

## CHAPTER 17.84

### GENERAL DEVELOPMENT STANDARDS

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#### **17.84.010 Building sites.**

The following general development standards apply to building sites in the county:

A. Substandard Lot Sizes. A legally created lot that contains less area than is required by the applicable district and is not merged pursuant to the state Subdivision Map Act and/or local ordinance, shall be considered a building site if one of the following criteria is met:

1. All other development standards of the district in which the lot is located and all other applicable county development standards, except lot size, are met; or
2. A variance is approved for the building.

B. Gross Versus Net Acreage. Building sites of two acres or more shall be determined by reference to gross acreage. Building sites of less than two acres shall be determined by reference to net acreage.

C. Exception - Public Uses. The minimum building site required in any district shall not apply to lots created for a public use or public utility for which a use permit is required.

D. Exception - Preexisting Residences. Lots containing two or more detached one-family residences or mobile homes may be divided into lots smaller than permitted by the district in which the property is located provided:

1. All such habitable one-family residences or mobile homes were legally constructed or installed before January 10, 1984; and
2. Each newly created parcel is occupied by at least one of the one-family residences or mobile homes; and
3. Each newly created parcel meets all county development standards, except minimum building site.

#### **17.84.020 Yards.**

A. General. The regulations for yards shall apply in all districts unless different yards are shown on a recorded parcel map or final map. Except as otherwise provided herein, no building or structure shall be permitted within any required yard area.

B. Measurement from Roads. Yards, except as otherwise provided herein, shall be measured from existing property lines, or road right-of-way lines if the property lines are within a road right-of-way, except that lots fronting on roads designated in the county general plan as either an arterial or collector shall meet one of the following ultimate right-of-way criteria:

1. If a plan line has been established for any street, as provided for in Section 17.72.070, required yards shall be measured from such line.

2. If no plan line exists, the yard shall extend from the centerline of the road and shall extend a distance equal to one-half the distance of the ultimate right-of-way, as designated in the general plan, plus the yard required by the appropriate district.

C. Pre-existing Buildings. Buildings which existed before the effective date of this chapter and which do not comply with all of the yard requirements of the district in which they are located or as provided in this chapter, may be enlarged or modified, provided the proposed modification or expansion conforms to all applicable yard, lot coverage and other permit requirements except as otherwise provided herein.

D. Residential Main Buildings.

1. Pre-existing Lots. For pre-existing lots in districts which permit residential and accessory uses and have minimum lot area of two acres or larger and for the Mixed Use (MU) district, one acre or larger, the minimum building setback for lots that are smaller than two net acres shall be as follows: (Note: County Fire Safety Standards may require additional building setbacks for lots as small as one acre in size.)

a. Front, twenty feet;

b. Side, twelve feet on one side and five feet on the other side;

c. Rear, ten feet.

For purposes of this section, "Pre-existing Lots" means those lots which are legal, non-conforming or "substandard" lots which existed prior to January 10, 1984 and which are in conflict with setback requirements of this Chapter.

2. The yard requirement for additions to residential main buildings on lots larger than two acres may be reduced provided a n Administrative Permit is approved and the following findings are made:

a. The reduced yard is approved by the County Fire Warden or the fire district in which the lot is located; and

b. The reduced yard does not create any health or safety problems; and

c. The addition will not have an adverse impact on adjoining properties; and

d. The reduced yard meets the minimum requirements listed in D.1.a. through c.

3. Fire Safety Setbacks. Notwithstanding the yard requirements specified in any district or any other provision of this section, dwellings constructed on parcels one gross acre or larger in size shall be setback a minimum of thirty feet from all property lines and road easements, unless the County Fire Warden grants a request for an exception as provided for in the County Fire Safety Standards.

4. Architectural Features. Cornices, eaves, canopies and similar architectural features may extend into any required yard not more than two and one-half feet.

5. Structural Appendages. Uncovered porches, stairways, fire escapes or landing places may extend into any required front or rear yard not more than six feet, and into any required side yard not more than three feet.

6. Dwellings Facing Side Yards. A dwelling which is to be located with the main entrance facing any side property line shall have a minimum ten-foot side yard on the main entrance side.

7. Corner/Key Lots. For corner/key lot situations, the required street side yard of the corner lot shall be as follows:

a. Within twenty-five feet of the side line of the key lot, the side yard shall be equal to the front yard required on the key lot; and

b. Beyond twenty-five feet on the side line of the key lot, the side yard shall be fifty percent of the front yard required on the key lot.

8. Flag Lots. Front yards on flag lots shall be located on either the side in which the property line is a continuation of the driveway lot line or the lot line nearest and perpendicular to the driveway.

E. Residential Accessory Buildings.

1. Distance from Residential Buildings. Detached accessory buildings shall be at least six feet from the residential building.

2. Fire Safety Setbacks. Notwithstanding the yard requirements specified in any district or any other provision of this section, accessory buildings constructed on parcels one gross acre or larger in size shall be setback a minimum of thirty feet from all property lines and road easements, unless the County Fire Warden grants a request for an exception as provided for in the County Fire Safety Standards. Pertinent zoning standards still apply.

3. Front Yard. Detached accessory buildings shall not encroach upon a front yard, unless otherwise provided for herein.

4. On corner lots, accessory buildings shall be at least ten feet from street side lot lines.

5. Garages on Street Side Yards. If an attached or detached garage faces a street side yard the minimum street side yard shall be twenty feet.

6. Lots Smaller than Two Acres. Accessory buildings on lots smaller than two acres shall be at least six feet from the interior side lot line on the front half of the lot and one foot from an interior side lot on the rear half of the lot, except interior residential lots in which a twelve foot or wider side yard is required, no accessory buildings shall be permitted within that side yard area for the front fifty feet of that side yard. The minimum rear yard setback shall be one foot.

7. Lots Larger than Two Acres. The yard requirements for accessory buildings on lots larger than two acres may be reduced provided an Administrative Permit is approved and the following findings are made:

a. The reduced yard is approved by the County Fire Warden or the fire district in which the lot is located; and

b. The reduced yard does not create any health or safety problems; and

c. The accessory building will not have an adverse impact on adjoining properties; and

d. The reduced yard meets the minimum requirements listed in D.1.a. through c.

8. Agricultural Buildings. Notwithstanding other provisions of this section and where allowed, barns, stables, chicken houses and similar agricultural and residential accessory buildings that house animals shall not be closer than fifty feet from the front property line or road right-of-way line, ten feet from side and rear property lines, and twenty feet from any dwelling unit on the same or adjacent property.

9. Exception - Topography. Notwithstanding any other provision of this chapter, if the elevation of the front half of a lot at fifty feet from the centerline of the traveled roadway is

seven feet above or below the grade of the centerline, a private garage, attached or detached, may be built to a minimum of five feet from the front line of the lot, if the lot is smaller than two acres.

**17.84.030 Height limits - Exceptions.**

The following general height regulations apply:

A. Fences. The following shall apply, unless otherwise provided:

1. The height of any fence, wall, hedge, screen planting or other dividing structure placed, grown or maintained in any residential or commercial district shall not exceed three feet within any required front yard or within any side yard on the street side of a corner lot, except as provided in subsection (A)(3).

2. The height of any fence, wall or other dividing structure placed in any residential district shall not exceed six feet in any rear yard, or in any required side yard not subject to subsection (A)(1), except as provided in subsection (A)(3). A fence may exceed this height limit if a use permit is first secured.

3. The height limits of this subsection do not apply to open wire fencing material used as a fence or dividing structure or placed atop any fence, wall or other dividing structure.

B. Height Exceptions. The following exceptions apply to height regulations:

1. Roof Structure. Roof structures for the housing of elevators, stairways, tanks, ventilating fans, solar equipment or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, flagpoles, chimneys, smokestacks, wireless masts, radio and television antennas or similar structures may be erected above the height limits specified in this title, but no roof structure or any space above the height limit shall be allowed for the purpose of providing additional floor space.

2. Slope. Where the average grade under any dwelling exceeds fifteen percent, the maximum height limit shall be increased by fifteen feet on the downhill side of the building.

3. Transmission Lines. Height limitations provided in this title shall not apply to electric transmission lines or towers.

4. Administrative/Use Permit. Except as otherwise provided in this section, any residential accessory structure, building or fence may be erected to a greater height or number of stories than the limit established for the district in which the structure is to be located, provided that an administrative permit is issued. For all other over-height structures, buildings or fences, issuance of a use permit is required.

C. Fire Safety. Whenever the lowest portion of the roof is greater than twenty feet from the ground, roof access for fire safety shall be provided as required by the local fire authority.

**17.84.040 Landscaping.**

The following general landscaping requirements apply:

A. Areas Requiring Landscaping.

1. Parking Areas. Open parking areas containing five or more required vehicle spaces which abut a public street shall be landscaped to a depth of ten feet, measured from the abutting street right-of-way line, with openings for walkway and/or driveway purposes, in accordance with county standards.

2. Large Parking Areas. Open parking areas, excluding underground or structural parking, which contain twenty or more spaces, shall landscape a minimum of five percent of the gross lot area used for offstreet parking and access thereto, exclusive of any landscaped strip

abutting the street right-of-way or area used for walkways or driveways. This required landscaping shall include one tree, of a species suited to the area climate zone, for every eight parking spaces.

3. **Parking Next to Residential Areas.** A minimum three-foot-wide landscaped strip shall be planted and maintained along the edge of parking areas that abut residential districts. This shall be counted as a part of the five percent landscaped area described in subsection (A)(2), if applicable.

4. **Commercial, Industrial and Multi-family Yard Areas.** For commercial, industrial or multifamily residential uses, required yards adjoining public streets shall be landscaped to a depth of ten feet.

5. **Adjacent to Freeways.** A use in a commercial or industrial district whose side or rear yard abuts a freeway right-of-way shall have a ten-foot-wide screened landscaped area shall include trees planted on forty-foot-on-center spaces, with a minimum of three trees.

B. **Landscaping Materials.** Required landscaping may consist of a combination of plant and nonplant material, provided no less than fifty percent of the required landscaped area shall be living plant material, based on mature plant size.

C. **Watering.** All required planted areas shall be served with adequate and permanent watering systems, except where native plants that do not need a watering system are used. All plants shall be maintained in a living condition.

D. **Border Materials.** Except where abutting a sidewalk, all required landscaped areas shall be enclosed by either a concrete curb having a minimum height of six inches or a wooden frame constructed from materials such as railroad ties or other heavy lumber materials which measure no less than six inches in diameter.

E. **Maintenance.** All required landscaped areas shall be maintained in a neat and clean condition.

F. **Sight Distance.** In order to provide safe sight distance at driveways and street intersections, all plant material within a thirty-foot triangle at the intersection of streets, and a fifteen-foot triangle at the intersection of driveways and streets, shall be no more than two feet in height above the curb level, except for trees which are trimmed so that no branches extend lower than six feet above curb level.

G. **Exception.** Any portion of this section may be modified if a use permit is obtained.

H. **Landscaping Plan.** All landscaping required by this section shall be installed and maintained in accordance with a landscaping plan. The plan shall be submitted to and approved by the planning director prior to issuance of a building permit or use permit, and shall show the location, size and variety of all plantings, water supply and other pertinent improvements. This plan may be combined with a parking plan.

#### **17.84.050 Lighting.**

All lighting, exterior and interior, shall be designed and located so as to confine direct lighting to the premises. A light source shall not shine upon or illuminate directly on any surface other than the area required to be lighted. No lighting shall be of the type or in a location such that constitutes a hazard to vehicular traffic, either on private property or on abutting streets.

#### **17.84.060 Signs Title.**

Sections 17.84.060 to 17.84.069 shall be known as the Shasta County Sign Ordinance.

**17.84.061 Purpose of Sign Ordinance.**

The purpose of this section is:

- A. To promote the public health, safety, peace, morals, comfort, convenience and general welfare;
- B. To protect the social and economic stability of residential, commercial, industrial, resource production, and recreational activities within the County through the orderly, planned use of land and placement of signs;
- C. To permit businesses a certain amount of signage based upon the zoning, lot size, lot frontage length, total building size, and building frontage length, recognizing that a sign's basic function is to communicate a message to the viewer.
- D. To promote the attractive appearance of the County by regulating the design, character, location, type, quality of materials, scale, color, illumination, and maintenance of signs;
- E. To promote commerce and create a more attractive economic and business climate; and
- F. To promote the use of signs that identify land uses and sites without confusion or creating distractions that may cause traffic or safety hazards.
- G. Nothing in this section is intended to prohibit lawful free expression, or to regulate the content of such expression, but only to regulate the size and placement of such signs in order to protect the public health, safety and welfare, and to avoid incompatibility with the surrounding local neighborhood or community.

**17.84.062 Sign Permit Requirements.**

- A. Use permit. Except as provided in this section, or specifically authorized by other applicable law, no person shall install, erect, alter, relocate, or replace any sign within the County without conforming to the requirements of this ordinance. A use permit for a sign is not required where the sign is legally in existence and the applicant proposes to change only the copy or the message on the sign so long as it authorized by Shasta County Code or other applicable law.
- B. The following types of signs shall be allowed in any zone district and be exempt from the use permit requirements of this section, so long as the sign complies with other applicable provisions of this section:
  - 1. Building directory signs. Wall-mounted building directory signs for pedestrian use, listing building tenants or occupants, provided that such directories do not exceed one per building, ten square feet on any single building wall, nor a height of eight feet.
  - 2. Directional/Directory and safety signs. An entrance/exit or other directional sign is allowed at each approved driveway opening provided that each sign is not larger than two square feet, not to exceed three feet high, and must be compatible with the other signs on the property. Parking lot and other private traffic directional signs, including disabled access and parking signs, each not larger than five square feet and not to exceed six feet high. Such signs shall be limited to guidance of pedestrian or vehicular traffic on the premises, and shall not display any logo or name of a product, establishment, service, or any other advertising. This signage need not be deducted from the sign area otherwise permitted.
  - 3. Neighborhood identification signs. One permanent sign per neighborhood main roadway entrance containing not more than thirty-two square feet in total sign area for each sign and not to exceed six feet high shall be allowed to identify a neighborhood or other

residential area comprising not less than three acres in size.

4. Construction signs. Two signs up to a total area for both signs of thirty-two square feet not to exceed six feet high, identifying parties involved in construction on the premises and future sales or activity for which the construction is intended. Such signage shall not include the advertisement of any products. Removal of any such signs is required before final building permit inspection.

5. Fuel dispenser signs. Gasoline product signage and company or brand logos on product dispensing pumps, so long as no sign is larger than five square feet in area.

6. Gasoline price signs. Gasoline price signs on freestanding signs if integral with the design of the freestanding sign.

7. Hazard signs. Public utility company and other signs indicating danger, the location of underground utilities, or of construction, excavation, or similar hazard, so long as the hazard exists.

8. Holiday decorations. Temporary holiday decorations containing no advertising copy are allowed without height limits, provided that decorations for a single holiday or season are in place for no more than sixty days per year.

9. Interior signs. Signs inside buildings and not visible from public property, roads, or streets or adjacent private properties, such as signs in the interior areas of shopping centers, commercial buildings, and recreational or entertainment structures.

10. Miscellaneous information signs. Miscellaneous permanent information signs not to exceed six feet high, containing no advertising copy, in commercial and industrial zones, with a total sign area not to exceed four square feet at each public entrance nor a total sign area of twelve square feet (3 signs), indicating address, hours and days of operation, whether a business is open or closed, credit card information, and emergency address and telephone numbers.

11. Noncommercial personal statement signs. Temporary or permanent signs, not otherwise described in this section, which express a noncommercial, political, personal, or social statement. Such signs may be installed, constructed, erected or otherwise placed only under the following circumstances:

a. Only one sign is permitted to face each street adjacent to the property;

b. The sign is placed by or with the permission of the owner of the property on which the sign is located;

c. The sign is a maximum of sixteen square feet in area when located in any residential zone district, or is a maximum of thirty-two square feet when located in any agricultural zone district, or any commercial or industrial zone district;

d. The sign is placed at least five feet from any property line and does not exceed a height of six feet;

e. The installation of the sign does not cause a public health or safety hazard, such as interference with drivers' sight distance on any public or private road or intersection, or on any driveway entering public or private road; and

f. Any and all construction permits required for the placement of a sign have been obtained from the County and/or from other appropriate regulatory agencies.

g. Nothing in this provision is intended to prohibit lawful free expression, or to regulate the content of such expression, but only to regulate the size and placement of such signs in order to protect the public health, safety and welfare, and to avoid incompatibility with the surrounding local neighborhood or community.

12. Official signs and flags. Official federal, state, or local government flags, historical markers, and official traffic, directional guide and other informational signs, and official and legal notices issued by any court, person, or officer in performance of a public duty. Flag poles shall not exceed 50 feet in height.

13. Prohibition signs. A No Trespassing, @ A No Parking, @ and similar warning signs. Such signs shall not exceed two square feet in area.

14. Real estate signs:

a. For sale, rent, lease, or exchange signs. Temporary signs indicating that real property is for sale, rent, lease, or exchange, where such signs are displayed on the owner=s real property, or on real property owned by others with the consent of the owner(s). Only one sign is permitted to face each street adjacent to the property upon which the sign is placed. Such signs may advertise that the property is for sale, lease, rent, or exchange by the owner or his or her agent; directions to the property; the owner=s or agent=s name and the owner=s or agent=s address and telephone number. Such signs shall not exceed a total sign area of six square feet each in residential land use districts and a total sign area of thirty-two square feet each in non-residential land use districts, and the sign shall not exceed six feet in height.

b. Model homes. Temporary signs, banners and decorations for a model home and/or sales office within a new subdivision, provided that the total sign area of such signing for each model home does not exceed thirty-two square feet.

c. Open house. Temporary signs or banners attracting attention to an open house, having a maximum total sign area of sixteen square feet, to be in place a maximum of eight days in any thirty-day period.

15. Residential identification signs. Individual residence identification signs, including but not limited to, names of occupants, limited to a total combined sign area of two square feet, excluding street numbers and six feet in height.

16. Street addresses. Street address number mounted or painted on building walls or doorways.

17. Temporary sales and events. Banners, signs or decorative material for a temporary sale or event, or grand opening of a new facility on the same site. Such banners, signs and materials are limited to a combined total area of one-hundred square feet per site and a maximum time of forty-five days per year.

18. Window signs. Temporary window signs, either painted with water-soluble paint, or constructed of paper, cloth or similar expendable material, provided the total combined sign area is not more than twenty-five percent of the total window area on the street frontage of the building, and provided that such signs are in place no longer than thirty days in any sixty day period.

19. Under canopy signs. Signs placed under a canopy of a shopping center or other business, provided that such sign shall not exceed five feet in length and one foot in height. Under canopy signs shall be located perpendicular to the face of the building under the canopy, and they shall have a least an eight foot clearance between the bottom of the sign and the sidewalk or other pedestrian route.

20. Wall mural. Wall murals are representative or nonrepresentative art containing no lettering, numbers or logos relating to the goods or services sold by the owner of the mural. A wall mural may occupy the same wall surface with any other type company name, or logo, but these advertising messages shall have their own field and shall not physically overlap or be included within the viewing field of the mural.



21. Public service informational signs. Public service informational signs include permanent community identification signs, service organization signs, and temporary community event signs used for special occasions. Temporary community event signs may be installed for a maximum of sixty days per year.

22. On-site sale of farm products. One or more signs containing a total combined sign area of 16 square feet advertising products for sale that have been grown on-site. One or more signs containing a total combined sign area of 32 square feet advertising products grown and processed on-site.

23. Bed and breakfast guest facility. One appurtenant sign not to exceed two square feet and six feet in height.

24. Churches. One free standing sign with a total combined sign area of 64 square feet not exceeding 32 square feet for each of a maximum of two sides. The sign shall not exceed six feet in height.

#### **17.84.063 Sign Permitting Procedures.**

Signs shall be permitted and denied as set forth in this section.

A. Appurtenant signs as defined in Section 17.02.525 are allowed subject to design and development standards contained in Section 17.84.065.

B. Outdoor advertising signs as defined in Section 17.02.545 require issuance of a use permit as detailed in Section 17.92.020.

1. In acting on an application, the Planning Commission shall apply the criteria set forth in the design and development standards set forth in Section 17.84.065.

2. The approval of a use permit for a sign may be conditioned upon the dedication of land and the posting of a bond to guarantee the installation of public improvements, so long as any dedications or public improvements are reasonably related to the use for which the sign permit is approved. Any application approved under this section may be limited in time by the Planning Commission to a term set by the Planning Commission when the application is approved. The establishment, maintenance, and operation of any sign so permitted shall cease at the end of the term, if any, of the use permit. No use permit for a sign may be renewed, but a new application may be submitted.

#### **17.84.064 Prohibited Signs and Sign Materials.**

The following signs and sign materials are prohibited:

A. Animated signs. Signs with any moving, rotating, flashing, or otherwise animated light or component, except for traditional barber poles.

B. Changeable copy signs. Signs on which the copy changes during any 24 hour period using but not limited to, a lamp bank, or through mechanical means. This includes but is not limited to electronic message boards, large television or projector screens, and electrical or electronic time and temperature units.

C. Hazardous signs. Any sign that creates a traffic safety hazard by interfering with a driver's sight distance, including signs visible from any public road, street, or right of way containing colors of such brilliance as to blind or dazzle the vision of drivers, or signs which simulate or imitate the appearance of any traffic sign or signal, or which makes use of the words *ASTOP*, *AGO*, *ASLOW*, *TURN HERE*, *ADANGER*, or contain other words, phrases symbols, or characters otherwise likely to interfere with, mislead, or confuse drivers.

D. Obsolete signs. Any appurtenant sign identifying a use or activity that has not

occupied the site for more than six months. Any outdoor advertising sign advertising an activity that has not taken place for more than six months.

E. Signs on public property. Signs within a public street, road, or right-of-way, or placed on any other public property, except when placed on such property by the public agency having jurisdiction or expressly authorized by such public agency.

F. Signs on natural features and other structures. Signs affixed to or painted on trees, rocks, or other natural features, or on utility poles, street sign poles, traffic signal equipment and poles, or garbage receptacles.

G. Signs without permits. Any sign without a use permit, where such use permit is required.

H. Signs near residential districts. Any illuminated free-standing signs within fifty feet of any residential district.

I. Balloons and inflatable devices. Any sign consisting of a balloon or inflatable device.

J. Portable signs. Any portable sign other than an exempt temporary sign pursuant to Section 17.84.062 of this chapter, that is not permanently attached to the ground or a building. Portable signs include, but are not limited to A-frame signs and signs displayed on vehicles, and trailers when used as parked or stationary outdoor signs.

K. Roof signs as defined in Section 17.02.550 shall not be permitted in any zone.

#### **17.84.065 General Sign Standards.**

Applicable to all signs:

A. Sign area. Signs shall not exceed a combined size and area as delineated in Table 17.84.065.

B. Measurement of sign area. Sign area shall include the sum of the area enclosed within a geometric form or forms drawn around all writing, representations, emblems or designs on all surfaces of the sign which contain or is designed to contain the advertising.

C. Measurement of overall sign structure height. The overall height of a sign structure shall include the distance from the average finish grade of the property adjacent to the base of the sign up to and including the uppermost part of any supporting structure.

D. Permitted materials. Signs may be constructed of any materials that the Planning Director determines are structurally sufficient. The Planning Director may require an engineer's certification of structural sufficiency from the applicant.

E. Lights. Lights used to illuminate signs or advertising structures shall be installed so as to concentrate the illumination on the sign or advertising structure and minimize the glare or direct illumination upon a public street or adjacent property, and the source of light shall not be visible from adjacent properties or from a public street.

F. Maintenance of signs.

1. Signs and all components thereof, including supports, braces, faces, catwalks, anchors, and utility connections shall be kept in a state of good repair. All signs shall be subject to periodic inspections by the County. Failure to maintain any sign or the components thereof shall constitute a public nuisance.

2. Customary maintenance of a sign is permitted without a use permit.

a. Customary maintenance as used in this section, means any activity performed on a sign for the purpose of actively maintaining the display in its existing approved physical configuration and size dimensions at the specific location approved on the application for a use permit. It shall include, but not be limited to, changing the advertising copy or message and the

routine replacement of borders, trims, paints, posts, and other components.

b. A Customary maintenance@ shall not include any of the following:

i. Relocation of all or any portion of a sign or the components thereof.

ii. Any repair or refurbishing of a sign that exceeds 50% of the value of the sign in its preexisting state. For purposes of this provision, A value of the sign@ shall be the sum of the retail costs of the components of the sign calculated as of the date of the repair or refurbishing without regard to their income producing potential as either individual components or as a part of a sign. The value of the sign shall not include any consideration of the sign= s value as an income-producing asset.

G. Standards applicable to particular types of signs. Appurtenant signs and outdoor advertising signs:

1. Building signs.

a. Shall not extend above the roof line of the building.

b. All building signs projecting more than twelve inches from the building face, wall or canopy upon which it is displayed shall have at least eight feet of clearance between the sign and ground.

c. Outdoor advertising signs painted or attached to buildings shall in combination with the appurtenant building signs on that same building not exceed the total appurtenant building sign area allowed in Table 17.84.065.

d. Any single sign face may contain multiple advertisements or messages.

2. Freestanding:

a. No more than two faces per outdoor advertising sign structure shall be permitted.

b. Back-to-back and V-type signs shall be allowed, provided that they are on the same structure, and provided that they are uniform in size, and further provided that any V-type display has separation between sign faces of not more than thirty degrees.

c. Any single sign face may contain multiple advertisements or messages.

d. Each of the faces of a freestanding outdoor advertising sign shall not exceed a sign measurement of 12 feet high and 36 feet wide.

e. No freestanding outdoor advertising sign structure shall exceed an overall height of 50 feet.

f. Outdoor advertising signs shall be located 1000 feet apart when on the same side of a public road and at least 500 feet apart when on opposite sides of a public road.

g. Freestanding signs shall not project over public property, vehicular easements, or right-of-ways.

h. There shall be a minimum of 75 feet between any two freestanding signs on adjoining sites to ensure adequate visibility for all signs. The Planning Director may waive this requirement in situations where its enactment would be impractical due to the location of existing signs on adjacent property.

H. Signs in national recreation areas. In addition to the provisions of this section, any sign located in the National Recreation Area, Shasta Unit or Whiskeytown Unit Districts shall comply with all state and federal statutes and regulations applicable to signs located in those districts, including, but not limited to 36 C.F.R., part 292.

#### **17.84.066 Substitution of Copy and Non-conforming Signs**

A. Any sign authorized by this ordinance is allowed to contain noncommercial copy in lieu of any other copy. Copy includes any graphic, letter, numeral, symbol, insignia, text,

sample, model, device, or combination thereof which relates to advertising identification or notification.

B. This subsection sets forth requirements for the removal or alteration of signs that do not conform to the provisions of this section as of its effective date.

1. General Provisions:

a. An Aexisting@ sign is a sign that is legally existing or approved on the effective date of this section.

b. A Anon-conforming@ sign is a sign that is existing as of the effective date of this section which does not comply with the applicable standards set forth in this section.

c. A Aconforming@ sign is a sign that is existing as of the effective date of this section which complies with the standards set forth in this section.

2. Removal of non-conforming signs. Non-conforming signs shall be conformed, if conforming is possible, or removed as follows:

a. In accordance with the provisions set forth in Section 17.90.020.

b. For purposes of this provision and Section 17.90.020, the Aappraised value thereof@ of the sign shall be limited to the actual retail cost of the necessary physical components of the signs as of the date the maintenance or reconstruction is to take place without regard to their income-producing potential as either individual components or as a part of a sign. In calculating the cost of conforming or replacing the sign, no consideration shall be given to the sign=s value as an income-producing asset.

#### **17.84.067 Severability of Sign Ordinance.**

Nothing in this section is intended, or should be interpreted, to infringe upon any lawful right of free expression or speech protected by state or federal law, including, but not limited to, rights secured by the First Amendment of the United States Constitution. If any section, sentence, subsection, clause, phrase, term, work, or provision of this section is found by a court of competent jurisdiction to be invalid, void or unenforceable, in whole or in part, the remainder of the section shall remain in full force and effect not withstand the invalidated section, sentence, subsection, clause, phrase, term, word, or provision.

#### **17.84.068 Sign Variances.**

An applicant may apply for a variance from the terms of this section pursuant to the provision of this section.

A. Standards governing variances. A variance shall be granted only when such variance would be permissible under the provisions of Government Code, Section 65906. No other variances shall be granted.

B. Procedures for obtaining a variance. Any person may apply to the Planning Commission for a variance from the terms of this section. The procedures set forth in section 17.92.010 shall be applicable to any application for a variance. Unless an appeal to the Board of Supervisors is timely filed and prosecuted, the decision of the Planning Commission on any application for a variance shall be final.

#### **17.84.069 Sign Appeals**

Review of determinations of the Planning Commission are subject to the provisions of the Code of Civil Procedures, Section 1094.8. Either the applicant for a variance or any interested person may appeal the decision of the Planning Commission on any application for a use permit

or variance to the Board of Supervisors. If this course of appeal is chosen, the procedures set forth in Section 17.92.030 shall be applicable to any application for a variance.

**17.84.070 Zone walls.**

Requirements for zone walls are as follows:

A. Urban Areas. A use proposed in a commercial (C) or industrial (I) district that abuts an R-1, R-M, R-2, R-3 or MHP district, or a proposed multiple-family residential use that abuts an R-1 district, shall have a solid masonry concrete wall or planted berm six feet in height, constructed along the rear and/or interior side lot line, except for the twenty feet nearest the front lot line, the wall or berm shall be only three feet high.

B. Rural Areas. For a use proposed in a commercial (C) or industrial (I) district that abuts a resource district or an R-R or R-L district, or a proposed commercial or light industrial use in an MU district that abuts a resource or residential district, a screened cyclone fence may be substituted for the block wall or berm.

C. Unclassified District. If a proposed commercial or industrial use or abutting property is in a U district, the criteria of subsections A and B shall be applied, as appropriate.

D. Height Measurement and Location. The height of the wall, berm or fence shall be determined by the vertical distance measured from the top of the wall, berm or fence to the lowest point within three feet of the wall, berm or fence on the commercial or industrial property. The wall, berm or fence shall be constructed on or immediately adjacent to the line dividing the residential and commercial or industrial properties.

E. Exceptions. If a use permit is issued, exceptions to the zone wall regulations may be made, in whole or part, if it is found that there is a topographic or natural vegetative barrier that will serve to divide the potentially incompatible uses, or if there is a significant distance between the uses that will provide the same buffering.

| Zone District            | <b><u>TABLE 17.84.065</u></b>  |  | Outdoor advertising Signs |
|--------------------------|--|--|---------------------------|
|                          | <b><u>SIGN REQUIREMENTS</u></b>  |  |                           |
|                          | Appurtenant Signs  |  |                           |
|                          | Notes: a. NP indicates A not permitted.<br>b. Sign area includes both sides of a double faced sign.<br>c. $\geq$ means greater than or equal to<br>d. $\leq$ means less than or equal to |  |                           |
|                          | Building Signs:  | Free-Standing On-Site Signs: Based on Lot Frontage (Ground Signs & Pole Signs) |                           |
| Limited Agriculture A-1  | NP   | NP   | NP                        |
| Exclusive Agriculture EA | NP   | NP   | NP                        |
| Timber Production        | NP   | NP   | NP                        |
| Timberland               | NP   | NP   | NP                        |
| Mineral Resource         | NP   | NP   | NP                        |
| Habitat Protection       | NP   | NP   | NP                        |
| Open Space               | NP   | NP   | NP                        |
| NRA Shasta and           | NP   | NP   | NP                        |

| Zone District   | <b><u>TABLE 17.84.065</u></b>  |   | Outdoor advertising Signs |
|---|--|---|---------------------------|
|   | <b><u>SIGN REQUIREMENTS</u></b>  |   |                           |
|   | Appurtenant Signs  |   |                           |
|   | Notes: a. NP indicates Anot permitted.@<br>b. Sign area includes both sides of a double faced sign.<br>c. $\geq$ means greater than or equal to<br>d. $\leq$ means less than or equal to |   |                           |
|   | Building Signs:  | Free-Standing On-Site Signs: Based on Lot Frontage (Ground Signs & Pole Signs)  |                           |
| Whiskeytown Units<br><i>Residential</i>                                       |  |   |                           |
| National Recreation Area<br>Shasta and Whiskeytown Units<br><i>Commercial</i> | one sq. ft. of sign area per one lin. ft. of building frontage   | $\leq$ 40 sq. ft. of sign area, $\leq$ 8 ft. in length and $\leq$ 15 ft. high, subdued in appearance, harmonizing in design and color with surroundings | NP                        |
| Designated Floodway   | NP   | NP  | NP                        |
| Limited Residential   | NP   | NP  | NP                        |
| Rural Residential   | NP   | NP  | NP                        |

| Zone District                  | <b><u>TABLE 17.84.065</u></b>                            |  | Outdoor<br>advertising<br>Signs |
|--------------------------------|--|--|---------------------------------|
|                                | <b><u>SIGN REQUIREMENTS</u></b>                          |  |                                 |
|                                | Appurtenant Signs  |  |                                 |
|                                | Notes: a. NP indicates Anot permitted.@                  |  |                                 |
|                                | b. Sign area includes both sides of a double faced sign. |  |                                 |
|                                | c. $\geq$ means greater than or equal to                 |  |                                 |
|                                | d. $\leq$ means less than or equal to                    |  |                                 |
|                                | Building<br>Signs:                                       | Free-Standing On-Site Signs: Based on Lot<br>Frontage (Ground Signs & Pole Signs)  |                                 |
| Interim Residential            | NP   | NP   | NP                              |
| One-Family<br>Residential      | NP   | NP   | NP                              |
| Two-Family<br>Residential      | NP   | NP   | NP                              |
| Multiple-Family<br>Residential | NP   | NP   | NP                              |
| Mobile Home Park               | NP   | One free-standing sign, $\leq$ 50 sq. ft. and $\leq$ 42 inches high, or 6 ft. high if $\geq$ 35 ft. from center of driveway or a curb return at intersection | NP                              |
| Existing                       | NP   | NP   | NP                              |



| Zone District               | <b><u>TABLE 17.84.065</u></b>   |   | Outdoor<br>advertising<br><br>Signs |
|-----------------------------|---|---|-------------------------------------|
|                             | <b><u>SIGN REQUIREMENTS</u></b>   |   |                                     |
|                             | Appurtenant Signs   |   |                                     |
|                             | Notes: a. NP indicates A not permitted.@<br>b. Sign area includes both sides of a double faced sign.<br>c. $\geq$ means greater than or equal to<br>d. $\leq$ means less than or equal to |   |                                     |
|                             | Building<br>Signs:  | Free-Standing On-Site Signs: Based on Lot<br>Frontage (Ground Signs & Pole Signs)   |                                     |
| Residential                 |   |   |                                     |
| Local Convenience<br>Center | One sq. ft. of sign area per one lin. ft. of building frontage  | 1) For $\geq 100$ lin. ft.: 1 free standing sign $\leq 100$ sq.ft, or double faced $\leq 50$ sq. ft. per side and $\leq 20$ high. Set a min. of 12 ft. from front or street side property line or road right of way. Sign set in a landscape island a min. of <b>2</b> of total sign area.<br><br>2) For $< 100$ lin. ft., 1 free standing sign $\leq 50$ sq. ft. and $\leq 42$ inches high or 6 ft. high if $\geq 35$ ft. from center of driveway or a curb return at intersection | NP                                  |
| Community<br>Commercial     | One and one half sq. ft. of   | 1) For $< 100$ lin. ft.: 1 ground sign $\leq 50$ sq. ft. and $\leq 42$ inches high or 6 ft.   | One sign or structure other         |

| Zone District | <p style="text-align: center;"><b><u>TABLE 17.84.065</u></b></p> <p style="text-align: center;"><b><u>SIGN REQUIREMENTS</u></b></p> <p style="text-align: center;">Appurtenant Signs</p> <p>Notes: a. NP indicates Anot permitted.@</p> <p>b. Sign area includes both sides of a double faced sign.</p> <p>c. <math>\geq</math> means greater than or equal to</p> <p>d. <math>\leq</math> means less than or equal to</p> |   | Outdoor advertising Signs  |
|---------------|--|---|--|
| Commercial    | Building Signs:  | Free-Standing On-Site Signs: Based on Lot Frontage (Ground Signs & Pole Signs)  | than those appurtenant to any permitted use, except they shall not be permitted in shopping centers. |
|               | sign area per one lin. ft. of building frontage  | <p>high if <math>\geq</math> 35 ft. from center of driveway or a curb return at intersection</p> <p>2) For <math>\geq</math> 100 lin. ft.: 1 free standing sign <math>\leq</math> 300 sq. ft., or double faced <math>\leq</math> 150 sq. ft. per side, and <math>\leq</math> 30 high. Set a min. of 12 ft. from front or street side property line or road right-of -way. Sign set in a landscape island a min. of 2 of total sign area. A portion of the allowed sign area may be allocated to off-site signs identifying two or more establishments located in this district and sharing adjoining lots for parking and access.</p> |  |

| Zone District      | <p style="text-align: center;"><b><u>TABLE 17.84.065</u></b></p> <p style="text-align: center;"><b><u>SIGN REQUIREMENTS</u></b></p> <p style="text-align: center;">Appurtenant Signs</p> <p>Notes: a. NP indicates Anot permitted.@</p> <p>b. Sign area includes both sides of a double faced sign.</p> <p>c. <math>\geq</math> means greater than or equal to</p> <p>d. <math>\leq</math> means less than or equal to</p> |   | Outdoor advertising Signs  |
|--------------------|--|---|--|
|                    | Building Signs:  | Free-Standing On-Site Signs: Based on Lot Frontage (Ground Signs & Pole Signs)  |  |
|                    |  | 3) For $\geq 300$ lin. ft.: 1 additional free standing sign $\leq 300$ sq.ft and $\leq 30$ high   |  |
| Office Commercial  | one sq. ft. of sign area per one lin. l ft. of building frontage   | 1) For $\geq 100$ lin. ft.: 1 free standing sign $\leq 150$ sq.ft and $\leq 25$ high<br><br>2) For $< 100$ lin. ft.: 1 free standing sign $\leq 50$ sq. ft. and $\leq 42$ inches high or 6 ft. high if $\geq 35$ ft. from center of driveway or a curb return at intersection | NP   |
| Highway Commercial | one and one half sq. ft. of sign area per one lin. ft. of building frontage  | 1) For $< 100$ lin. ft.: 1 free standing sign $\leq 50$ sq. ft. and $\leq 42$ inches high or 6 ft. high if $\geq 35$ ft. fro center of driveway or a curb return at intersection<br><br>2) For $> 100$ lin. ft.: 1 free standing sign   | One sign or structure other than those appurtenant to any permitted use. |

| Zone District               | <p style="text-align: center;"><b><u>TABLE 17.84.065</u></b></p> <p style="text-align: center;"><b><u>SIGN REQUIREMENTS</u></b></p> <p style="text-align: center;">Appurtenant Signs</p> <p>Notes: a. NP indicates Anot permitted.@</p> <p>b. Sign area includes both sides of a double faced sign.</p> <p>c. <math>\geq</math> means greater than or equal to</p> <p>d. <math>\leq</math> means less than or equal to</p> |   | Outdoor advertising Signs                                 |
|-----------------------------|--|---|---|
|                             | Building Signs:  | Free-Standing On-Site Signs: Based on Lot Frontage (Ground Signs & Pole Signs)  |   |
|                             | frontage   | $\leq$ 300 sq.ft and $\leq$ 30 high<br><br>3) For $\geq$ 300 lin. ft.: 1 additional free standing sign $\leq$ 300 sq.ft and $\leq$ 30 high  |   |
| Commercial Recreation       | one sq. ft. of sign area per one lin. ft. of building frontage   | 1) For $<$ 100 lin. ft.: 1 free standing sign $\leq$ 50 sq. ft. and $\leq$ 42 inches high or 6 ft. high if $\geq$ 35 ft. from center of driveway or a curb return at intersection<br><br>2) For $\geq$ 100 lin. ft.: 1 free standing sign $\leq$ 150 sq.ft and $\leq$ 25 high | NP  |
| Commercial-Light Industrial | one sq. ft. of sign area per one lin. ft. of building  | 1) For $<$ 100 lin. ft.: 1 free standing sign $\leq$ 50 sq. ft. and $\leq$ 42 inches high or 6 ft. high if $\geq$ 35 ft. from center of driveway or a curb return at intersection   | One sign or structure other than those appurtenant to any |

| Zone District    | <b><u>TABLE 17.84.065</u></b><br><b><u>SIGN REQUIREMENTS</u></b><br>Appurtenant Signs  |   | Outdoor advertising Signs  |
|------------------|--|---|--|
|                  | Notes: a. NP indicates Anot permitted.@<br>b. Sign area includes both sides of a double faced sign.<br>c. $\geq$ means greater than or equal to<br>d. $\leq$ means less than or equal to |   |  |
|                  | Building Signs:  | Free-Standing On-Site Signs: Based on Lot Frontage (Ground Signs & Pole Signs)  |  |
|                  | frontage   | <b>2) For <math>\geq</math> 100 lin. ft.:</b> 1 free standing sign < 200 sq.ft and $\leq$ 30 high   | permitted use.   |
| Mixed Use        | one sq. ft. of sign area per one lin. ft. of building frontage   | 1) For < 100 lin. ft.: 1 free standing sign $\leq$ 50 sq. ft. and $\leq$ 42 inches high or 6 ft. high if $\geq$ 35 ft. from center of driveway or a curb return at intersection<br>2) For $\geq$ 100 lin. ft.: 1 free standing sign $\leq$ 100 sq. ft. and $\leq$ 25 ft. high | One sign or structure other than those appurtenant to any permitted use. On parcels that are currently developed for commercial use. |
| Light Industrial | one sq. ft. of sign area per   | 1) For < 100 lin. ft.: 1 free standing sign $\leq$ 50 sq. ft. and $\leq$ 42 inches high or  | One sign or structure other  |

| Zone District      | <p style="text-align: center;"><b><u>TABLE 17.84.065</u></b></p> <p style="text-align: center;"><b><u>SIGN REQUIREMENTS</u></b></p> <p style="text-align: center;">Appurtenant Signs</p> <p>Notes: a. NP indicates Anot permitted.@</p> <p>b. Sign area includes both sides of a double faced sign.</p> <p>c. <math>\geq</math> means greater than or equal to</p> <p>d. <math>\leq</math> means less than or equal to</p> |   | Outdoor advertising Signs  |
|--------------------|--|---|--|
|                    | Building Signs:  | Free-Standing On-Site Signs: Based on Lot Frontage (Ground Signs & Pole Signs)  |  |
|                    | one lin. ft. of building frontage  | 6 ft. high if $\geq$ 35 ft. fro center of driveway or a curb return at intersection<br><br>2) For $\geq$ 100 lin. ft.: 1 free standing sign < 2300 sq.ft and $\leq$ 30 high<br><br>3) For > 300 lin. ft.: 1 additional free standing sign $\leq$ 200 sq.ft and $\leq$ 30 high | than those appurtenant to any permitted use.                             |
| General Industrial | one sq. ft. of sign area per one lin. ft. of building frontage   | 1) For < 100 lin. ft.: 1 free standing sign $\leq$ 50 sq. ft. and $\leq$ 42 inches high or 6 ft. high if $\geq$ 35 ft. from center of driveway or a curb return at intersection.<br><br>2) For $\geq$ 100 lin. ft.: 1 free standing sign                                      | One sign or structure other than those appurtenant to any permitted use. |

| Zone District                 | <p style="text-align: center;"><b><u>TABLE 17.84.065</u></b></p> <p style="text-align: center;"><b><u>SIGN REQUIREMENTS</u></b></p> <p style="text-align: center;">Appurtenant Signs</p> <p>Notes: a. NP indicates Anot permitted.@</p> <p>b. Sign area includes both sides of a double faced sign.</p> <p>c. <math>\geq</math> means greater than or equal to</p> <p>d. <math>\leq</math> means less than or equal to</p> |  | Outdoor advertising Signs |
|-------------------------------|--|--|---------------------------|
|                               | Building Signs:  | Free-Standing On-Site Signs: Based on Lot Frontage (Ground Signs & Pole Signs)   |                           |
|                               |  | $\leq$ 200 sq.ft and $\leq$ 30 high.<br><br>3) For $\geq$ 300 lin. ft.: 1 additional free standing sign < 2300 sq.ft and $\leq$ 30 high. |                           |
| Public Facilities             | NP   | NP   | NP                        |
| Planned Development           | The sign allowances will be stipulated in the ordinance written for each planned development.  |  |                           |
| Unclassified                  | The sign allowances will be as stipulated in the zone district that conforms to the underlying General Plan designation.   |  |                           |
| Restrictive Flood             | See primary zone district  |  |                           |
| Scenic Highway                | See primary zone district  |  | NP                        |
| Redding Airport Specific Plan | See primary zone and all signs shall be unlighted or have indirect illumination from inside of the sign cabinet or from<br>an outside fixture which distributes the light evenly on the  |  | NP                        |

|               |   |  |                           |
|---------------|---|--|---------------------------|
| Zone District | <b><u>TABLE 17.84.065</u></b><br><b><u>SIGN REQUIREMENTS</u></b><br><br>Appurtenant Signs<br><br>Notes: a. NP indicates Anot permitted.@<br><br>b. Sign area includes both sides of a double faced sign.<br><br>c. $\geq$ means greater than or equal to<br><br>d. $\leq$ means less than or equal to |  | Outdoor advertising Signs |
|               | Building Signs:   | Free-Standing On-Site Signs: Based on Lot Frontage (Ground Signs & Pole Signs) |                           |
|               | an outside fixture which distributes the light evenly on the sign.  |  |                           |