- k. Temporary Advertising/Promotional Signs per Section 1606.B.2.b.
- l. Temporary Special Event Signs per Section 1606.B.2.a.
- m. Window signs shall cover no more than 15 percent of a single window's surface area.
- n. All signs shall comply with the yard requirements of the districts in which they are located.

D. Temporary Sign Permit Purpose and Procedures:

The purpose of the Temporary Sign Permit is to enable the zoning administrator to control the use of certain temporary signs within the unincorporated areas of the County and to ensure that they are promptly removed once they are no longer relevant. Controlling temporary signs through the use of a sign permit also enhances the County's appearance, encourages the effective use of signs and ensures fair and consistent enforcement of temporary sign usage.

1. Sign permit application and fee.

- a. The application for a temporary sign shall include a site plan drawing in the space allocated on the permit form. The site plan shall be drawn to scale and indicate clearly the placement location of the sign on the property or structure with any other information deemed necessary by the zoning administrator including the following information:



- (1) Proposed location of the sign in relation to the nearest street, road or highway.
- (2) Proposed location of the sign in relation to the nearest structure on the site or an adjacent site.
- b. The application for a temporary sign shall also include an elevation drawing of the sign depicting the proposed copy on the face of the sign.
- c. The application shall be accompanied by a fee set by the board of supervisors sufficient to cover the cost of processing the application pursuant to this article.
- d. Within five (5) working days after a complete application is received by the zoning administrator, the zoning administrator shall issue an approval for the temporary sign permit or reject the temporary sign permit application if it fails to meet the required standards as listed in Section 1606.B.2.a and b.
- e. An approved temporary sign permit shall be accompanied by a decal which shall be affixed to the front face of the sign which indicates the temporary sign permit number and the required removal date of the temporary sign.
- f. Temporary signs which are posted in the unincorporated areas of the County without an approved temporary sign permit and without the temporary sign permit decal affixed to the front face of the sign are hereby declared to be a public nuisance and a violation of this ordinance and the Kings County Public Nuisance Ordinance.

(Ord. No. 269.64, § 61, 10-16-07; Ord. No. 269.65, § 121 through 123, 10-28-08; Ord. No. 269.66, § 33, 34 and 35, 3-2-10)

Sec. 1607. Emergency Shelters:

A. Purpose and application.

Emergency shelters for homeless individuals and families pursuant to Government Code Section 65583 and Health and Safety Code Section 50800, when permitted, shall comply with the regulations of the zone district in which they are located and shall also comply with the following additional regulations:

- 1. The maximum number of beds or persons to be served nightly shall be limited to the rated capacity and maximum occupancy of the structure(s) as established by the fire marshal.
- 2. Off street parking shall be provided for the shelter based on the demonstrated need and as required by Article 15, Section 1502.A.1.(c).
- 3. Each emergency shelter shall have a client intake area/waiting room located inside the emergency shelter.
- 4. Each emergency shelter shall be staffed with on-site management. At a minimum, at least one staff member shall be present on site, at all times that the shelter is occupied by homeless individuals.
- 5. Security for the shelter shall be provided during all hours the shelter is in operation.
- 6. The length of stay is intended to be limited to a six month period of time for each individual. Lengths of stay may be extended, if approved by shelter management, based on availability of beds.
- 7. No individual or household may be denied emergency shelter because of inability to pay.

(Ord. No. 269.65, § 124, 10-28-08; Ord. No. 269.67, § 68, 10-28-10)

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