

ORDINANCE NO. 98-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON, STATE OF CALIFORNIA, AMENDING CHAPTER 19.02 OF THE MUNICIPAL CODE, THE SIGN ORDINANCE

WHEREAS, the City of American Canyon adopted its Zoning Ordinance, including the Sign Ordinance, in October of 1996; and

WHEREAS, the City of American Canyon Planning Commission had expressed an interest in reviewing the Sign Ordinance after a reasonable period of time to determine its on-going effectiveness for the City; and

WHEREAS, the Planning Commission conducted a public workshop on the Sign Ordinance on February 12, 1998; and

WHEREAS, after discussion at the public workshop, the Planning Commission directed Staff to set the matter for public hearing; and

WHEREAS, the Planning Commission held duly noticed public hearings on the Sign Ordinance on March 26, 1998, and April 9, 1998, at which all those in attendance were given the opportunity to be heard; and

WHEREAS, the Planning Commission considered all written and oral testimony given at the public hearing before taking action to forward its recommendation to the City Council regarding the proposed amendments to the Sign Ordinance; and

WHEREAS, the City Council held a duly noticed public hearing to consider the recommendations of the Planning Commission on the proposed amendments to the Sign Ordinance; and

WHEREAS, the City Council considered all written and oral testimony given at the public hearing before taking action on the proposed amendments as outlined in Exhibit A attached hereto and incorporated herein by reference.


NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AMERICAN CANYON DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Article 4, Chapter 19.02 of the Municipal Code is hereby amended as shown using the "strike-out and underline" format in Exhibit A attached hereto and incorporated by reference.

SECTION 2. The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall within fifteen days of its adoption cause it or a summary of it to be published in a newspaper published and circulated in the City and thereupon and thereafter this Ordinance shall take effect and be in force according to law.

The foregoing Ordinance was introduced and read at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 21st day of May, 1998, and was passed and adopted at a regular meeting of the City Council of the City of American Canyon, State of California, held on the 4th day of June, 1998, by the following vote:

AYES:	Cypher, Maples, Anderson, Colcleaser
NOES:	None
ABSTAIN:	None
ABSENT:	Kudrna



Roger Cypher, Mayor

ATTEST:

APPROVED AS TO FORM:



Mark Joseph, City Clerk



William D. Ross, City Attorney

Chapter 19.16
Sign Regulations

Sections:

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19.16.010 Purposes and Intent

A. Purposes

The purposes of these sign regulations are to:

1. Encourage the effective use of signs as a means of communication in the City while avoiding visual clutter;
2. Maintain and enhance the aesthetic environment and the City's ability to attract sources of economic development and growth;
3. Protect and improve pedestrian and traffic safety;
4. Minimize the possible adverse effect of signs on nearby public and private property;
5. Enable the fair and consistent enforcement of these sign restrictions, and;
6. Implement the goals and policies of the General Plan and further the purposes of the Zoning Ordinance.

B. Intent

The intent of this Chapter is specifically to:

1. Establish a permit system to allow a variety of types of signs in commercial and industrial districts, and a limited variety of signs in other districts, subject to the standards and the permit procedures of this Chapter;
2. Allow certain signs that are small, unobtrusive, and incidental to the principal use of the sites on which they are located, subject to the substantive requirements of this Chapter, but without a requirement for permits;
- ~~3. Provide for temporary signs without commercial messages in limited circumstances in the public right-of-way;~~
3. Prohibit all signs not expressly permitted by this Chapter;
4. Abate non-conforming signs, and;
5. Provide for the enforcement of the provisions of this Chapter.

19.16.020 Applicability

A sign may be constructed, erected, placed, established, painted, created or maintained in the City only in conformance with the standards, procedures, exemptions and other requirements of this Chapter.

19.16.030 Exempted Signs

The following signs shall be exempt from regulation under this Chapter:

- A. Any sign erected and maintained pursuant to, and in discharge of any governmental function or required by any law, ordinance or governmental regulation.
- B. Emergency warning signs erected by a governmental agency, a public utility company, or a contractor doing authorized or permitted work within the public right-of-way.
- C. Painting, cleaning, exact replacement and normal maintenance and repair of a sign.

- D. Any sign inside a building, not attached to a window or door, that is not legible from a distance of more than three feet beyond the lot line of the lot or parcel on which such sign is located.
- E. Signs located within malls, courts, arcades, porches, patios and similar areas where such signs are not visible from any point on the boundary of the premises. Such signs are not, however, exempt from structural, electrical or material specifications as set forth in the Uniform Building Code.
- F. Holiday lights and decorations with no commercial message placed no more than six weeks prior to, and one week after the associated holiday.
- G. On-site directional and traffic-control signs that contain no commercial message and do not exceed two square feet in area or five feet in height.
- H. Commemorative plaques of recognized historical societies and organizations.
- I. Signs on vehicles that provide public transportation, including, but not limited to, buses and taxicabs.
- J. Signs on licensed commercial vehicles, including trailers that are painted on the vehicle or attached to its doors; provided, however, that such vehicles are not utilized as parked or stationary outdoor display signs.
- K. One sign attached to and parallel to the front of a building or occupant entrance of up to two square feet in sign area, that contains no commercial message.
- L. One sign per unit not exceeding 4 square feet or 3 feet in height.
- M. One unlighted real estate sign per residential unit, not exceeding six square feet in sign area or five feet in height, that contains no commercial message.
- N. Directional signs for directing prospective buyers to property offered for sale not exceeding four square feet in area and three feet in height. Such signs shall be located outside of any public right-of-way and may be displayed for up to 48 hours.
- O. Signs pertaining to an election in which a candidate or ballot measure will be voted on and not exceeding a total sign area of 32 square feet in sign area. Such signs shall not be displayed

earlier than 90 days prior to the election and shall be removed within 10 days thereafter, except that a sign on behalf of a candidate who is successful in a primary election may be retained for the general election. No such sign shall be a roof sign. Removal of political signs shall be the responsibility of the property owner.

- P. Flags of the United States, State of California, City of American Canyon and any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction, flown from a pole the height of which is no more than the maximum permitted height for structures in the applicable zoning district. Any flag not meeting any one of these conditions shall be considered a banner sign and shall be subject to regulation as such.
- Q. ~~Special event signs, including but not limited to, search lights, beacons, pennants and streamers banners, and A or T frame signs for non-profit organizations.~~ The sign areas of special event building signs and freestanding signs shall not exceed more than half of the sign area allowed for similar permanent signs. Special event signs may be posted a maximum of ~~two~~ four times per year per business or organization, and for no more than ~~14~~ 30 consecutive days at a time. The location, size, and height of the Special Event Sign requires the review and approval of the Planning Director for conformance to the City's Sign Ordinance prior to installation.

19.16.040 Signs Allowed by Permit

The signs listed in Table S-1 may be allowed in the designated zoning districts, subject to the issuance of a permit per Section 6.

A. Size, Number and Height Limitations

The size, number, and height of signs for a site, building or project shall conform with the requirements of Table S-1.

B. Maximum Total Wall Sign Area

The maximum total wall sign area allowed for a building or tenant shall be based on the lineal frontage (Based on total horizontal width of business, exclusive of any jogs or variation to wall plane) of the primary business facade. A portion of this total sign area may be allocated to one or more secondary facades. If a business faces both Highway 29 and an arterial road, the signage for the wall facing the arterial road may be calculated separately under the wall signage ratio established for businesses without Highway 29 frontage.

C. Computations

The following principles shall control the computation of sign area and sign height.

1. *Computation of area of individual signs.* The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning ordinance regulations and is clearly incidental to the display itself.
2. *Computation of area of multi-faced signs.* The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When two identical sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than 42 inches apart, the sign area shall be computed by the measurement of one of the faces.
3. *Computation of height.* The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of (1) existing grade prior to construction or (2) the newly-established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the lot, whichever is lower.

19.16.050 Sign Programs

A sign program shall be required for all new commercial, office and industrial centers consisting of three (3) or more tenant spaces. A property owner may also have the option of filing for a sign

program for an existing multi-tenant building or buildings. The purpose of a sign program is to integrate signs with building and landscaping design to form a unified architectural statement.

No permit shall be issued for an individual sign within a center where a sign program has been established until it has been determined consistent with the applicable program.

A. Application

For any lot, site or building on which the placement of one or more signs, requires a sign program, the owner, developer or leasing agent shall submit to the Director the following:

1. An accurate plot plan of the lot, at such scale as the Director may reasonably require, showing the locations of pertinent buildings, parking lots, driveways, and landscaped areas on such lot.
2. Locations and dimensions of all existing and proposed signs, including the height of monument and freestanding signs. Window signs may be shown by indicating the window areas to be covered by signs and the general type of materials to be used; the exact dimension or nature of every window sign need not be specified.
3. Exhibits showing the design, materials, colors and method of lighting for all signs.
4. The sign program shall specify standards for consistency among all signs on the lots affected by the Plan with regard to location, sign proportions, materials, color schemes, lettering and graphic styles, and lighting.
5. If any new or amended sign program is filed for a site on which existing signs are located, it shall include a schedule for bringing into conformance, within one year, all signs not conforming to the proposed new or amended plan or to the requirements of this Chapter in effect on the date of submission.

B. Sign Programs for Planned Commercial Centers

Proposed Commercial Centers containing 5 acres or more in area are subject to a sign program approved by the Planning Commission as part of a Conditional Use Permit, Site Plan Review, or similar entitlement request. Sign area and heights may be greater than those specified in

Table S-1 as may be determined under the Conditional Use Permit subject to the findings set forth in Section 6 (D).

C. Kiosk Sign Program

No off-site subdivision directional signs may be permitted except those provided under a Kiosk Sign Program as may be approved by the Planning Commission. The Commission review will include size, height, design, materials and colors of proposed kiosk, along with locations and maximum number of kiosk signs within the City. In addition, the following standards are applicable.

1. The panel and sign structure design shall be in accordance with Figure 16-1.
2. No kiosk sign structure shall be located less than 300 feet from an existing or previously approved kiosk site, except in the case of signs on different corners of an intersection.
3. All kiosk signs shall be placed on private property with written consent of the property owner or on City right-of-way pursuant to a City encroachment permit.
4. A kiosk sign location plan shall be prepared, showing the site of each kiosk directional sign, and shall be approved by the Director prior to the issuance of a sign permit.
5. There shall be no additions, tag signs, streamers, devices, display boards, or appurtenances, added to the kiosk signs as originally approved, no other non-permitted directional signs, such as poster or trailer signs, may be used.
6. All non-conforming subdivision kiosk directional signs associated with the subdivision in question must be removed prior to the placement of directional kiosk sign(s).

D. Optional Provisions

A sign program may contain such other restrictions as the owners of the lots may reasonably determine.

E. Binding Effect

After approval of a sign program, no sign shall be erected, placed, painted or maintained, except in conformance with such plan, and any such plan may be enforced in the same way as any provision of this Title. In case of any conflict between the provisions of such a Plan and any other provision of this Chapter, the Chapter shall control.

F. Amendment

A sign program may be amended by filing a new plan that conforms with all requirements of this Chapter then in effect.

19.16.060 Permit Procedures

The following procedures shall govern the application for, and issuance of all sign permits under this Chapter, and the submission and review of sign programs.

A. Permit Applications

All applications for sign permits and for approval of a sign program shall be submitted to the Planning Department on forms specified by the Planning Director. An application shall be accompanied by any fee established by the City Council.

1. Such applications shall be accompanied by detailed drawings to show the dimensions, design, structure, and location of each particular sign, to the extent that such details are not contained on a sign program in effect for the lot, along with such other information needed for the Director or Planning Commission to determine compliance with the provisions of this Chapter. One application and permit may include multiple signs on the same lot or in the same project.
2. If plans submitted for a zoning clearance, development plan or conditional use permit include sign plans in sufficient detail that the permit-issuing authority can determine whether the proposed sign or signs comply with the provisions of this Chapter, then issuance of the requested clearance, plan or permit may constitute approval of the proposed sign(s) or signage plan if so stipulated.

B. Review Authority

Sign permits and sign programs shall be reviewed and approved, conditionally approved, or denied by the Director, except for the following, which shall be decided upon by the Planning Commission:

1. Freestanding signs that exceed eight feet in height.
2. Sign programs for projects of two acres or more.
3. Kiosk sign program for off-site subdivision directional signs.
4. Individual signs exceeding 40 square feet in area.
5. Signs of unique design, character, and/or merit which are determined by the Director to require special consideration.
6. Electronic reader boards, as defined herein, may be permitted upon approval of a Use Permit in each case. All messages or images shall be faded in and out only and any message or image must be scrolled rather than flashed, and otherwise conform to the Sign Ordinance.
7. Referrals from the Director.
8. Appeals of Planning Director decisions.

C. Decision of the Planning Director

The Planning Director or his/her designee shall accept and review sign applications for conformance with this Chapter. Applications shall be referred to other departments as appropriate to provide opportunity for comments. If, after reviewing the application and receiving comments it is determined that the proposed application complies with provisions of this Chapter, the Planning Director shall issue a permit to install the sign.

D. Required Findings by Planning Commission

Approval of a sign permit or sign program may be granted by the Planning Commission only if all of the following findings are made:

1. The application complies with all applicable provisions of this Chapter and any applicable approvals granted for the project by any decision-making authority.
2. The application complies with any applicable design guidelines, plans and policies adopted by the Planning Commission or City Council.
3. The application complies with any sign program in effect for the property.

E. Assignment of Sign Permits

A valid sign permit shall be freely assignable to a successor as owner of the property or holder of a business license for the same premises.

F. Additional Permits

Building, electrical, and fire permits shall be obtained for signs as required by federal, state, and local laws.

19.16.070 Prohibited Signs

All signs not expressly permitted or exempted from regulation under this Chapter are prohibited. Prohibited signs include, but are not limited to:

- A. Illegal signs, as defined in Section 19.16.070.
- B. Animated, moving and flashing signs.
- C. Beacons.
- D. Windblown devices, such as pennants, streamers, balloons, and permanent banners, not ~~permanently mounted~~ and approved by a sign permit or as expressly exempted by Section 19.16.030.
- E. Strings of lights not permanently mounted to a rigid background, except those exempted by Section 19.16.030.
- F. Inflatable signs and tethered balloons.

- G. Off-site subdivision directional signs except as may be approved under a sign program.
- H. Roof signs.
- I. Projecting signs.
- J. Portable signs unless used for directional purposes pursuant to Section 19.16.030.
- K. Flashing signs.
- L. Signs on vehicles, including trailers, that are not used for pick-up, delivery or servicing purposes, and are utilized as parked or stationary signs.
- M. Any sign identifying a use, facility or service which is not located on the premises other than those that may be expressly permitted by this Ordinance.

19.16.080 Nonconforming Signs

- A. A legally-established sign that fails to conform to this Chapter shall be allowed continued use, except that the sign shall not be:
 - 1. Expanded, moved or relocated.
 - 2. Re-established after a change in use.
- B. Sign copy and sign faces may be changed on nonconforming signs when there is no change to the primary use of the site or when only a portion of a multiple-tenant sign is being changed.
- C. Nonconforming signs shall not prevent the installation of conforming signs.
- D. Any nonconforming sign may be required to be brought into conformance or abated in conjunction with the approval of any permit requiring discretionary approval by the Planning Director, Planning Commission or City Council.

19.16.090 Sign Removal

- A. The following signs shall be subject to removal:

1. *Prohibited signs* - Any sign prohibited by Section 19.16.070.
 2. *Illegal signs* - Any sign erected or altered in violation of any ordinance or regulation in effect at the time of its erection or alteration.
 3. *Abandoned signs* - A sign which advertises or identifies a business, lessor, owner, product, service, or activity which has been discontinued on the premises for a period of 30 days or more and which is hereby declared a public nuisance.
 4. *Damaged signs* - Any nonconforming sign which has been more than 50 percent damaged, and the damage cannot be corrected simply by copy replacement.
 - ~~5. *Temporary signs* that do not conform to the provisions of this Chapter, including temporary banners, pennants, flags, window signs, vehicular signs not exempted by Section 3, and portable signs. Such signs shall be removed within 90 days of the effective date of this Chapter, without compensation, or be brought into conformity with this Chapter.~~
 5. Any sign which is or may become a danger to the public or is unsafe.
 6. Any sign which constitutes a traffic hazard not created by relocation of streets or highways or by acts of any city or county.
 8. Any sign failing to comply with the design, construction and maintenance standards.
- B. The Planning Director shall remove or cause the removal of any sign constructed, altered or maintained in violation of this Chapter.
1. Such removal may occur 15 days after the date of mailing of registered or certified written notice to the owner of the sign, if known, at the last known address or to the owner of the property as shown on the latest assessment roll, or to the occupant of the property at the property address. The notice shall describe the sign and specify the violation involved, and indicate that the sign will be removed if the violation is not corrected within 15 days.
 2. If the owner disagrees with the opinion of the Director, the owner may, within the said 15-day period, request a hearing before the Planning Commission to determine the existence of a violation.

3. In addition to other remedies hereunder, the City shall have the right to recover from the owner or person placing such a sign the full costs of removal and disposal of such sign.

19.16.100 Design, Construction and Maintenance

All signs shall be designed, constructed, and maintained in accordance with the following standards:

- A. All signs shall be consistent with any adopted design guidelines.
- B. All signs shall comply with applicable provisions of the City's building and electric codes.
- C. Except for banners, flags, temporary signs, and window signs, all signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
- D. Banners, canopies, suspended signs, and flags shall maintain a vertical clearance of nine feet from any sidewalk, private driveway or parking area.
- E. The illumination of a sign within 300 feet of, and visible from a residential district, measured along the radius of a 180-degree arc extending from a sign face, shall be the minimum necessary to provide readability.
- F. All signs shall be maintained in good structural condition, and in conformance with this Chapter.

19.16.110 Exceptions

The Planning Commission may, at a duly noticed public hearing, approve an Exception to any of the area, height, and width standards set forth in this Chapter upon making the following Findings:

- A. That the proposed sign or signs does not exceed any of the adopted area, height, and width standards by more than 20%; and
- B. That the scale, mass, and proportion of the proposed sign is in keeping with any existing or contemplated development on the property; and
- C. That the proposed increase in area, height, or width will not result in an unsightly or obnoxious appearance; and

- D. That the sign will not impair the visibility of any other permitted signs on the site or adjacent properties; and
- E. That the location of the proposed sign will not interfere with sight distance from any access or egress point on the property; and
- F. That the required amount of landscaping around the base of the sign is increased in an amount equal to the percentage of the Exception (i.e. if the area of the sign is increased by 20%, the area of landscaping at the base must also be increased by 20%); and
- G. That the granting of the Exception will not be detrimental to the health, safety, peace, comfort, or general welfare of persons residing or working in the vicinity of the proposed sign.

19.16.120 Definitions and Interpretation

Words and phrases used in this Chapter shall have the meanings set forth in this section. Words and phrases not defined in this section but defined elsewhere in the Zoning Ordinance shall be given the meanings set forth in the Ordinance. All other words and phrases shall be given their common, ordinary meaning, unless the context clearly requires otherwise.

animated sign Any sign that uses movement or change of lighting to depict action or create a special effect or scene, or gives the visual impression of such movement

banner Any sign of lightweight fabric or similar material that is permanently mounted to a support or a building by a permanent frame at one or more edges. National flags, state or municipal flags, or the official flag of any institution of business shall not be considered banners.

beacon Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same site as the light sources; also, any light with one or more beams that rotate or move.

canopy sign A sign that is a part of or attached to an awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

changeable copy sign A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign.

commercial center A commercial development consisting of two or more businesses. The businesses may be in individual buildings or clustered in multiple buildings.

commercial message Any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

directional sign A sign that is limited to directional messages, principally for pedestrian and vehicular traffic, such as "no parking," "entrance," "loading only," "telephone," and other similar directives, and contains no commercial message of any kind.

electronic reader board any sign utilizing a device constructed with or working by the methods or principles of electronics with the capability of displaying a programmable or changeable advertising image or message.

flashing sign Any sign which contains or is illuminated by lights which are intermittently on and off, and change the intensity or create the illusion of flashing in any manner. (Time and temperature signs are not included in this definition)

freestanding sign A sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.

Kiosk An off-premise sign used for directing people to the sales office or models of a residential subdivision project.

nonconforming sign A sign that was legally established but does not conform to the requirements of this Chapter.

pennant Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

portable sign Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted to A- or T-frames upon approval of a Sign Permit; menu and sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs attached to

or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business.

primary business facade The width of the exterior wall of a business most exposed to public view.

projecting sign A sign affixed to a building or wall in such a manner that its leading edge extends in a perpendicular manner more than 12 inches beyond the surface of such building or wall.

roof sign Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure, and extending vertically above the highest portion of the roof.

roof sign, integral A sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design, such that no part of the sign extends vertically above the highest portion of the roof and such that no part of the sign is separated from the rest of the roof by a space of more than six inches.

sign Any object, device, display, or structure, or part thereof, situated outdoors or indoors, that is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images.

special event sign A temporary sign used to publicize a special event, such as a grand opening, charitable or civic event, or promotional sales for a period no longer than thirty (30) consecutive days and not more than twice a year on the same parcel. Special Event Signs require the approval of the Planning Director for conformance to the City's Zoning Ordinance prior to installation.

street A strip of land or way subject to vehicular traffic (as well as pedestrian traffic) that provides direct or indirect access to property, including, but not limited to, alleys, avenues, boulevards, courts, drives, highways, lanes, places, roads, terraces, trails, or other thoroughfares.

street frontage The distance for which a lot line of a lot adjoins a public street, from one lot line intersecting said street to the furthest distance lot line intersecting the same street.

suspended sign A sign that is suspended from the underside of a canopy, eave or marquee and is supported by such surface.

~~**temporary sign** Any sign related to an event, occurrence, or matter of temporary nature, limited duration, or present interest only.~~

Table S-1
Signs Allowed by Sign Permit

RS, RM, RH and PC Districts

Sign Type	Number of Signs	Maximum Sign Area	Maximum Sign Height	Location Requirements	Additional Requirements
Wall or monument	1 per major entrance to residential neighborhood or project	24 square feet	6 feet	<ul style="list-style-type: none"> Minimum 5-foot setback from public right-of-way for monument signs Wall signs may not project above eave/line 	<ul style="list-style-type: none"> May not create traffic hazard at corners or driveways Maintenance responsibility must be assigned to community association
Wall or monument	1 per major entrance to site or primary building devoted to public or quasi-public uses	24 square feet	6 feet	<ul style="list-style-type: none"> Minimum 5-foot setback from public right-of-way for monument signs Wall signs may not project above eave/line 	<ul style="list-style-type: none"> May not create traffic hazard at corners or driveways
Freestanding, temporary	1 per vacant or developing site, limited to one per street frontage or entrance	32 square feet	8 feet	Minimum 5-foot setback from public right-of-way	May not be illuminated - must be removed 7 days following sale of property or completion of construction

CC, CO, TC, MU and CN Districts - lots without Highway 29 frontage

Sign Type	Number of Signs	Maximum Sign Area	Maximum Sign Height	Location Requirement	Additional Requirements
Wall, canopy, or window		<ul style="list-style-type: none"> 1.0 square foot of total sign area per lineal foot of primary business facade Up to 25% sign coverage of any window 		May not project above eaveline	
Suspended	1 per building entrance	6 square feet		Minimum 8 ft. 6 in. vertical clearance above grade	
Freestanding	1 per 300 feet of project street frontage (Each freestanding business or commercial center is permitted a minimum of one freestanding sign, regardless of frontage length)	40 square feet	6 feet above grade or 4 feet above top of planter or landscaped mound	Minimum 5-foot setback from public right-of-way	<ul style="list-style-type: none"> May not create traffic hazard at corners or driveways Planter base or landscaped area equal to four times the area of one sign face
Freestanding - menu board	1 per restaurant drive-through	30 square feet	7 feet	Shall not pose a hazard to on-site circulation	Shall face away from street where feasible
Freestanding, temporary	1 per vacant or developing site, limited to one per street frontage or entrance	32 square feet	8 feet	Minimum 5-foot setback from public right-of-way	May not be illuminated

ARTICLE 4, CHAPTER 19.16

SIGN REGULATIONS

TITLE 19 ZONING

CITY OF AMERICAN CANYON

CC, CO, MU and CN Districts - lots with Highway 29 frontage

Sign Type	Number of Signs	Maximum Sign Area	Maximum Sign Height	Location Requirements	Additional Requirements
Wall, canopy, or window		<ul style="list-style-type: none"> 1.5 square foot of total sign area per lineal foot of primary business facade Up to 25% sign coverage of any window 		May not project above eave/line	
Suspended	1 per building entrance	6 square feet		Minimum 8 ft. 6 in. vertical clearance above grade	
Freestanding	1 per 300 feet of project street frontage (Each freestanding business or commercial center is permitted a minimum of one freestanding sign, regardless of frontage length)	40 square feet	6 feet above grade or 4 feet above top of planter or landscaped mound	Minimum 5-foot setback from public right-of-way	<ul style="list-style-type: none"> May not create traffic hazard at corners or driveways Planter base or landscaped area equal to four times the area of one sign face
Freestanding - Highway 29 orientation	1 per project with 300 feet or more of frontage adjacent to Highway 29 (in-lieu of one freestanding sign permitted above) ¹	50 square feet	12 feet	Minimum 10-foot setback from public right-of-way	<ul style="list-style-type: none"> May not create traffic hazard at corners or driveways Planter base or landscaped area equal to four times the area of one sign face

¹ See special procedures for sign programs for commercial projects of 20 acres or more within Town Center and Community Commercial General Plan designated areas.

Sign Type	Number of Signs	Maximum Sign Area	Maximum Sign Height	Location Requirements	Additional Requirements
Freestanding - menu board	1 per restaurant drive-through	30 square feet	7 feet	Shall not pose a hazard to on-site circulation	Shall face away from street where feasible
Freestanding, temporary	1 per vacant or developing site, limited to one per street frontage or entrance	32 square feet	8 feet	Minimum 5-foot setback from public right-of-way	May not be illuminated

LI and GI Districts

Sign Type	Number of Signs	Maximum Sign Area	Maximum Sign Height	Location Requirements	Additional Requirements
Wall, canopy, or window		<ul style="list-style-type: none"> 10 square foot of total sign area per lineal foot of primary business facade Up to 25% sign coverage of any window 		May not project above eave/line	
Freestanding	1 per 300 feet of project street frontage	40 square feet	6 feet above grade or 4 feet above top of planter or landscaped mound	Minimum 5-foot setback from public right-of-way	<ul style="list-style-type: none"> May not create traffic hazard at corners or driveways Planter base or landscaped area equal to four times the area of one sign face

ARTICLE 4, CHAPTER 19.16

SIGN REGULATIONS

Sign Type	Number of Signs	Maximum Sign Area	Maximum Sign Height	Location Requirements	Additional Requirements
Freestanding - Highway 29 orientation	1 per project with 300 feet or more of frontage adjacent to Highway 29 (in-lieu of one freestanding sign permitted above) ²	50 square feet	12 feet	Minimum 10-foot setback from public right-of-way	<ul style="list-style-type: none"> • May not create traffic hazard at corners or driveways • Planter base or landscaped area equal to four times the area of one sign face
Freestanding - menu board	1 per restaurant drive-through	30 square feet	7 feet	Shall not pose a hazard to on-site circulation	Shall face away from street where feasible
Freestanding, temporary	1 per vacant or developing site, limited to one per street frontage or entrance	32 square feet	8 feet	Minimum 5-foot setback from public right-of-way	May not be illuminated

²Lots existing on the effective date of this Chapter may be permitted one such sign, regardless of frontage amount