

ARTICLE IV
SITE DEVELOPMENT AND OTHER STANDARDS

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28.90 Site Development Standards (Reserved)

28.91 Architectural Standards

28.91.10 Purpose

The purpose of architectural approval is to promote the orderly and harmonious development of the County, the stability of land values and investments, and the general welfare; and to help prevent the impairment or depreciation of land values and development by the erection of structures or additions or alterations thereto of unsightly, undesirable, or obnoxious appearance. A building permit shall not be issued until architectural approval has been obtained.

28.91.20 Applicability

The provisions of this Section shall apply to all zoning districts.

28.91.30 Architectural Standards

In carrying out the purposes of this Section, the Zoning Administrator or Planning Commission shall keep in mind the following standards:

- A.** It is not a purpose of this Section that control of architectural character should be so rigidly enforced that individual initiative is stifled in the design of any particular building or substantial additional expense incurred; rather, it is the intent of this Section that any control exercised be the minimum necessary to achieve the overall objectives of this Section.
- B.** Good architectural character is based upon the suitability of a building for its purposes, upon the appropriate use of sound materials, and upon the principles of harmony and proportion in the elements of the building.
- C.** Good architectural character is not in itself more expensive than poor architectural character, and is not dependent upon the particular style of architecture selected.
- D.** Where buildings are grouped in close proximity, harmony between individual buildings in any group is of equal importance to the architectural character of any individual building. Similarity of materials, of colors, of landscaping, or character of construction, will help to minimize disharmony between buildings in proximity.
- E.** The aesthetic quality of building design, as evidenced by the use and relationship of materials, color and texture, application of the principles of scale, proportion and harmony, and suitability of structure to its site, shall be comparable to that exhibited in the surrounding area.
- F.** New dwellings shall maintain design continuity, conform to or be aesthetically compatible in areas where a particular design style or theme has been established.

28.91.40 Other Requirements

- A.** In carrying out the purposes of this Section, the Zoning Administrator or Planning Commission shall pay particular attention to on-site signs and general advertising structures, and shall have authority to limit and control the location, number, size, design, lighting, and use of colors and such on-site signs and general advertising structures in order to promote the orderly and harmonious development of the commercial and industrial districts of the County.

- B.** When determining the compatibility of locating a dwelling amidst or adjacent to existing residential structures, additional consideration shall be given to the minimum development standards for dwellings found in Section 28.72.10(A)(1), existing architecture, and use of exterior materials used on structures in the immediate neighborhood.

28.92 Building Site Special Provisions

- A. Establishment of building lines.** For the purpose of assuring the proper right-of-way width of certain streets or highways designated by the General Plan to be of major importance, building lines measured from the centerline of such streets or highways may be established on the zoning maps of this Chapter such building lines, when established, shall supersede the front yard requirements of this Chapter.
- B. Effect of establishment of building lines.** In no case shall any building be hereafter erected, nor shall any use of land be conducted, except the use of land for agriculture, so that such use will be closer to the right-of-way line or any building line which is established for such street or road by this Chapter or any provision of this code or any ordinance of the County.
- C. Building site special provisions.**
1. The use of land as permitted for the district in which it is located shall be permitted on a building site of less area or frontage than that required by the regulations for such district; provided, that such is shown as a lot on a subdivision map of record, or is a parcel of land which was under one ownership on January 29, 1959; provided, that in either case the owner of such lot shall not have owned or purchased any adjoining property since January 29, 1959. For the purpose of this Section, adjoining property shall be deemed to include any parcels which are physically separated by roads, streets, utility easements and railroad right-of-way.
 2. A building site shall have its principal frontage on a public or private street; however, for a private street serving more than three building sites, the right-of-way width opening from the public street and along the full length of the private street shall be at least fifty feet.
 3. In any A or R-R district the area bounded by the centerline of the public or private road right-of-way on which the parcel fronts, and the parcel sidelines extended to such right-of-way centerline may be included in the computation of the minimum parcel area requirement.
 4. A legally established conforming use may be enlarged, provided the added portions conform to yard, building, location and height requirements, and such additions do not encroach upon any required parking space.
 5. In any district where one-family dwellings are an allowed use, the Zoning Administrator may authorize an owner to replace an existing dwelling on a developed parcel with a new one-family dwelling and permit occupancy of the existing dwelling for the term of construction of the replacement dwelling or authorize a temporary deferral to complete a zoning requirement to issue a building permit or Certificate of Occupancy; provided that:
 - a. The replacement dwelling shall comply in all respects with yard, building, location, height and parking space requirements of this Chapter.
 - b. The owner executes a written agreement with the County guaranteeing the demolition and removal of the existing dwelling or timely completion of a specified zoning

requirement. The owner shall, upon execution of the agreement, deliver to the County a Certificate of Deposit, faithful performance bond with an insurance company authorized to do business in the state, or make a cash deposit with the Treasurer of the County in the amount of money provided for in the agreement. The certificate, bond or cash deposit shall be in such amount as will be sufficient to accomplish such demolition and removal by the owner upon completion of the replacement dwelling or by the County or comply with the zoning requirement in case the agreement is breached by the owner. The decision of the Zoning Administrator or Planning Commission as to the amount of deposit required shall be final. The owner shall, in the agreement, consent to agents and employees of the County entering upon his land and demolishing and removing existing dwelling if owner fails to remove such dwelling or verify compliance with the zoning requirement as stipulated in the agreement.

7. The minimum parcel area requirement of the zoning district wherein certain uses maybe permitted, subject to the securing of a use permit in each case, may be reduced, provided such use is determined to be any of the following:
 - a. Public service facility;
 - b. Crematory, mausoleum or columbarium;
 - c. Oil and gas wells;
 - d. Radio or television transmission facilities;
 - e. Airport or heliport;
 - f. Any use employing a portion of a contiguous ownership when such ownership meets the minimum area requirement of the district.

28.93 General Height Regulations and Exceptions

A. Height

1. Chimneys, vents and other architectural mechanical appurtenances may be erected to a greater height than the limit established for the district in which the building is located.
2. Towers, poles, water tanks and similar structures may be erected to a greater height than the limit established for the district in which they are to be located provided a use permit is first secured for such structures in the M-G District; except that the provisions of Section 28-99 shall prevail in airport flight obstruction areas.
3. In any R district, no fence shall be erected, moved or altered, and no hedge shall be grown so that the portions behind the building line of the dwelling exceed seven feet in height, and the portions between the building line and any street line exceed three feet in height, provided however that a fence between the building line and any street line may exceed three feet in height if the portion of the fence that exceeds three feet in height is open so that it permits adequate visibility. Examples of open fences include chain link, wire fences and wrought iron fences.
4. Subject to any other provisions of law, towers, spires, water tanks completely enclosed by solid walls on all sides, down to the ground or to the main part of the building, similar structures and necessary mechanical appurtenances, may be built and used to a greater height than the limit established for the district in which the building is located.
5. In any A, A-SV or A-SM District, the maximum height for agricultural processing uses shall be 50 feet.

28.94 Parking Requirements

A. Minimum number of off-street parking spaces required in any district shall be as follows:

| Land Use | Number of Off-Street Parking Spaces Required |
|--|---|
| 1. Residential uses | Two spaces per each primary dwelling unit and one space for each secondary dwelling, companion unit or secondary living unit. Spaces should be located behind the front yard setback line in the R-E, R-S and R-D districts. Spaces shall also comply with the development and architectural standards in Section 28-102 (Architectural Approval) of this Chapter. Exception to the above: one enclosed space plus one unenclosed space per dwelling unit in a duplex in the R-D district. |
| 2. Boardinghouses and rooming houses | One space per each guest. |
| 3. Agricultural homestay | One space per each guest room, plus spaces required for the primary residence and any secondary dwelling. |
| 4. Motel | One and one-tenth space per unit. |
| 5. Mobilehome park | One and one-half spaces per mobilehome space, plus one visitor space per four mobilehome spaces. |
| 6. Hospital | One space per five hundred square feet of gross floor area. |
| 7. Medical and dental gross floor area. | One space per one hundred fifty square feet of clinics |
| 8. Public assembly -- church, theater, lodge, hall, auditorium, stadium, arena, gymnasium, mortuary, special events, and similar uses. | One space per four seats or one space per each four persons at capacity. |
| 9. Industrial uses | One space per two employees. |
| 10. Retail and office buildings and roadside stands. | One space per two hundred square feet of gross floor area. |
| 11. Commercial service buildings, workshops, warehouses, etc. | One space per eight hundred square feet of gross floor area. |
| 12. Any of the above uses found by the Zoning Administrator or Planning Commission to have unique parking needs or any use not enumerated above. | As specified by the Zoning Administrator or Planning Commission. |

B. Location of parking area

1. The parking area shall be on-site, unless, due to unusual circumstances, proposed off-site parking is found by the Zoning Administrator or Planning Commission to be reasonably acceptable.
2. No on-street parking shall satisfy any of the parking requirements of Section 28-94(a).

C. Standard parking arrangements and dimensions

1. Parking arrangements shall be in accord with one or a combination of illustrations shown below in Figures 1 through 6. Any variation to parking arrangements illustrated below shall be approved by the Zoning Administrator.
2. All parking area designs shall limit direct access to and from adjacent public thoroughfares to a minimum of common driveways serving groups of parking spaces. All connections to County roads shall meet the encroachment permit requirements of the Director of Transportation, which generally include, but shall not be limited to, paving of the connection within the County road right-of-way.

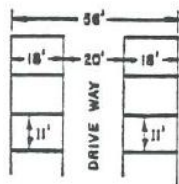


FIG. 1
90° PARKING

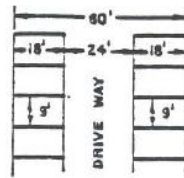


FIG. 2
90° PARKING

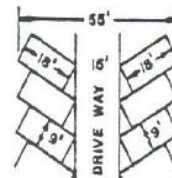


FIG. 3
60° PARKING

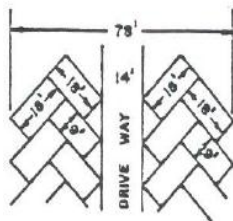


FIG. 4
45° PARKING

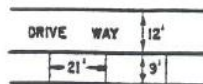


FIG. 5
PARALLEL PARKING

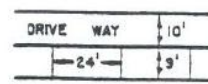


FIG. 6
PARALLEL PARKING

3. All required parking spaces for residential uses shall be a minimum nine (9) feet in width by eighteen (18) feet in length unless otherwise provided in subsection (c)(1).
4. Where a two-car enclosed garage for dwellings is required by Section 28-94 (Architectural Approval) of this Chapter, the minimum interior parking area within the garage shall be eighteen (18) feet wide by eighteen (18) feet deep.

D. Curb openings

1. The width, placement and construction of curb openings shall conform to the requirements of the Director of Transportation.

E. Grading and drainage

1. The grading and drainage of all parking areas shall conform to the requirements of the Director of Transportation.

F. Surfacing and marking

1. The parking area shall be maintained in good condition at all times and shall be surfaced in a manner approved by the Zoning Administrator or Planning Commission to be consistent with the type and level of use so as to provide safe and convenient use in accord with the following guidelines:
 - a. Parking areas used the year around shall be surfaced with asphaltic concrete or its equivalent, except that low intensive uses may be surfaced with gravel or its equivalent unless precluded by access requirements for the disabled, pursuant to Building Code.
 - b. Parking areas used periodically shall be surfaced with gravel or its equivalent, except where special circumstances as determined by the Zoning Administrator or Planning Commission warrant otherwise, and unless otherwise precluded by access requirements for the disabled, pursuant to Building Code.
 - c. Notwithstanding the requirements in paragraphs a and b above, parking areas shall comply with the Building Codes applicable at the time of issuance of permits by the County.
2. Markings for parking spaces, entrances, exits and circulation directions shall be consistent with the type and level of use as determined by the Zoning Administrator or Planning Commission, and shall remain discernible at all times.

G. Driveway widths

1. The minimum width of a driveway for two-way traffic shall be eighteen feet, unless a greater width is required by Fire Code.
2. The minimum width of any driveway shall be ten feet, unless a greater width is required by Fire Code.

H. Emergency vehicle access

1. Notwithstanding the requirements in subsections (G)(1) and (G)(2), emergency access roads and lanes for fire apparatus and other emergency vehicles and equipment shall comply with the following:
 - a. Have an unobstructed width of not less than 20 feet.
 - b. Have an unobstructed vertical clearance of not less than 13.5 feet.
 - c. Meet all other requirements of the Building and Fire Codes applicable at the time of issuance of permits by the County.

I. Fencing

1. A minimum six-foot high, solid wall or fence shall be constructed pursuant to a design approved by the Zoning Administrator to separate parking and other commercial, industrial and nonresidential uses abutting residential districts or residences. Upon good cause shown by the applicant, the Zoning Administrator may waive the requirement for fencing.

J. Lighting

1. The Zoning Administrator may require lighting. All lighting shall be designed to minimize conflicts with surrounding properties, and shall be approved by the Zoning Administrator.

K. Accessible parking for the disabled

1. Parking spaces for the disabled shall be provided in accordance with the Building Codes applicable at the time of issuance of permits by the County and are to be included as part of the total number of parking spaces required by this Chapter.

28.95 Performance Standards

A. Applicability. No land or building in any district shall be used or occupied in any manner so as to create any dangerous, injurious, noxious or otherwise objectionable fire, explosive or other hazard; noise or vibration; smoke, dust, odor, or other form of air pollution; heat, cold, dampness; radioactivity, electrical or other disturbances; glare; liquid or solid refuse or wastes; or other substances, condition or element referred to herein as dangerous or objectionable elements in such a manner or in such amount as to adversely affect the surrounding area or adjoining premises; provided, that any use permitted by this Chapter may be undertaken and maintained if it conforms to the regulations of this Section limiting dangerous and objectionable elements.

B. Performance standards procedure.

1. Performance standards may be imposed on a proposed use otherwise allowed by right within the zoning district if the Director determines that the proposed use is likely to create or emit dangerous or objectionable elements. The Director’s determination may be appealed to the Planning Commission.
2. If the Director determines that the proposed use may cause the emission of dangerous or objectionable elements, the Director may refer the applicant to one or more expert consultants qualified to advise as to whether a proposed use would adversely affect surrounding areas or adjoining premises by the creation or emission of dangerous or objectionable elements for investigation and report. Such report shall set forth definite findings as to the actual performance of the proposed use, and in a positive and concise manner, recommend such additional installations or safeguards, or devise such standards to be applied as would obviate the creation or emission of dangerous or objectionable elements. Such consultant or consultants shall address his report to the Zoning Administrator and a copy to the applicant at the same time.
3. Whenever the performance standards procedure has been invoked, the applicant shall submit, in addition to the application for a building permit, a plan in duplicate and supplemental statement of the proposed machinery, processes and products, and specifications or standards for the mechanisms and techniques to be used in obviating the emission of dangerous and objectionable elements as set forth in this Section. Building permits may be issued only as described in the performance standards approved by the Zoning Administrator for the use.
4. Within thirty days after the Zoning Administrator has received the aforesaid application, or the aforesaid report if a report be required, the Zoning Administrator shall decide whether the proposed use will conform to the requirements of this Section, and on such basis shall authorize or refuse to authorize issuance of a zoning-building permit or require a modification of the proposed plan of construction or specifications, proposed equipment or operation. Any zoning-building permit so authorized and issued shall be conditioned upon the applicant’s completed buildings and installations conforming in operation to the performance standards as stipulated in the zoning-building permit.

- C. **Enforcement.** Whenever the performance standards procedure has been invoked and a conditioned zoning-building permit has been issued, the Zoning Administrator shall investigate any purported violation of performance standards and, if there is reasonable ground for the same, shall notify the Planning Commission of the occurrence or existence of a probable violation thereof. The Planning Commission shall investigate the alleged violation, and for such investigation may employ qualified experts and hold public hearings. If the Planning Commission finds that a violation has occurred or exists, a copy of such findings shall be forwarded to the Board of Supervisors. The services of any qualified experts employed by the Zoning Administrator or Planning Commission to advise in establishing a violation shall be financed by the violator, if such violation is established; otherwise by the County.
- D. **Appeals.** Appeal from the action of the Zoning Administrator may be made according to the provisions of Section 28-112.

28.96 Signs

Subsections

- 28.96.10 Purpose of Section
- 28.96.20 Applicability
- 28.96.30 Sign Permit Requirements
- 28.96.32 Master Sign Plan
- 28.96.34 Signs and Sign Changes Allowed without a Sign Permit
- 28.96.40 Prohibited Signs
- 28.96.50 General Requirements for All Signs
- 28.96.60 Zoning District Sign Standards
- 28.96.70 Standards for Specific Types of Signs
- 28.96.80 Exceptions to Sign Standards
- 28.96.90 Nonconforming Signs
- 28.96.100 Violations and Abatement
- 28.96.110 Appeal
- 28.96.120 Judicial Review
- 28.96.130 Definitions

28.96.10 - Purpose of Section

The regulations established by this Section are intended to specify standards for the placement, type, size, and number of signs allowed within the unincorporated areas of the County, and to require the proper maintenance of signs. The purposes of these standards and requirements are to:

- A. Avoid traffic safety hazards to motorists and pedestrians caused by visual distractions and obstructions;
- B. Promote the aesthetic and environmental values of the community by providing for signs that do not impair the attractiveness of the County as a place to live, work, and shop;
- C. Provide for signs as an effective channel of communication, while ensuring that signs are aesthetically proportioned in relation to adjacent structures and the structures to which they are attached; and
- D. Safeguard and protect the public health, safety, and general welfare.

28.96.20 - Applicability

- A. **Signs regulated.** The requirements of this Section shall apply to all signs in all zoning districts.
- B. **Applicability to sign content.** The provisions of this Section do not regulate the message content of signs (sign copy), regardless of whether the message content is commercial or noncommercial.

28.96.30 - Sign Permit Requirements

No sign shall be installed, constructed, or altered unless it is first approved in compliance with this Section, or allowed without Sign Permit approval by ~~Subsection F.~~ **as described**, below.

- A. **Fees and plans required.** An application for a Sign Permit shall be filed and processed. The application shall also include architectural elevations and plans of all proposed signs drawn to scale, with all dimensions noted, and include illustrations of copy, colors, materials, and samples of the proposed colors and materials. The required architectural elevations shall show both the proposed signs, and any structures on which they will be placed.
- B. **Review and approval.** The Zoning Administrator shall review all Sign Permit applications and approve only those that comply with the findings required in Subsection D. The Zoning Administrator may require conditions of approval as are reasonably necessary to achieve the purposes of this Section.

Master Sign Plan.

~~1. **When required.** The Zoning Administrator has the authority to approve or disapprove a Master Sign Plan. A Master Sign Plan is required prior to the issuance of any Sign Permit for:~~

~~a. A new nonresidential project with four or more tenants; and~~

~~b. Major rehabilitation work on an existing nonresidential project with four or more tenants, that involves exterior remodeling, and/or application requests to modify 50percent or more of the existing signs on the site within a 12 month period. For the purposes of this Section, major rehabilitation means adding more than 50 percent to the gross floor area of the building/buildings, or exterior redesign of more than 50 percent of the length of any facade within the project.~~

~~All signs installed or replaced within the nonresidential project shall comply with the approved Master Sign Plan.~~

~~2. **Content of plan.** A Master Sign Plan shall provide standards for the uniform style, construction, size, and placement of signs within the proposed nonresidential project.~~

C. **Findings for approval.** The approval of a Sign Permit or Master Sign Plan shall require that the Zoning Administrator first make all the following findings:

1. The proposed signs do not exceed the standards of Sections 28.96.060 (Zoning District Sign Standards) and 28.96.070 (Standards for Specific Types of Signs), and are of the minimum size and height necessary to enable motorists and pedestrians to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site;
2. The size, location, and design of the signs are visually complementary and compatible with the size and architectural style of the primary structures on the site, any prominent natural features of the site, and structures and prominent natural features on adjacent properties on the same street in the immediate vicinity; and
3. The proposed signs are in substantial conformance with the sign design criteria provided in Section 28.96.050 D and E.

D. Time limit for action. A Sign Permit or a Master Sign Plan shall be approved or disapproved by the Zoning Administrator within 30 days of the application being accepted as complete.

~~**Signs and sign changes allowed without a Sign Permit.** The following are allowed without a Sign Permit, provided that they comply with Section 28.96.050 (General Requirements for All Signs), and any required Building Permit is obtained.~~

~~**1. Nonstructural modifications, and maintenance.**~~

- ~~a. Modifications to sign copy on conforming signs, or changes to the face or copy of conforming changeable copy signs;~~
- ~~b. The normal maintenance of conforming signs, except as set forth in 28.96.050 F.~~

~~**2. Temporary signs.** Temporary signs that are allowed without a Sign Permit by Section 28.96.070 D.~~

~~**3. Governmental signs.** Signs installed by the County, or a Federal or State governmental agency within a public right of way; and any sign, posting, notice, or similar sign placed by or required by a governmental agency in carrying out its responsibility to protect public health, safety, and general welfare.~~

~~**4. Official flags.** Flags of national, State, or local governments, or nationally recognized religious, fraternal, or public service agencies, provided that the length of the flag shall not exceed one-fourth the height of the flag pole. The maximum allowed height of a flag pole in a residential zoning district shall be 12 feet; the maximum height of a flag pole in a non-residential zoning district shall be 30 feet.~~

~~**5. Public directional signs and notices.** Signs showing the location of public facilities such as public telephones, restrooms, and underground utilities, and no trespassing signs.~~

~~**6. Service station price signs.** Service station price signs required by State law.~~

~~7. **Street addresses.** Street address numbers not exceeding an aggregate area of two square feet.~~

~~8. **Time and Temperature displays.**~~

~~9. **Existing off-premise signs.**~~

28.96.32 – Master Sign Plan

A. When required. The Zoning Administrator has the authority to approve or disapprove a Master Sign Plan. A Master Sign Plan is required prior to the issuance of any Sign Permit for:

1. A new nonresidential project with four or more tenants; and
2. Major rehabilitation work on an existing nonresidential project with four or more tenants, that involves exterior remodeling, and/or application requests to modify 50percent or more of the existing signs on the site within a 12-month period. For the purposes of this Section, major rehabilitation means adding more than 50 percent to the gross floor area of the building/buildings, or exterior redesign of more than 50 percent of the length of any facade within the project.
3. All signs installed or replaced within the nonresidential project shall comply with the approved Master Sign Plan.

B. Content of plan. A Master Sign Plan shall provide standards for the uniform style, construction, size, and placement of signs within the proposed nonresidential project.

C. Additional Signage. The Zoning Administrator, in approving a Master Sign Plan, may permit an increase in the number of signs and the total allowable sign area when, in the judgment of the Zoning Administrator, the total number of tenants or the configuration of the site and buildings warrant an increase in signage and larger signage would not be detrimental to the appearance of the area. The maximum allowable increase is limited to double the allowable maximum number of signs and allowable sign area.

D. Findings for approval. The approval of a ~~Sign Permit~~ or Master Sign Plan shall require that the Zoning Administrator first make all the following findings:

1. The proposed signs do not exceed the standards of Sections 28.96.060 (Zoning District Sign Standards) and 28.96.070 (Standards for Specific Types of Signs), and are of the minimum size and height necessary to enable motorists and pedestrians to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site;
2. The size, location, and design of the signs are visually complementary and compatible with the size and architectural style of the primary structures on the site, any prominent natural features of the site, and structures and prominent natural features on adjacent properties on the same street in the immediate vicinity; and

3. The proposed signs are in substantial conformance with the sign design criteria provided in Section 28.96.050 D and E.

E. Time limit for action. A Sign Permit or a Master Sign Plan shall be approved or disapproved by the Zoning Administrator within 30 days of the application being accepted as complete.

28.96.34 - Signs and sign changes allowed without a Sign Permit.

The following are allowed without a Sign Permit, provided that they comply with Section 28.96.050 (General Requirements for All Signs), and any required Building Permit is obtained.

A. Nonstructural modifications, and maintenance.

1. Modifications to sign copy on conforming signs, or changes to the face or copy of conforming changeable copy signs;
2. The normal maintenance of conforming signs, except as set forth in 28.96.050 F.

B. Temporary signs. Temporary signs that are allowed without a Sign Permit by Section 28.96.70 D.

C. Governmental signs. Signs installed by the County, or a Federal or State governmental agency within a public right-of-way; and any sign, posting, notice, or similar sign placed by or required by a governmental agency in carrying out its responsibility to protect public health, safety, and general welfare.

D. Official flags. Flags of national, State, or local governments, or nationally recognized religious, fraternal, or public service agencies, provided that the length of the flag shall not exceed one-fourth the height of the flag pole. The maximum allowed height of a flag pole in a residential zoning district shall be 12 feet; the maximum height of a flag pole in a non-residential zoning district shall be 30 feet.

E. Public directional signs and notices. Signs showing the location of public facilities such as public telephones, restrooms, and underground utilities, and no trespassing signs.

F. Service station price signs. Service station price signs required by State law.

G. Street addresses. Street address numbers not exceeding an aggregate area of two square feet.

H. Time and Temperature displays.

I. Existing off-premise signs.

28.96.40 - Prohibited Signs

In order to achieve the purposes of this Section described in Section 28.96.010 (Purpose of Section), the following types of signs and devices are prohibited:

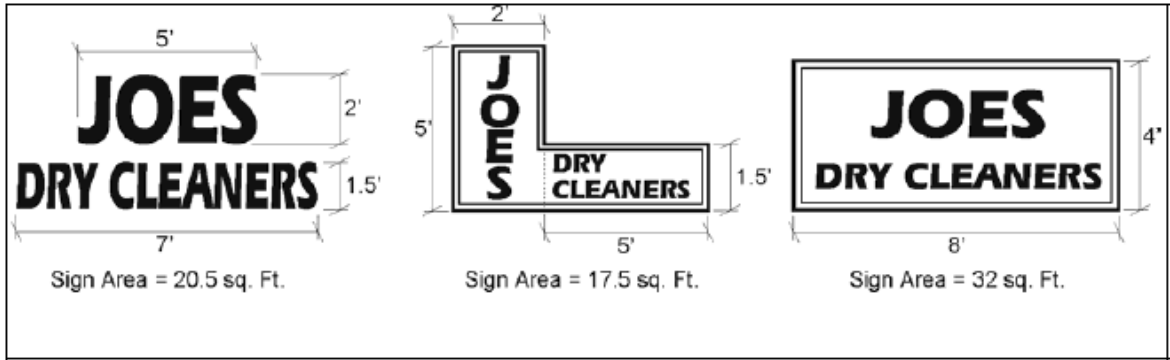
- A. Abandoned signs;
- B. Animated signs, including electronic message display signs, and variable intensity, blinking, or flashing signs, except time and temperature displays (which are not considered signs);
- C. Signs attached to balloons and other inflatable devices;
- D. Banners and pennants;
- E. Flags, except as allowed by Section 28.96.030.D;
- F. Moving signs, except barber poles;
- G. Off-premise signs, except as provided in Section 28.96.070 F;
- H. Pole signs and other freestanding signs over six feet in height;
- I. Roof signs;
- J. Signs that simulate in color, size, or design, any traffic control sign or signal, or that make use of words, symbols, or characters in a manner that interferes with, misleads or confuses pedestrian or vehicular traffic;
- K. Signs attached to or suspended from a vehicle parked within a public right-of-way, or in a location on private property that is visible from a public right-of-way, except a sign painted directly upon, magnetically affixed to, or permanently affixed to the body or other integral part of the vehicle; and
- L. Temporary and portable signs, except as allowed by Section 28.96.070 D.

28.96.50 - General Requirements for All Signs

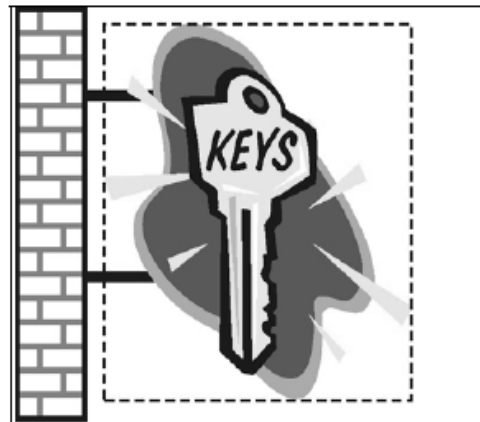
- A. **Sign area.** The measurement of sign area to determine compliance with the sign area limitations of this Section shall occur as follows:
 - 1. The surface area of a sign shall be calculated by enclosing the extreme limits of all framing, writing, logo, representation, emblem, or other display within a single continuous perimeter composed of squares or rectangles with no more than eight lines. See Figure A.

Figure A

SIGN AREA MEASUREMENT



2. Supporting framework or bracing that is clearly incidental to the display itself shall not be computed as sign area.
3. The area of a double-faced (back-to-back) sign shall be calculated as a single sign face if the distance between each sign face does not exceed 18 inches, and the two faces are parallel with each other.
4. Where a sign consists of one or more three-dimensional objects (e.g., balls, cubes, clusters of objects, sculpture or statue-like trademarks), the sign area shall be measured as their maximum projection upon a vertical plane. See Figure B.
5. For signs that incorporate time and temperature devices, the area of these devices shall not be included in the total area of the sign.



B. Sign height (freestanding). The height of a freestanding sign shall be measured as the vertical distance from the finished grade adjacent to the base of the sign structure to the highest point of the structure, where finished grade does not include fill, planters, or other material artificially placed to increase sign height.

C. Sign location requirements.

1. All signs shall be located on the same site as the subject of the sign, except as otherwise allowed by this Section. A sign may project over an adjacent public right-of-way only when authorized by an encroachment permit as well as a Sign Permit.
2. No sign shall be located within, or so that it overhangs a public right-of-way, except as otherwise allowed by this Section.
3. The location of each sign shall be evaluated during the Sign Permit process to ensure that:
 - a. The proposed setback is appropriate for the height and area of a freestanding or projecting sign;

- b. A wall-mounted flush or projecting sign is consistent with the architectural design of the building, and does not cover windows or architectural features other than undecorated wall surfaces;
- c. A sign does not unreasonably block sight lines to an existing sign on adjacent property; and
- d. The sign does not impair pedestrian or vehicular safety.

D. Design criteria for signs. The following design criteria shall be used in reviewing the design of individual signs. Substantial conformance with each of the following design criteria shall be required before a Sign Permit or Building Permit can be approved.

1. Color. Colors on signs and structural members should be harmonious with one another and reflective of the dominant colors of the building or buildings being identified. Contrasting colors may be utilized if the overall effect of the sign is still compatible with the building colors and prevailing colors in the surrounding neighborhood (where a theme can be identified).

2. Materials and structure.

- a. Sign materials (including the materials used in framing and support structures) should be representative of the type and scale of materials used on the building or buildings which the sign identifies. Insofar as possible, sign materials should match the materials used on the building and on other signs.
- b. Materials selected for permanent signs shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.
- c. The size of the structural members (e.g. columns, crossbeams, and braces) should be proportional to the sign panel they are supporting. In general, fewer larger supporting members are preferable to many smaller supports.
- d. The use of individual letters incorporated into the building design is encouraged, rather than signs with background and framing other than the building wall.
- e. The use of reflective materials or surfaces should be minimized, and may be approved only where the Zoning Administrator determines that they will not distract motorists or create other hazards.

E. Illumination of signs. When allowed by Section 28.96.060 (Zoning District Sign Standards), the artificial illumination of signs, either from an internal or external source, shall be designed to minimize light and glare on surrounding rights-of-way and properties.

- 1. External light sources shall be directed and shielded to limit direct illumination of any object other than the sign.

2. The light from an illuminated sign shall not be of an intensity or brightness that will interfere with the reasonable enjoyment of residential properties. In areas with low ambient nighttime illumination levels (e.g., residential neighborhoods or business districts with little or no illuminated signing) applicants shall be encouraged to use light, illuminated copy against dark or opaque backgrounds.
 3. Signs shall not have blinking, flashing, or fluttering lights or other illuminating devices that have a changing light intensity, brightness or color.
 4. Sign lighting shall be designed and located so that it will not be confused with or construed as traffic control devices, and so that neither the direct nor reflected light from a sign will create a hazard to motorists.
 5. The direct lighting of signs shall be prohibited. For the purposes of this Section, “direct lighting” means the use of reflective-type bulbs or incandescent lamps on the exterior surface of a sign to form the text or images of sign copy.
 6. Light sources shall utilize energy efficient fixtures to the greatest extent possible.
 7. Illuminated panels, visible tubing, and strings of lights outlining all or a portion of a building, other than lighting that is primarily for indirectly illuminating architectural features, signs, or landscaping, shall be deemed “signs” subject to this Section and shall be counted as part of the allowed sign area. Each line of tubing or lights shall be deemed to have a minimum width of at least six inches for the purpose of area calculation.
- F. Maintenance of signs.** Signs and supporting hardware, including temporary signs, shall be maintained in good repair at all times. Repairs to signs shall be of equal or better in quality of materials and design as the original sign. Signs that are not properly maintained and are dilapidated shall be deemed a public nuisance, and may be abated.
- G. Removal of signs.** When existing signs are removed or replaced, all brackets, poles, and other supports that are no longer required shall also be removed. Unpainted areas shall be painted to match the adjacent portion of the building or sign support structure.

Section 28.96.60 – Zoning District Sign Standards

All signs shall comply with the following sign standards for the applicable zoning district, except as otherwise provided by Section 28.96.030 F (Exempt signs) or Section 28.96.070 (Standards for Specific Types of Signs).

| Agricultural District Sign Regulations | | | | | |
|---|--|--------------------|-----------------------|---|--------------------------|
| | Allowed Sign Types (1) | Maximum Number (2) | Maximum Sign Area (3) | Maximum Sign Height | Type of Lighting Allowed |
| Zoning District | | | | | |
| A A-SM A-SV-20 | Awning <hr/> Freestanding <hr/> Projecting <hr/> Wall | 3 | 60 sf | 6 ft for freestanding; <hr/> as provided by 28.96.070.C for projecting. <hr/> Eave height for wall-mounted. | Indirect |

- (1) Any of the sign types allowed in the applicable zoning district may be installed, provided that they do not exceed the maximum number, total combined area, height, or type of lighting allowed.
- (2) The maximum total number of signs that may be installed on the site.
- (3) The maximum total combined area of all signs that may be allowed on the site.

| Residential District Sign Regulations | | | | | |
|--|------------------------|--------------------|-----------------------|--|--------------------------|
| | Allowed Sign Types (1) | Maximum Number (2) | Maximum Sign Area (3) | Maximum Sign Height | Type of Lighting Allowed |
| Zoning District | | | | | |
| R-R | Freestanding | 3 | 60 sf | 6 ft freestanding | Indirect |
| | Wall | | | eave height for wall-mounted. | |
| R-TC | Wall | 1 | 2 sf | Eave height | None |
| R-TC-MU | Awning, | 3 | 200 sf | | Indirect |
| | Freestanding | | | 6 ft freestanding; | |
| | Projecting | | | as provided by 28.96.070.C for projecting. | |
| | Wall | | | eave height for wall-mounted; | |
| | Window | | | | |

- (1) Any of the sign types allowed in the applicable zoning district may be installed, provided that they do not exceed the maximum number, total combined area, height, or type of lighting allowed.
- (2) The maximum total number of signs that may be installed on the site.
- (3) The maximum total combined area of all signs that may be allowed on the site.

| Commercial and Industrial District Sign Regulations | | | | | |
|---|-------------------------------|---------------------------|------------------------------|--|---------------------------------|
| | Allowed Sign Types (1) | Maximum Number (2) | Maximum Sign Area (3) | Maximum Sign Height | Type of Lighting Allowed |
| Zoning District | | | | | |
| C-H C-N C-S M-L M-G I-AS | Awning, | 3 | 200 sf | | Indirect |
| | Freestanding | | | 6 ft freestanding; | |
| | Projecting | | | as provided by 28.96.070.C for projecting. | |
| | Wall | | | eave height for wall-mounted; | |
| | Window | | | | |
| C-R | Freestanding | 3 | 60 sf | 6 ft freestanding; | Indirect |
| | Wall | | | eave height for wall-mounted; | |
| M-L M-G | Wall | 2 | 200 sf | Eave height | Indirect |

- (1) Any of the sign types allowed in the applicable zoning district may be installed, provided that they do not exceed the maximum number, total combined area, height, or type of lighting allowed.
- (2) The maximum total number of signs that may be installed on the site.
- (3) The maximum total combined area of all signs that may be allowed on the site.

| Resource Conservation and Special District Sign Regulations | | | | | |
|--|------------------------|--------------------|-----------------------|-------------------------------|--------------------------|
| | Allowed Sign Types (1) | Maximum Number (2) | Maximum Sign Area (3) | Maximum Sign Height | Type of Lighting Allowed |
| Zoning District | | | | | |
| W MP | Freestanding, | 1 | 15 sf | 6 ft freestanding; | Indirect |
| | Wall | | | eave height for wall-mounted. | |
| P | Freestanding, | 3 | 60 sf | 6 ft freestanding; | Indirect |
| | Wall | | | eave height for wall-mounted; | |

- (1) Any of the sign types allowed in the applicable zoning district may be installed, provided that they do not exceed the maximum number, total combined area, height, or type of lighting allowed.
- (2) The maximum total number of signs that may be installed on the site.
- (3) The maximum total combined area of all signs that may be allowed on the site.

28.96.70 - Standards for Specific Types of Signs

Proposed signs shall comply with the following standards where applicable, in addition to the sign area and height limitations, and other requirements of Section 28.96.060 (Zoning District Sign Standards), and all other applicable provisions of this Section.

A. Awning signs. The following standards apply to awning signs in all zoning districts where allowed by Section 28.96.060 (Zoning District Sign Standards).

1. Signs on awnings are limited to ground level and second story occupancies only.
2. Awnings shall not be internally illuminated. Translucent awning materials are prohibited.
3. A tenant space may use either an awning sign or storefront (wall or projecting) sign, but not both.
4. Sign letter height shall not exceed eight inches.
5. The use of logos or symbols depicting the unique nature of a business are encouraged on the sloped face of awnings, provided that their area shall not exceed 10 percent of the total sloped awning face. Logo or symbol area is defined by the smallest continuous line rectangle that can be drawn around the logo or symbol. Sign copy other than logos or symbols is prohibited on the sloped face of awnings.

B. Freestanding signs. The following standards apply to freestanding signs in all zoning districts where allowed by Section 28.96.060 (Zoning District Sign Standards).

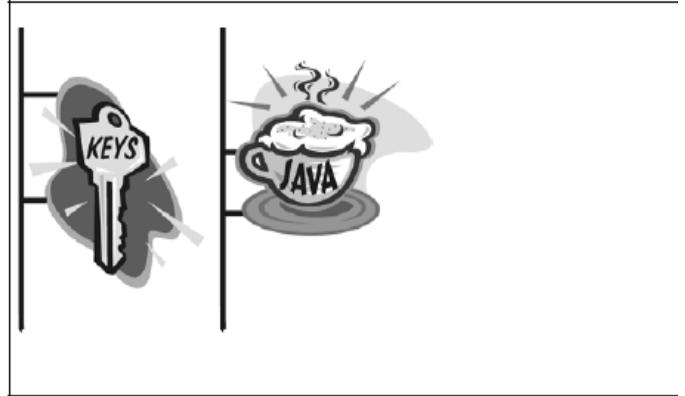
1. General requirements.

- a. Sign height shall not exceed six feet. (See Section 28.96.050.B for measurement.)
- b. A freestanding sign may be placed only on a site frontage adjoining a public street.
- c. Multiple signs shall be separated by a minimum of 75 feet to ensure adequate visibility for all signs. The Zoning Administrator may waive this requirement where the locations of existing signs on adjacent properties would make the 75-foot separation impractical.
- d. The sign shall not project over public property, vehicular easements, or rights-of-way.
- e. To assist emergency response personnel in locating the site, a freestanding sign should contain an illuminated street address plate. Numbers should be a minimum of six inches in height. Address plates shall not be calculated as part of the allowed sign area.

C. Projecting signs. Projecting signs are allowed as follows.

1. The maximum projection of a sign from a building wall over a public right-of-way shall not exceed 36 inches.

2. The maximum height of a projecting sign shall not exceed 14 feet, eave height, parapet height, or sill height of a second floor window, whichever is less. No portion of the sign shall project above the eave line of a sloped roof or the top of the parapet on a flat roof.
3. A projecting sign shall be installed to maintain a minimum clearance of eight feet from the bottom of the sign to the finished grade below.
4. Icon signs using shapes or symbols, creative shapes, and three-dimensional signs are encouraged.
5. The sign shall be graphically designed for pedestrians, with a maximum area of nine square feet on each sign face, regardless of the length of the building frontage.
6. Sign supports shall be well-designed and compatible with the design of the sign.
7. Interior illuminated boxed display signs (“can” signs) are prohibited.



D. Temporary signs. Temporary signs are allowed subject to the following requirements.

1. **Construction signs.** Construction identification signs may be allowed in all zoning districts with Sign Permit approval, in compliance with the following standards:
 - a. Only one sign, located on-premise, shall be allowed;
 - b. The area of the sign shall not exceed 32 square feet;
 - c. Sign height shall not exceed six feet;
 - d. The sign shall not be illuminated; and
 - e. A construction sign shall not be allowed if an on-premise subdivision sign is approved.
2. **Campaign signs.** Campaign signs are allowed without a Sign Permit provided that the signs:
 - a. May be installed on private property with the property owner’s consent for up to 60 days prior to an election;
 - b. Shall not exceed 12 square feet in area within residential zoning districts and 32 square feet in area within nonresidential zoning districts; and
 - c. Shall be removed within seven days following the election.

3. **Real estate signs.** Real estate signs are allowed without a Sign Permit in compliance with California Civil Code Section 713, provided that the signs comply with the following requirements.
 - a. **Commercial, industrial, agricultural and other non-residential zoning districts.** Properties within commercial, industrial, and other non-residential zoning districts shall be allowed one real estate sign of no more than thirty-two square feet, with a maximum height for freestanding signs of six feet, for each parcel frontage.
 - b. **Residential zoning districts.**
 - (1) **On-premise signs.** One residential real estate sign not more than six square feet in area, advertising the sale or lease of a parcel or structure, may be located on the property it advertises.
 - (2) **Off-premise directional signs.** Off-site real estate directional signs not more than six square feet in area may be located on private property, provided that they do not obstruct or impede pedestrian or vehicular and are not secured to prevent removal. No real estate sign shall be permitted within a public right-of-way.
4. **Subdivision directional signs, off-premise.** Off-premise signs providing directions to a new subdivision may be allowed with Sign Permit approval, and shall comply with the following standards:
 - a. A maximum of two off-site signs may be located on private property (not within any public right-of-way).
 - b. The total area of each sign shall not exceed 24 square feet;
 - c. The height of each sign shall not exceed six feet;
 - d. The signs shall not be illuminated;
 - e. The signs may be displayed only during the two years following date of recordation of the final map, or until all of the units have been sold, whichever occurs first; and
 - f. The signs shall not affect pedestrian or vehicular safety.
5. **Subdivision signs, on-premise.** On-premise subdivision identification signs may be allowed with Sign Permit approval, in compliance with the following standards:
 - a. A maximum of two on-site signs may be located within the project boundaries, provided that no more than one sign per street frontage is allowed, and multiple signs shall be separated by a minimum of 75 feet.
 - b. The area of each sign shall not exceed 32 square feet;
 - c. Sign height shall not exceed six feet;

- d. The signs shall not be illuminated; and
 - e. The signs may be displayed only during the two years following the date of recordation of the final map, or until all of the units have been sold, whichever occurs first.
- 6. Temporary signs within commercial zoning districts.** Temporary on-premise signs are allowed within commercial zoning districts without a Sign Permit for a maximum of 30 days after the opening of a new business, provided that the area of the temporary signs shall not exceed 50 percent of the total sign area allowed on the site by Section 28.66.060 (Zoning District Sign Standards).
- 7. Temporary signs within agricultural zoning districts.** Temporary on-premise signs are allowed within agricultural zoning districts with a Sign Permit, provided that the area of the temporary signs shall not exceed 50 percent of the total sign area allowed on the site by Section 28.66.060 (Zoning District Sign Standards).
- E. Wall signs.** The following standards apply to wall signs in all zoning districts where allowed by Section 28.66.060 (Zoning District Sign Standards).
- 1. Wall signs may be located on any primary or secondary building frontage.
 - 2. The area of the largest wall sign shall not exceed seven percent of the area of the building facade on which the sign is mounted or painted, including the area of windows, doors, and recesses.
 - 3. The signs shall not project from the surface upon which they are attached more than required for construction purposes and in no case more than 12 inches.
 - 4. The signs shall not project above the eave line or the edge of the roof of a building.
 - 5. The signs shall not be placed so as to interfere with the operation of a door or window.
- F. Window signs.** The following standards apply to window signs in all zoning districts where allowed.
- 1. **Maximum sign area.** Permanent and temporary window signs shall not occupy more than 20 percent of the total window area.
 - 2. **Permanent window signs.** Permanent window signs shall:
 - a. Be allowed only on windows located on the ground level and second story of a building frontage; and
 - b. Consist of individual letters, logos, or symbols applied to the glass surface; provided that neon signs with transparent backgrounds may be hung inside the window glass line.

3. Temporary window signs. Temporary window signs may be allowed provided that the signs shall be:

- a. Displayed for a maximum of 10 consecutive days; and
- b. Located only within the ground-floor windows of the structure.

G. Directional Sign. An on-premise sign which is designed and erected solely for the purposes of directing vehicular and/or pedestrian traffic within a project may be permitted by the Zoning Administrator upon submittal and approval of a sign plan.

28.96.80 - Exceptions to Sign Area Standards

The Zoning Administrator may grant an exception to increase the allowed area of a sign up to a maximum of 25 percent if it is first determined that the sign will need additional area to be readable from the major street approach to the site because of:

- A. The position or setback of the existing building where the sign is proposed; or
- B. The exceptional size of the structures, uses, or site.

28.96.90 - Nonconforming Signs

A nonconforming sign is any permanent or temporary sign that was legally established and maintained in compliance with the provisions of all applicable laws in effect at the time of original installation but that does not now comply with the provisions of this Zoning Ordinance.

A. General requirements. A nonconforming sign shall not be:

- 1. Replaced with another nonconforming sign;
- 2. Structurally altered to extend its useful life;
- 3. Enlarged in area or increased in height;
- 4. Re-established after a the subject of the sign has been discontinued on the site for 30 days or longer; or
- 5. Re-established after damage or destruction to 75 percent or more of the value of the sign, or its components, as determined by the Building Official.

28.96.100 - Violations and Abatement

A. Public nuisance declared. The Board of Supervisors may declare a sign a public nuisance and require its correction or removal if:

- 1. The sign is significantly damaged either in support structure or sign face, as determined by the Building Official;

2. The sign is illegible either through fading, rusting, or erosion of the sign face or through faulty or missing illumination;
3. The sign is unsafe for vehicles or pedestrians;
4. The sign is otherwise erected or maintained contrary to the provisions of this Section.

B. Removal of abandoned sign. A sign shall be removed by the owner or lessee of the premises upon which the sign is located when the business that it advertises is no longer conducted on the premises. If the owner or lessee fails to remove the sign, the Zoning Administrator shall give the owner 30 days written notice to remove it. Upon failure to comply with the notice, the Zoning Administrator may have the sign removed at the owner's expense.

28.96.110 - Appeal

The denial of an application for a Sign Permit, may be appealed in compliance with Section 28.63 (Appeals). The Planning Commission shall act to grant or deny the appeal within 60 days of receipt of the request for review/appeal.

28.96.120 - Judicial Review

Any permit issued or denied in compliance with this Section shall be subject to expedited judicial review in accordance with the time limits set forth in Code of Civil Procedure Section 1094.6 et seq.

28.96.130 - Definitions

For the purposes of this Section, the following terms and phrases shall have the meanings ascribed to them in this Section.

Abandoned Sign. A sign that advertises a business, lessor, owner, product, service or activity which has not been located on the premises where the sign is displayed for 30 days or more.

Animated or Moving Sign. A sign which uses movement, lighting, or special materials to depict action or create a special effect to imitate movement.

Awning Sign. A sign copy or logo attached to or painted on an awning.

Banner or Pennant. Cloth, bunting, plastic, paper, or similar non-rigid material used for advertising purposes attached to a structure, staff, pole, line, framing, or vehicle.

Bench Sign. Copy painted on a portion of a bench.

Cabinet Sign (Can Sign). A sign which contains all the text and/or logo symbols within a single enclosed cabinet and may or may not be internally illuminated.

Changeable Copy Sign. A sign designed to allow the changing of copy through manual, mechanical, or electrical means including time and temperature.

Contractor or Construction Sign. A sign which states the name of the developer and contractor(s) working on the site and related engineering, architectural or financial firms involved with the project.

Direct Lighting. The use of reflective-type bulbs or incandescent lamps on the exterior surface of a sign to form the text or images of sign copy.

Directional Sign. An on-premise sign which is designed and erected solely for the purposes of directing vehicular and/or pedestrian traffic within a project.

Directory Sign. A sign for listing the tenants and their suite numbers of a multiple tenant structure or center.

Double-Faced Sign. A sign constructed to display its message on the outer surfaces of two identical and/or opposite parallel planes.

Grand Opening. A promotional activity not exceeding 30 calendar days used by newly established businesses, within two months after initial occupancy, to inform the public of their location and services available to the community. “Grand Opening” does not mean an annual or occasional promotion of retail sales by a business.

Freestanding Sign. A sign fixed in an upright position on the ground not attached to a structure other than one erected primarily to support the sign. Includes monument signs and pole signs.

Illegal Sign. An illegal sign is any sign erected without first complying with all regulations in effect at the time of its construction or use.

Indirectly Illuminated Sign. A sign whose light source is external to the sign and which casts its light onto the sign from some distance.

Internally Illuminated Sign. A sign whose light source is located in the interior of the sign so that the rays go through the face of the sign, or light source which is attached to the face of the sign and is perceived as a design element of the sign.

Marquee (Canopy) Sign. A sign which is attached to or otherwise made a part of a permanent roof-like structure which projects beyond the building wall in the form of a large canopy to provide protection from the weather.

Monument Sign. An independent, freestanding structure supported on the ground having a solid base as opposed to being supported by poles or open braces.

Multi-Tenant Sign. An identification sign for a commercial site with multiple tenants, displaying the names of each tenant on the site.

Nonconforming Sign. An advertising structure or sign that was lawfully erected and maintained prior to the adoption of this Zoning Ordinance, but does not now completely comply with current regulations.

Off-premise Sign. A sign identifying a use, facility, service, or product which is not located, sold, or manufactured on the same premise as the sign or which identifies a use, service, or product by a brand name which, although sold or manufactured on the premise, does not constitute the principal item for sale or manufactured on the premise.

Permanent Sign. A sign constructed of durable materials and intended to exist for the duration of time that the use or occupant is located on the premises.

Campaign Sign. A sign designed for the purpose of advertising support of or opposition to a candidate or proposition for a public election.

Pole Sign. An elevated freestanding sign, typically supported by one or two poles or columns.

Portable Sign. A sign that is not permanently affixed to a structure or the ground.

Projecting Sign. A sign other than a wall sign suspending from, or supported by, a structure and projecting outward.

Real Estate Sign. A sign indicating that a property or any portion thereof is available for inspection, sale, lease, rent, or directing people to a property, but not including temporary subdivision signs.

Roof Sign. A sign constructed upon or over a roof, or placed so as to extend above the edge of the roof.

Sign. A structure, device, figure, display, message placard, or other contrivance, or any part thereof, situated outdoors or indoors, which is designed, constructed, intended, or used to advertise, or to provide information in the nature of advertising, to direct or attract attention to an object, person, institution, business, product, service, event, or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. Does not include murals, paintings and other works of art that are not intended to advertise or identify any business or product.

Temporary Sign. A sign intended to be displayed for a limited period of time and capable of being viewed from a public right-of-way, parking area or neighboring property.

Vehicle Sign. A sign which is attached to or painted on a vehicle which is parked on or adjacent to any property, the principal purpose of which is to attract attention to a product sold or business located on the property.

Wall Sign. A sign that is attached to or painted on the exterior wall of a structure which the display surface of the sign is approximately parallel to the building wall.

Window Sign. A sign posted, painted, placed or affixed in or on a window exposed to public view. An interior sign which faces a window exposed to public view and is located within three feet of the window.

28.97 Yards

- A.** In any case, where an official plan line has been established as a part of the street and highway master plan of the County, the required yards on the street side shall be measured from such official plan lines, and in no case shall the provisions of this Chapter be construed as permitting any structure to extend beyond such official plan line.
- B.** In any case where a building line has been established in accordance with Section 28-92, the required yards on the street shall be not less than the distance from the centerline of the street specified for such building line and in no case shall the provisions of this Chapter be construed as permitting any structures to extend beyond such building line.
- C.** For the purpose of measuring yards, fireplaces, chimneys and cantilevered walls, shall be considered as exterior walls.
- D.** Cornices, eaves, canopies and similar architectural features may extend into any required yard not exceeding two and one-half feet.
- E.** Unenclosed porches or stairways, fire escapes or landing places may extend into any required front or rear yard, not exceeding six feet, and into any required side yard, not exceeding three feet.
- F.** In any R district where fifty percent or more of the building sites on any one block or portion thereof in the same district have been improved with buildings, the required front yard shall be a depth equal to the average of the front yards of the improved building sites, to a maximum of that specified for the district in which such building site is located.
- G.** In any R-TC district, the required side yards of building sites created before January 29, 1959, having less than the required site width, may be reduced to as much as ten percent of the site width; except that no such building site shall have side yards of less than five feet.
- H.** In the case of a corner lot adjacent to a key lot, the required side yard on the street side for any building within twenty-five feet of the side line of the key lot shall be equal to the front yard required on the key lot, and if more than twenty-five feet from such side line, the required side yard shall be fifty percent of the front yard required on the key lot.
- I.** In the case of a double frontage lot, the main building or accessory building shall not be erected so as to encroach upon the front yard required on any of the streets.
- J.** Notwithstanding any requirements in this Section, in cases where the elevation of the front half of the lot, at a point fifty feet from the centerline of the traveled roadway is seven feet above or below the grade of such centerline, a private garage attached or detached may be built to within ten feet of the front line of the lot.
- K.** In any district in which a dwelling is allowed, a required yard distance may be waived up to a distance equal to that established in such yard by the foundation of an existing legal non-conforming dwelling, subject to notice as set forth in Section 28.04 of this Chapter.

28.98 Miscellaneous Provisions

A. Extension of time for environmental impact evaluation.

- 1.** Any provision of this Chapter which provides for a specific period of time within which a County agency, commission, employee or officer must act on an application for a permit other than entitlement required by this Chapter, shall not be applicable if compliance with the California Environmental Quality Act reasonably requires a longer period of time to assess the environmental impact of the project for which the entitlement is sought.

28.99 Airport Flight Obstructions

- A. **Purpose.** The purpose of the airport flight obstruction areas is to prevent the creation of flight obstruction and thereby protect the lives and property of users of airports and of occupants of land in the vicinity of airports, and to prevent destruction or impairment of the utility of airports and the investment therein.
- B. **Airport reference point.** Each airport shall submit to the Zoning Administrator or Planning Commission an airport reference point for approval which, when approved, shall be recorded together with its elevation above sea level on the appropriate zoning map. Elevation shall be based on the U.S. Coast and Geographic Survey Datum.
- C. **Airport classification.** Each airport shall be classified as either personal, secondary, feeder, trunk line, express, continental, intercontinental, intercontinental express, in accordance with Civil Aeronautics Administration of the United States Department of Commerce standards and Section 21666 of the Public Utilities Code of the state, or military.
- D. **Airport flight obstruction areas.** For each classification of airport, the following airport flight obstruction areas are hereby established, the designation of which and restrictions of height therein shall be combined with the designations of the use districts in which such airport flight areas occur:
1. **Transitional area (V area).** An area adjacent to the approach areas (W, W-1, and W-2) which extends outward from the approach areas.
 2. **Inner approach area (W area).** An area a distance of two hundred feet from each end of each runway extending for a distance of ten thousand feet and centered on the extended
 - i. centerline of the runway, being (a) feet wide at the near end of the runway, and flaring to (b) feet wide at ten thousand two hundred feet from the end of the runway.
 3. **Military inner approach area (W-1) -- Military airport only.** An area a distance of two thousand seven hundred fifty feet from each end of each runway, extending for a distance of eight thousand two hundred fifty feet, and centered on the extended centerline of the runway being (a) feet wide at the near end to the runway, and flaring to (b) feet wide at eleven thousand feet from the end of the runway.
 4. **Outer approach area (W-2 area) -- Military airport only.** An area a distance of eleven thousand feet from the end of each runway extending for a distance of fifteen thousand feet and centered on the extended centerline of the runway at a constant four thousand feet of width.
 5. **Airport safety area (X area).** An area extending from the established airport reference point a distance of (c) feet radius from the airport reference point.

6. **Inner flight area (Y area).** An area a distance of (c) feet radius from the established airport reference point and extending to a distance of (d) feet radius from the airport reference point.
7. **Outer flight area (Z area).** An area a distance of (d) feet radius from the established airport reference point and extending to a distance of (e) feet radius from the airport reference point.
8. **Outer horizontal surface (Z-1 area) -- Military airport only.** An area a distance of twenty thousand feet radius from the established airport reference point and extending to a distance of fifty thousand feet from the airport reference point.
9. **Outer conical (Z-2 area) -- Military airport only.** An area a distance of fifty thousand feet radius from the established airport reference point and extending to a distance of one hundred thousand feet radius from the airport reference point.
10. **Variance in distance.** Distance designated by letter varies according to type of airport classifications as given in the following table:

| Distance (feet) | | | | | |
|-------------------------------|----------|----------|----------|----------|----------|
| <u>Airport Classification</u> | <u>a</u> | <u>b</u> | <u>c</u> | <u>d</u> | <u>e</u> |
| Personal | 200 | 2200 | 1850 | 5000 | 8000 |
| Secondary | 250 | 2250 | 2000 | 5000 | 8000 |
| Feeder | 300 | 2300 | 2600 | 6000 | 11000 |
| Trunk Line | 400 | 2400 | 3100 | 7000 | 12000 |
| Express | 500 | 2500 | 3300 | 8500 | 13500 |
| Continental | 500 | 2500 | 3700 | 10000 | 15000 |
| Intercontinental | 500 | 2500 | 4200 | 11500 | 18500 |
| Intercontinental Express | 500 | 2500 | 4900 | 13000 | 20000 |
| Military Airport | 2350 | 4000 | 4900 | 13000 | 20000 |

11. In addition to the foregoing flight obstruction areas, the County recognizes as a flight obstruction the precision instrument approach zone and transitional zones to the Napa Airport in Napa County. The precision instrument approach zone is established at the south end of the precision instrument runway, 36L for precision instrument landings and takeoffs. The approach zone shall have a width of one thousand feet at a distance of two hundred feet beyond the end of the proposed extension of runway 36L, widening, thereafter, uniformly to the width of sixteen thousand feet at a distance of fifty thousand two hundred feet beyond the end of the proposed extension of the runway, its centerline being the continuation of the centerline of the runway. The transitional zones extend outward and upward at ninety degree angles to the runway centerline and the runway centerline extended at a slope of seven feet horizontally for each foot vertically from sides of the approach surface. Transitional zones extend a distance of five thousand feet measured horizontally from the edge of the approach zones and at ninety degree angles to the extended runway centerline.
12. In addition to the foregoing flight obstruction areas, the County of Solano recognizes as a flight obstruction, the visual approach zone and transitional zones to the University Airport

in Yolo County. The visual approach zone is established at the south end of the visual runway 34 for visual landings and takeoffs. The approach zone shall have a width of two hundred fifty feet at a distance of two hundred feet beyond the end of the proposed extension of runway 34, widening, thereafter, uniformly to the width of one thousand two hundred fifty feet beyond a distance of fifty thousand feet beyond the end of the proposed extension of the runway, its centerline being the continuation of the centerline of the runway. The transitional zones extend outward and upward at ninety-degree angles to the runway centerline, and the runway centerline extended at a slope of seven feet horizontally for each foot vertically from sides of the approach surface. Transitional zones extend a distance of five thousand feet, measured horizontally from the edge of the approach zones and at ninety degree angles to the extended runway centerline.

- E. Uses permitted.** All uses permitted in the district in which the V, W, W-1, W-2, X, Y, Z, Z-1 or Z-2 area is located, subject, however, to the height limitations of this Section.
- F. Height regulations.** No structure or natural growth shall be permitted at greater heights above the elevation of the recorded airport reference point in the flight obstruction areas than the heights indicated in the following table; provided, that such heights shall not supersede other height limitations of this Chapter of a more restrictive nature:
1. **V areas:** The allowed elevations of approach areas at the edges of the approach areas and increasing at a ratio of seven-to-one outward and upward, measured at right angles to the axis of the runway except at the extreme end of the approach areas (W and W-2) where the elevation limiting ratio is extended around through ninety degrees until measured parallel to the runway axis. The increase is allowed until restrictive elevations of adjacent X, Y, Z, or Z-1 areas are met.
 2. **W areas:** Thirty-five feet at two hundred feet from end of runway, increasing in a direct proportion, fifty-to-one to two hundred thirty-five feet at ten thousand two hundred feet from end of runway.
 3. **W-1 areas -- Military airport only:** Thirty-five feet at two thousand seven hundred fifty feet from end of runway, increasing in a direct proportion, fifty-to-one, to two hundred feet at eleven thousand feet from end of runway.
 4. **W-2 areas -- Military airport only:** Two hundred feet.
 5. **X areas:** Fifty Feet.
 6. **Y areas:** One hundred fifty feet.
 7. **Z areas:** One hundred fifty feet at (d) feet from the airport reference point, increasing in a direct proportion of one foot in height for each twenty feet horizontally, away from the airport reference point.
 8. **Z-1 areas -- Military airport only:** Five hundred feet.
 9. **Z-2 areas -- Military airport only:** Five hundred feet at fifty thousand feet, increasing in a direct proportion of one foot in height for each one hundred feet horizontally away from

the airport reference point to a distance of one hundred thousand feet from the airport reference point.

- 10.** In addition to the foregoing height regulations, the County recognizes the height limitations to the precision instrument approach zone to the Napa Airport in Napa County as one foot in height for each fifty feet in horizontal distance, beginning at a point two hundred feet from and at the centerline elevation of the end of the proposed extension of runway 36L, and extending to a distance of ten thousand two hundred feet from the end of the proposed extension of the runway; thence, one foot in height for each forty feet in horizontal distance to a point fifty thousand two hundred feet from the end of the proposed extension of the runway. The transition zones slope upward and outward seven feet horizontally for each foot vertically, beginning at the sides of and at the same elevation of the approach zones, and extended to a horizontal distance of five thousand feet measured at ninety degree angles to the extended runway centerline.
- 11.** In addition to the foregoing height regulations, the County of Solano recognizes the height limitations to the visual approach zone to the University Airport in Yolo County as one foot in height for each twenty feet in horizontal distance, beginning at a point two hundred feet from and at the centerline elevation of the end of the proposed extension of runway 34, and extending to a distance of five thousand feet from the end of the proposed extension of the runway. The transitional zones slope upward and outward seven feet horizontally for each foot vertically, beginning at the sides of and at the same elevation as the approach zones, and extended to a horizontal distance of five thousand feet measured at ninety degree angles to the extended runway centerline.