

ARTICLE 24 SIGNS

SEC. 25-24-10 PURPOSE

The purpose of this ordinance is to set standards pertaining to signs in the City of Woodland. It is understood that while the ordinance applies to the entire city, specific plans and design guidelines may set additional standards. It is intended by the provisions of this ordinance to accomplish the following:

- A. Protect and enhance the physical appearance of the city.
- B. Accomplish the regulation of signage in the simplest and most direct manner possible.
- C. Encourage creative and innovative approaches to signage within an established framework.
- D. Encourage signs that represent the best skills of the designer, architect, builder and communicator.
- E. Protect the public, as well as both private and public property.
- F. Promote effective visual communication.

SEC. 25-24-10 DEFINITIONS

NOTE: The uses of examples in the following definitions are for illustration purposes and are not intended to be all inclusive in nature.

1. Abandoned sign: A sign located on a parcel of land or on a structure either of which is vacant for a period of ninety (90) days, a sign pertaining to a past occupant or business different from the present occupant of or business on the premises, a sign pertaining to a past event or any sign abandoned as the term is used in State law. Sign of obvious historic value are exempt (Section 25-24-20 - C. Exempted Signs, No. 6).

2. Accessory Sign: A separate sign that provides specific information concerning the business which is not indicated on the major sign(s). Accessory signs indicate such services as store hours, accepted credit cards, quality ratings or affiliations, vacancies, etc.
3. Aggregate Area: The total area of all permanent signs on the premises.
4. Alley Access: A public thoroughfare less than thirty (30) feet in width, which affords only a secondary means of access to abutting property.
5. Arcade: A covered passageway with business establishments along at least one (1) side.
6. Attention Getting Devices: Any flag, streamer, spinner, light, balloon, or similar device or ornamentation used for purposes of attracting attention for promotion or advertising.
7. Attached Sign: A sign which is affixed to and made an integral part of a building or structure. Attached signs include, but are not limited to wall signs, roof signs, and projecting signs, to distinguish them from freestanding and ground signs.
8. Attraction Board: A sign constructed so that letters or other advertising material can be changed, and which relates to businesses or organizations which depend, on a large part, upon trade and attendance generated by temporary, independent and frequently changing events or showing, such as those engaged in providing live or filmed entertainment or sporting events.
9. Awning: A shelter supported entirely from the exterior wall of a building and composed of non-rigid materials except for the supporting framework. (See also Canopy).
10. Billboard: A sign which directs attention to a product, place, activity, person, institution, business, or subject which is not entirely related to the premises on which the sign is located. Included are signs erected upon benches.

11. Building Frontage: Is that portion of a building, which faces a street, parking lot, pedestrian mall, arcade or walkway. The primary business frontage is one which contains a customer entrance or which includes a glass-enclosed showroom facing the street. If a building has more than one business, frontage is that portion of a building, which faces a street, parking lot, pedestrian mall, arcade or walkway. The primary business frontage is one which contains a customer entrance or which includes a glass-enclosed showroom facing the street.
12. Canopy: A structure attached to or supported by a building, designed for shelter over a pedestrian or vehicular way and which may or may not project over public property. Canopy is synonymous with marquee.
13. Changeable Copy Sign: An announcement sign, bulletin board, or sign which makes provision for frequent changing of individual letters and other copy.
14. Conformance: A sign shall be said to conform when it meets all the standards and regulations established by this article and the Uniform Building Code, as adopted by the City of Woodland.
15. Construction Sign: Is a sign located on a construction site during the course of construction, which identifies the architects, engineers, contractors, financiers or other persons and other individuals or firms involved with the construction, or announcing the building, enterprise or function for which the construction is intended.
16. Convenience Sign on Premise: Is a sign which facilitates traffic flow and safety, not erected by a governmental agency, such as entrance-exit, caution, parking, (i.e., McDonald's entrance).
17. Copy: Any graphic, letter, numeral, symbol, insignia, text, sample, model, device, or combination thereof which relates to advertising, identification, or notification.

18. Directional Sign: Any on-premise sign that includes information assisting in the flow of pedestrians or vehicular traffic such as enter, exit, one-way, and parking.
19. Erect: To construct, place, relocate, enlarge, alter, attach, suspend, paint, post, display, hang, or affix.
20. Ground Sign: A sign which is supported by itself, one or more uprights, poles, or braces in or upon the ground or by a structure other than a building.
21. Height of a Freestanding Sign: (See Sign Heights).
22. Illuminated Sign: A sign which is illuminated by an artificial light source provided for that function.
23. Lot Frontage: The property line of a lot abutting on a public street which affords access to the lot. In the case of a corner lot and other lots which are bordered on more than one (1) side by a street, lot frontage is the lot line on the primary business frontage.
24. Maintenance: The upkeep of signs, and their support structures, in a condition of good repair. This includes the replacement or repainting of sign faces which have been damaged or have otherwise lost their ability to convey the message intended. Maintenance does not include the changing of location, orientation, size, or height of a sign.
25. Major Architectural Feature: Ornamentation or decorative features attached to or protruding from an exterior wall. Architectural features of a building shall include cornices, eaves, gutters, belt courses, sills, lintels & dentils, windows, chimneys, and decorative ornaments.
26. Marquee: See Canopy.
27. Nameplate: A sign which displays only the name, address, and occupation of the occupant of the premises, is not illuminated and does not exceed two (2) square feet in area.

28. Neighborhood Identification Sign: Is a ground sign situated where a street enters a residential neighborhood, which serves only to identify the neighborhood.
29. Non Conforming Sign: Any sign which was lawfully erected or maintained prior to time of adoption of this ordinance that does not comply with requirements of the ordinance.

30. Nonprofit: Any persons(s), partnership, association, corporation or other group whose activities are conducted for unselfish, civic, or humanitarian motives, or for the benefit of others, and not for the gain of any private individual or group and may include, but shall not be limited to patriotic, philanthropic, social service, welfare, benevolent, educational, civic, fraternal, cultural, charitable, scientific, historical, athletic, or medical activities.
31. Off-Premises Sign: Is any sign not located on the same development/parcel as the entity it advertises.
32. Political Sign: Is any sign, which is intended to influence the vote for the passage or defeat of a measure, or nomination, election or defeat of a candidate.
33. Portable Sign: Is a sign which is movable, not structurally attached to the ground, nor to a building, structure, or sign. For example, "A"-frame, sandwich signs, and wheeled signs.
34. Premises: A defined area of real property occupied by a single business, institution, or use.
35. Projecting Sign. Is any sign erected and supported on the wall of a building or structure, or suspended from an overhang, with display surfaces generally perpendicular not parallel to the wall.
36. Property Line: Any line bounding a lot as herein defined. The property lines bounding the lot (see lot line, Article 3, Definitions).
37. Roof Sign: A sign erected upon or above a roof or parapet wall of the building.
38. Shingle Sign: A type of projecting sign under or over a canopy regulated by site, design, material and location.
39. Sign: Any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.

40. Sign Face: The part of the sign that is or can be used to identify, advertise, or communicate information, or visual representation that attracts the attention of the public for any purpose.
41. Sign Permit: Is the permit issued by the Community Development Director to evidence approval by any of the bodies or persons authorized by this article to erect a sign.
42. Sign Area: The entire area within a single continuous perimeter composed of straight lines or curves which enclose the extreme limits of the message including all background or structural material. The area of multi-faced signs shall be the sum of the maximum display surface which is visible from any ground position at one time.
43. Sign Height: The vertical distance measured from the grade of the nearest street curb, or street grade other than on an elevated roadway, to the uppermost point of the free-standing sign or structure. (Provide Illustration).
44. Statuary Sign: Any sign, which is the modeled, outlined, or sculptured likeness of a living creature or inanimate object, is also a statutory sign. Also embossing which projects more than four inches (4") beyond a sign face shall be considered statuary.
45. Temporary Sign: A sign designed and displayed for a seasonal or brief activity such as, but not limited to sales, specials, promotions, holidays, business grand openings.
46. Temporary Directional Sign: A sign which directs persons to an event location, or offering, which is not permanent in nature, such as a new housing development.
47. Time and Temperature Sign: A sign which provides information about time and temperature in the public interest without transmitting any advertising message.

48. Wall Sign: Any sign erected on and parallel to the wall face of a building. This shall include permanent window signs.
49. Wall: Is a surface which has a slope steeper than one foot (1') horizontal to two feet (2') vertical.
50. Window Sign: Any sign affixed to or within three feet (3') of the inside of a window in view of the general public.

SEC. 25-24-20

GENERAL REGULATIONS

A. Interpretation

1. This ordinance applies to all signs within the City of Woodland. Specific details on information regarding signs may be found in the City of Woodland Downtown Specific Plan, The East Street Corridor Specific Plan, and the Community Design Standards.
2. This ordinance shall be interpreted for the purpose of encouraging originality and creativity of signage design and improvement of the general appearance of the City of Woodland.
3. All regulations included in this ordinance shall apply unless a Comprehensive Sign Plan is approved by the Planning Commission; see Section 25-24-40 C. Entry into agreement between the City of Woodland and a developer for a Comprehensive Sign Plan may supercede this ordinance except for matters of public safety.

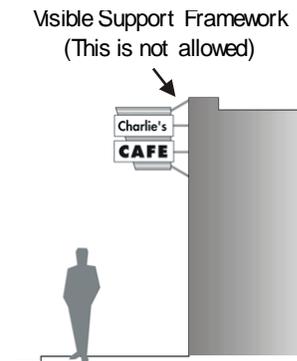
Basic Design:

1. A sign shall not cover or interrupt a major architectural feature of the building to which it is attached.
2. Signs shall not be attached to trees, utility poles, or street furniture.
3. Signs may be attached to a fence or freestanding wall only when a ground sign is not present in the development. Exempted signs (Sec. 25-24-20 B) may

be attached in any case when no larger than three (3) square feet.

4. Product trade names, or trademark, or logos are permitted as a part of a permanent sign only when that product identified is integral to the use of the premises. Only product or trade names that could reasonably be incorporated into the business name shall be considered integral to the use of the premises.
5. If lighting is provided it shall be arranged to reflect away from the surrounding property and away from any public street, alley, or highway. Exposed bulbs are prohibited, except in time and temperature signs. Signs utilizing inert gases such as neon are permitted, except in residential zones.
6. Signs shall be of such a design that all frameworks for the support of the sign shall be an integral part of the design of the sign or within the structure of the building to which it is attached in such a manner as to not be visible. *(See Illustration #1.)*

Illustration #1

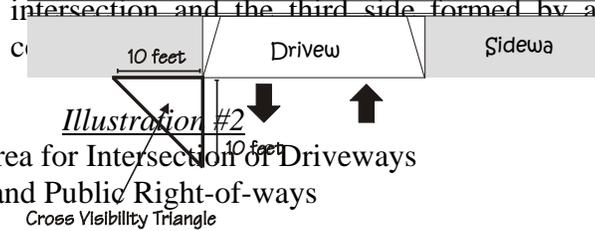


7. Time and temperature signs may be permitted subject to issuance of a use permit. Such signs shall not bear any advertising message and shall not be considered part of the aggregate sign area of the premise.
8. No permit for any sign shall be issued and no sign shall be constructed or maintained which has less horizontal or vertical clearance from communications

lines and energized electrical power lines than that prescribed by the laws of the State of California or rules and regulations duly promulgated by agencies thereof.

9. No signs or structural features shall extend into the cross visibility area between three feet (3') and seven feet (7') above the grade of the nearest street curb. The cross visibility area for:

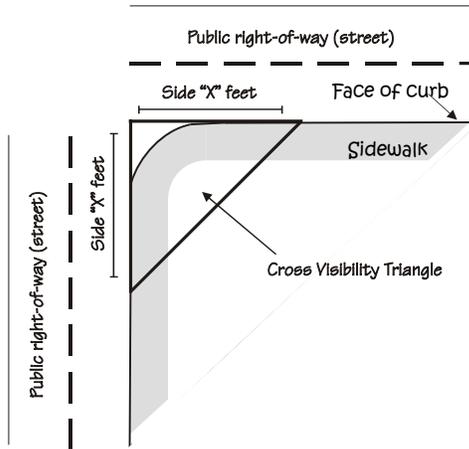
- a. Intersection of driveways and public right-of-ways is defined as a triangle having two (2) sides ten feet (10') long and running along the driveway and public right-of-way, said length beginning at their intersection and the third side formed by a line



- b. Intersection of two public rights-of-way is defined as a triangle having two (2) sides "x" feet long and running along each public right-of-way (measured from the face of curb) said length beginning at their intersection and the third side formed by a line connecting the two ends: (See Illustration #3).

Illustration #3

Cross Visibility Area for Intersection of Two Public Right of Ways

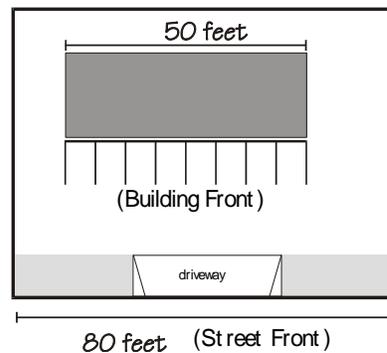


R, NP Zones	X = 30 feet
C-1 Zone	X = 38 feet
CBD & ESD Zone	X = 16 feet
C-2 Zone	X = 16 feet
C-3 Zone	X = 20 feet
C-H Zone	X = 30 feet
I Zone	X = 20 feet

10. Regulations regarding permitted aggregate sign area, maximum height and minimum setback are outlined in Table 1 for each zone. Sign requirements for overlay zones are the same as for the underlying zones.

- a. Sign area, in square feet, is determined by multiplying the length of one building or one street front by the factor in parentheses in Table 1 under Aggregate Sign Area. Total sign area cannot exceed the maximum aggregate sign area per premises in Table 1 under Maximum Aggregate. (See Illustration #4)

Illustration #4



- b. Businesses with frontage and primary auto access on parallel streets are permitted to consider each frontage separately when determining maximum sign area. The area for each frontage is not transferable to the opposite frontage.

- c. Businesses with direct alley access are permitted additional sign area equal to one-half (1/2) foot multiplied by the length of the building facade facing that alley. The sign area for the alley frontage is not transferable to the main street frontage.

If a business frontage is only on the alley, then the full aggregate sign area permitted by the ordinance is allowed for that business. The sign(s) shall be located on the alley frontage.

- d. Additional regulations effecting sign area, height and setback are specified in Section 25-24-30.
- e. See Community Design Standards (April 2004) for further standards on signage.

TABLE 1

In The following table each regulation is listed according to the zone, use and type of signs to which it applies. See Section 25-24-20A 10. for further explanation. Also see appropriate Specific Plan for further explanation (East Street District (ESD) and Downtown Specific Plan (DSP)).

Zone	Maximum Sign Height		Minimum Setback from Property Line	Total Sign Area Per Business	Total Sign Area Per Business Cannot Exceed
	Wall Mounted Signs	Ground Mounted Signs	Ground Mounted Signs	All Permanent Signs	All Permanent Signs
A-1 O-S	20 ft	10 ft.**	25 ft.	20 sq. ft	20 sq. ft.***
C-1	20 ft.	10 ft.**	5 ft.	The length of one building frontage multiply by 1.5	125 sq. ft.
CBD	30 ft.	8 ft.	0 ft.	The length of one building frontage multiply by 2.0 Or the length of one street frontage multiply by 1.0	175 sq. ft.
ESD Areas: C, D, E	30 ft.	12 ft.	0 ft.		175 sq. ft.
C-2 C-3	30 ft.	20 ft.*	0 ft.		175 sq. ft.
C-H	40 ft	20 ft.*	5 ft.	The length of one building frontage multiply by 2.0 Or the length of one street frontage multiply by 2.0	200 sq. ft.
I	40 ft.	20 ft.*	10 ft.	The length of one building frontage multiply by 2.0 Or the length of one street frontage multiply by 2.0	300 sq. ft.
R-1 R-2 N-P ESD Area A	10 ft.	5 ft.	15 ft.	4 sq. ft. per residential unit, or 20 sq. ft. per nonresidential premise	4 sq. ft.*** or 20 sq. ft.
R-M ESD Area B	20 ft.	10 ft.	5 ft.	20 sq. ft.	20 sq. ft.***

* Plus one (1) additional foot for every five (5) feet of setback from property line, but not to exceed a maximum height of 30 feet.

** Ground signs in these zones allowed by use permit

*** The Zoning Administrator may grant, by use permit, increase in maximum aggregate sign area in these zones for public parks and recreation facilities, public schools, governmental facilities, public cultural facilities, and nonprofit hospitals.

C. Exempted Signs:

The following types of signs are permitted in all zones and shall neither require a building permit nor be considered part of the allowable aggregate area. Such signs shall be erected and maintained in accordance with the provisions of this article unless otherwise provided.

1. Nameplate.
2. One (1) "Open" and "Closed" sign not to exceed two (2) square feet in area per frontage.
3. Private information signs not exceeding one (1) square foot, such as "Beware of Dog" or "No soliciting," that contain no advertising message.
4. Traffic and other municipal signs, signals, and notices which relate to the public welfare and safety which are erected by the City, County, or State. Such signs shall be exempt from this article's restrictions.
5. Signs directing on-premise traffic and parking when less than three (3) square feet each subject to Community Development Department approval. Such signs are exempt from setback restrictions, when not exceeding three feet (3') in height, but are not permitted within the public right-of-way.
6. Memorial signs or tablets erected by governmental or historical agencies or names and dates carved or affixed to buildings upon construction, or any sign of obvious historical value.
7. The flag of any country, state, school, or non-profit organization.
8. Signs showing the location of public telephones and signs placed by public utilities to show the locations of underground facilities.
9. Signs of a public, non-commercial nature used to indicate danger or to serve as an aid to public safety relating to road work or other construction activities.
10. Accessory signs not exceeding three (3) square feet in total aggregate area.

11. Holiday graphics are exempt from this article.
12. Building name signs less than ten (10) square feet in area on each street fronting elevation.

D. Prohibited Signs:

1. Signs which move or simulate motion are prohibited. This shall include: flashing, blinking, animated, rotating signs, or signs whose illumination or surface change with time but shall not include time and temperature signs, or wall-mounted barber poles which project less than one foot (1').
2. Signs which emit audible sounds, odor, or visible matter.
3. No statutory signs are permitted.
4. Attention getting devices, except as provided for in Sec. 25-24-30 F.5.
5. Portable signs (except as noted in Section 25-24-30(h)) unless they are displayed for pedestrian and vehicular special event by a religious, charitable, or civic organization, and are limited to a time period not to exceed ten (10) days. Portable price signs are permitted on a permanent basis for gasoline service stations as regulated in Section 25-24-30 B.1.b.
6. Signs which constitute pedestrian or vehicular traffic hazards are prohibited. A sign shall be considered a traffic hazard:
 - a. When its location is such as to interfere with traffic sight distances, traffic flow or the visual access to the name or address of a nearby business or residence or a street or traffic sign.
 - b. When its color, configuration, text, or location are such that they could be mistaken for or otherwise imitate a traffic sign or signal.
 - c. If it is in the public right-of-way unless the sign conforms to Section 25-24-30 C.3.

7. Signs which bear or contain statements, words, or pictures of an obscene nature.
8. Any sign affixed to any vehicle or trailer on a public right-of-way or public property, unless the vehicle or trailer is intended to be used in its normal business capacity and not for the sole purpose of attracting people to a place of business. All vehicles used as part of normal business service or activity must be stored on-site. This section is not intended to prohibit typical business identification lettered on a motor vehicle or construction trailer. This provision shall be enforced by the City of Woodland Police Department.

SEC. 25-24-30

SPECIFIC REGULATIONS

A. Wall and Permanent Window Signs:

1. Wall and permanent window signs shall be not be placed above the window sill or the second floor of the building unless the business is conducted above the first floor in which case the sign shall not be placed above the window sill of the third floor nor above the maximum height allowed for the zone.
2. Murals shall be reviewed by the Planning Commission for consideration and approval. Any written message used for advertising a business shall be counted as part of the allowable aggregate sign area. In granting or denying approval, the Planning Commission shall consider the extent to which the proposal fulfills the following standards:
 - a. The mural shall demonstrate superior artistic quality or theme as opposed to direct or indirect illustrative advertising.
 - b. The mural or graphic shall be designed to enhance or distinguish the architectural features of the structure on which it is placed.
 - c. The design and colors used shall be harmonious with the surrounding environment

and shall not be used for the exclusive purpose of calling attention to the mural or graphic.

d. Possible historic value.

3. Permanent window signs shall be limited to 20 percent of the ground floor frontage window area occupied by a given business. These signs will be counted as part of the building overall sign allowance.

B. Ground Signs:

1. Each parcel or group of contiguous parcels developed as a unit is permitted one (1) sign placed on one (1) ground sign structure. Additional ground signs are permitted only under the following conditions:
 - a. Where a single business or development unit has frontage and primary public access on parallel streets, one (1) ground sign is permitted for each separate street.
 - b. Gasoline service stations are permitted one (1) separate price sign not to exceed twenty (20) square feet in area or six (6) feet in height. The price sign shall be permitted even when pricing information is incorporated into the primary ground sign and can take the form of a permanent illuminated ground sign or non illuminated portable sign. A price sign is required to have City approval for design and location.
 - c. Fast-food restaurants with drive-up windows are permitted one (1) separate menu board adjacent to the drive-up lane.
2. Accessory signs shall not be attached to ground sign structures.
3. Each premise in any commercial or industrial zone shall not place more than one-half (1/2) their permitted aggregate sign area on a ground sign. When identifying two or more premise, the total

ground sign area shall not exceed the maximum aggregate indicated for the appropriate zone in Table 1.

4. Freeway oriented signs, within 500 feet of a freeway interchange right-of-way in the C-H Highway Commercial Zone, shall be permitted a maximum height of sixty (60) feet.
5. A ground sign that displays nameplates shall be considered as a single sign regardless of the number of nameplates attached.

C. Projecting Signs:

1. An activity is allowed one (1) projecting sign only when neither ground sign or a roof sign is present in the development.
2. Projecting signs are subject to the limitations in Table II and shall not be permitted closer than twenty (20) feet from each other.

TABLE II

Clearance Above Pavement	Maximum Projection From Building
0-8 ft.	Not Permitted
8 ft.	2
10 ft.	3
12 ft.	4
14 ft.+	5

3. Projecting signs may project into the public right-of-way, not to include alleys, if they conform to all other regulations. Refer to Section 25-24-50 D. for encroachment permits required for East Street (State Route 113).
4. Signs may not project within two (2) feet of the curb line.
5. Projecting signs may not exceed the maximum height limits permitted for the zone. Further, they may not extend vertically above the second floor window sill or when there is no second floor, they

may not extend above the parapet, eaves, or roof line.

D. Canopy Signs:

1. Awnings, canopies, and marquees that project into the public right-of-way may have only individual cut-out-letters and/or symbols attached, painted, stenciled, or otherwise placed on their faces.
2. Awnings, canopies, and marquees may have a nameplate suspended beneath without being considered a projecting sign. Nameplates must be at least eight (8) feet above the sidewalk and cannot extend beyond the canopy or within two (2) feet of the curb line.
3. Signs attached above awnings, canopies, and marquees that are connected to buildings shall not extend beyond the maximum projections listed in Table II. No projecting sign shall be permitted when signing is placed directly on canopies.
4. Signs may not be attached above freestanding canopies.
5. Awning signs shall not cover more than 50% of the end panel area and not more than 20% of the front (street facing) panel. These signs shall be counted as part of the building's overall sign allowance.

E. Roof signs:

1. One (1) roof sign is permitted, below the roof peak, for each business in the C-1, CBD, C-2, C-3, C-H, and I zones only.
2. Signs are not permitted above the roof peak or parapet wall and not above the maximum height allowed for the zone.
3. The bottom of roof signs shall be mounted flush with the surface of the roof and shall not interrupt roof lines or other major architectural features.

F. Temporary Signs:

1. Unless specified, do not require a permit but must conform to all restrictions of this article.
2. Temporary signs are not counted as part of the permitted aggregate area for permanent signs. However, the total area of temporary signs shall not exceed the total permitted area for permanent signs.
3. No single temporary sign shall exceed 100 square feet in area.
4. Temporary signs shall not be attached to ground, projecting, or roof signs unless the latter types of signs are specifically designed for this use.
5. Attention getting devices are permitted for special events subject to Zoning Administrator approval, and limited to a period of no more than three (3) consecutive days and no more than thirty (30) days per year.
6. One (1) non illuminated sign denoting the intended use of the building, architect, engineer, contractor, builder, realtor, and financial backer may be permitted upon premises during construction, provided, that such sign does not exceed fifty (50) square feet in area and is no more than ten (10) feet in height. Such signs shall be removed prior to the final inspection of the project.
7. One (1) temporary real estate sign for a subdivision may be permitted on each arterial or collector street within that subdivision. When there are no arterial or collector streets within the subdivision, one such sign may be permitted on a local street within the subdivision. It shall not exceed fifty (50) square feet or is not more than ten (10) feet in height. Such signs shall not be illuminated. Such signs shall be removed after completion of sales activities of the property or subdivision by the builder.
8. One (1) sign for each parallel street frontage of a lot pertaining to the lease or sale of a building or property provided it shall not exceed the following size and height limitations and is not illuminated:

TABLE III

ZONE	GROUND SIGN MAXIMUM AREA	MAXIMUM HEIGHT
R1, R2, NP	4 Sq. Ft	5 Ft.
RM, A-1, O-2	16 Sq. Ft	6 Ft.
C1, CBD, C2, C3, C-H	32 Sq. Ft	8 Ft.
I	50 Sq. Ft	10 Ft

9. Non commercial signs expressing the opinion of the owner or

occupant of the appurtenant property regarding political, religious, social, or economic topics of public interest shall be permitted so long as the messages remain non commercial in nature. Such signs shall not be placed on fences, trees, utility poles, street furniture, or in the public right-of-way.

10. Temporary direction signs, See Section 25-24-30 I.2.

G. Political Campaign Signs:

<u>Zone</u>	<u>Size</u>	<u>Number</u>
Residential	4 sq. ft	No limit
Commercial	No limit	No limit
Industrial	No limit	No limit

No limit per candidate and all signs shall be removed within 5 days after the election.

1. No signs or structural features shall extend into the cross visibility area between three feet (3') and seven feet (7') above the grade of the nearest street curb. The cross visibility area for:

a. Intersection of driveways and public right-of-ways is defined as a triangle having two (2) sides ten feet (10') long and running along the driveway and public right-of-way, said length

beginning at their intersection and the third side formed by a line connecting the two ends.

- b. Intersection of two public rights-of-way is defined as a triangle having two (2) sides "x" feet long and running along each public right-of-way (measured from the face of curb) said length beginning at their intersection and the third side formed by a line connecting the two ends:
- c. Such signs shall not be placed on fences, trees, utility poles, street furniture, or in the public right-of-way.

H. Portable Signs (Not withstanding provisions outlined above).

- 1. Purpose: The purpose of this section is to allow for A-Frame and other portable signs for pedestrian – level advertising of individual businesses in a professional and aesthetically pleasing manner
- 2. Location of Sign: The sign is placed on a sidewalk, public or private, within fifteen (15) feet of the business entrance. Portable signs are not permitted in landscape planters or within parking areas.
- 3. Size: Maximum size of 6 square feet.
- 4. Quantity: One sign per building. In the case of multi-tenant buildings or shopping centers, multiple businesses may be allowed on one sign and one sign per business may be allowed if the total number of signs does not exceed one sign per 20 feet of building frontage.
- 5. Content: Advertising of businesses immediately adjacent to the sign. Content is limited to the name, logo, by-line, and hours of operation. Advertising of sales and specific products is prohibited.
- 6. Clearance Area: A minimum clearance of 5 feet is maintained on the sidewalk at all times to

allow for pedestrian traffic. Signs are not to be placed where they would in any way block the view of drivers of vehicles or pedestrians when approaching intersection. Sign should, where possible be placed at least 18-inches from the edge of sidewalk to prevent injury to the sign or a vehicle while the vehicle is parking.

7. Display Hours: Portable sign can be displayed on sidewalks only when the business is open for business. Signs must be moved out of sight within the business property when the business is closed
8. Maintenance: It is the business owner's responsibility to assure that once a sign is approved that it remains in good condition and repair, i.e. no peeling paint, tacked on notices, or general unkempt appearance.
9. Enforcement: Signs which do not comply with these requirements can be removed by the City. Section 25-24-70 of the Zoning Ordinance.
10. Quality Standards: See Community Design Standards.
11. Attachments: No attached attention-getting devices such as flags, balloons, or lights, except for temporary promotions as allowed by Section 25-24-30 F.5.
12. Developments with Conditional Use Permit restrictions prohibiting portable signs will still apply to that development.
13. Sign Permit Process: See Section 25-24-50.
14. Time Frame: The ordinance allowing portable signs shall be subject to a sunset clause. Two (2) years after the effective date (February 13, 2004) amending the sign ordinance, all portable sign will no longer be allowed unless the City Council amends the sign ordinance and continues to allow portable signs. Portable signs existing at the time the sunset provision takes

effect will no longer be allowed and cannot be “grandfathered in signs.”

I. Off-Premise Signs:

1. Billboards are allowed by use permit in the I Zone if the Planning Commission finds the following conditions to be present:
 - a. The Planning Commission finds that the location of a billboard applied for is consistent with the purposes of the sign regulations of this article as set forth in Section 25-24-01.
 - b. The sign shall be placed only along and facing the following major highways: I-5 and State Route 113.
 - c. Freeway-oriented billboards within five hundred (500) feet of the freeway right-of-way shall not exceed 672 square feet in area or 40 feet in height. All other billboards shall not exceed 300 square feet in area or
 - d. No other billboard shall be closer than five hundred (500) feet along the same side of a street, except that no new billboard constructed on or after March 17, 1994 shall be situated closer than 1,000 feet from any other billboard along the same side of the street. If a freeway oriented billboard erected prior to March 17, 1994 is destroyed, it may be replaced in the same location even if it is less than 1,000 feet from another billboard on the same side of the street, provided all other requirements are met.
 - e. The sign shall not impair the visibility of another sign.
 - f. The sign shall have indirect lighting.
 - g. The sign shall be freestanding.

- h. The sign shall meet all other provisions of this article.
 - i. The sign post and other surfaces should be of a finished nature. The billboard application shall state the color of such structures.
 - j. The sign shall not extend over a building.
 - k. Where the base of the billboard support is visible from the public right-of-way, landscaping and irrigation plans shall be considered during the conditional use permit process.
2. Temporary directional signs are permitted for a period not exceeding ten (10) days per year. Where signs are to be displayed for longer periods of time a Zoning Administrator Permit is required. In every case such signs must meet the following conditions:
- a. The location of the directional sign applied for is consistent with the purposes of the sign regulations of this article as set forth in Section 25-24-01.
 - b. The sign shall display only the name and directions to the event, location, or offering.
 - c. The sign shall be non illuminated.
 - d. The sign shall not exceed the size and height limitations in Table III.
 - e. The sign is to be placed only at points where a turning movement is to be made.
 - f. The sign shall not impair the visibility of another sign.
 - g. The sign shall be removed after completion of activities on the property or subdivision.
 - h. A cash deposit to cover the removal of the sign is required before the sign is erected, which is refundable upon proof that the sign has been removed:

11 square feet to 50 square feet

\$50.00

1 square foot to 10 square feet

\$25.00

3. Public Service Directional Signs:
 - a. Guide signs are intended to direct individuals to locations which are difficult to locate and are placed as a public service, not for promotional purposes.
 - b. Public service directional signs require approval of the Zoning Administrator.
 - c. The Zoning Administrator shall approve the erection and maintenance of all guide signs

SEC. 25-24-40

SPECIAL REGULATIONS

- A. Businesses without direct public access to the street, such as when one building is developed into several shops or offices, shall be permitted to display one (1) nameplate per building entrance only.
- B. Development Identification: Where several businesses are developed as a unit, such as a shopping center, that development is permitted one (1) sign which identifies the development. The area of this sign shall not exceed the maximum allowable area for the largest business sign permitted in the development but in no case shall it exceed 100 square feet. Where the development identification is placed on a ground sign, Section 25-24-30 B. is applicable.
- C. Comprehensive Sign Plans: At the option of the owner and/or developer, a comprehensive sign plan may be provided for groups of businesses or for the whole of a shopping center development. Such a plan may regulate the location, size, height, color, lighting, orientation, and types of signs in the included area. The plans shall contain the signature of the owner and/or developer and that written and graphic information required to fully describe what shall and shall not be permitted in the development. Those plans that comply with this article's regulations may be

approved by the Zoning Administrator. Those plans that do not comply with this article's regulations in any manner may be approved by the planning commission if the plans conform with the intent of the article and result in an improved relationship between the various parts of the development. Any interested party, including the city council, any individual city council member, or the city manager, dissatisfied with the decision of the planning commission may appeal the decision to the city council within fourteen calendar days after the action of the planning commission. No conflict of interest shall exist solely by reason of the filing of an appeal by the city council, an individual city council member, or the city manager. Any appeal shall be filed with the city clerk and, except an appeal by the city council, a council member, or the city manager, shall be accompanied by a filing fee as prescribed by city council resolution. The clerk shall set a date for a public hearing and shall give written notice to the appellant of the time and date of the hearing.

- D. East Street Signs: On-premise signs located along East Street may be placed within the future public right-of-way established by Resolution No. 2037 up to the minimum setback requirements for the zone. Approval for such signs requires a recorded statement signed by the owner stating that these signs shall be moved or removed at the owner's expense when the future right-of-way is acquired.
- E. Central Business District Signs: All signs located within the Central Business District shall, in addition to the requirements contained in this chapter, comply with the requirements of the Downtown Specific Plan.

SEC. 25-24-50

PERMIT PROCEDURE

- A. All signs, except (as defined in Section 25.24.20(C) (exempt)) and temporary signs, require approval by the Zoning Administrator prior to being erected, placed, altered, or moved to insure compliance with the provisions of this article.
- B. A building permit is required for all signs except directly painted wall and window graphics, directional signs, temporary signs, and maintenance.
- C. Where a use permit or variance is required, it must be obtained from the Planning Commission or Zoning

Administrator, whichever is appropriate, prior to issuance of a building permit.

- D. When an encroachment permit is required from the State Department of Transportation, it must be obtained prior to issuance of a building permit.
- E. Two sets of sign plans shall be submitted to the Community Development Department for approval. The sign plans shall contain:
 - 1. Address of sign location.
 - 2. Name and phone number of owner.
 - 3. Name, address, and phone number of contractor or erector.
 - 4. Site plan showing location of signs.
 - 5. Elevation showing location on building or other structure including heights of signs and any projection from building.
 - 6. Elevation of sign showing dimensions and materials.
 - 7. Construction details of typical sections for all applicable signs. In some cases, the Building Inspector will require that the details are accompanied by the signature of a California licensed engineer or architect.
 - 8. Sign valuation and, for electric signs, the number of transformers.

SEC. 25-24-60

NON CONFORMING SIGNS

- A. Termination Date:
 - 1. All signs, billboards, and other sign structures which were erected and in existence prior to the effective date of this article, which were, at the time of such erection or establishment, in compliance with all then applicable statutes and ordinances, but which do not meet the requirements of this article, shall be permitted to remain in existence

notwithstanding their non conforming character, to and including June 30, 1982. Thereafter, all such signs, billboards, or other sign structures shall be in violation of this article, and subject to removal as in the case of any other illegal structure or use, subject to the exceptions herein set forth.

2. Signs brought into conformance with the Sign Ordinance adopted March 4, 1974, for which building permits have been issued, shall be permitted to remain in existence, notwithstanding their conforming character, for exactly eight (8) years after the date of issuance of the building permit for each sign.
3. All existing signs on property annexed to the City after June 30, 1982, shall be permitted to continue as non conforming signs, for a period of 8 years from the date of annexation. Thereafter, all non conforming signs shall be removed or made to conform to the provisions of this article. Any changes to the signs or their structures in terms of locations, orientation, size, or height will require that all signs and their structures on the property, business, and/or development be brought into conformance with this article.
4. Zone Changes: Signs that are made non conforming with the provisions of this Sign article, due to a change in zoning affecting the premise on which the sign is located, shall be permitted to remain in existence, notwithstanding their non conforming character, for exactly 8 years after the effective date of the zone change.

B. Procedure:

1. In order to avoid an unreasonable burden to owners of preexisting non conforming signs, billboards, and other sign structures, and further to avoid taking of private property without just compensation, the City Council of the City of Woodland has afforded an eight (8) year period during which such non conforming signs, billboards, and other sign structures will be permitted to continue in existence, the Council having found, and hereby declaring its findings that eight (8) years represents the

maximum usable life for purposes of depreciation and amortization of such property. At least one (1) year prior to the date of termination, the Community Development Department of the City of Woodland shall cause written notice to be given to the owners of each premises on which there is maintained a non conforming sign, billboard, or other sign structure of the type described in this Section, advising such owner of the fact that the sign, billboard, or other sign structure must be removed prior to the applicable termination date. Such notice shall also inform the owner of his hearing rights as hereinafter provided.

- a. Within thirty (30) days of the giving of notice as herein above provided, notice to be deemed to have been given upon its deposit in the U.S. Mail, postage prepaid, addressed to owner at the address of owner appearing on the last equalized assessment roll, any owner who believes that the sign, billboard or other sign structure the subject of the notice is, because of some unusual circumstances, entitled to a longer period of time for purposes of depreciation or amortization, may appeal said notice, and apply for an extension of time for the non conforming use. Such appeal and application for extension of non conforming use shall be in writing and signed by the owner or his authorized agent, shall describe the premises and the non conforming sign, billboard, or other sign structure, and shall be filed with the City Clerk. Any owner failing to make such appeal and application within the 30-day period waives any right which he otherwise might have for an extension of time for the non conforming use.
- b. The appeal and application shall be heard by the City Council at a public hearing, the hearing date to be set by minute order and notice given the appellant-applicant at least 2 weeks prior to said hearing. In hearing the appeal, the Council may consider all evidence relevant to the value, depreciation,

and obsolescence of the sign, billboard, or other structure in question, including such depreciation schedule as may have been allowed or approved by the Internal Revenue Service.

- c. At the conclusion of the hearing, the Council may deny the appeal and application or grant such extension of time for the continuation of the non conforming use as the Council finds justified by the evidence.
2. Prior to the termination date, any changes to a sign or its structure in terms of location, orientation, size, or height will require that all signs and their structures on the property, business and/or development be brought into conformance with this article. A permit may be obtained from the Community Development Department to change the copy of a non conforming sign, provided that the applicant and/or owner signs a waiver of the right of appeal provided for in Section 25-24-60 B.1. and further specifies that the sign will be brought into conformance with the article on or before the termination date. No permit to change copy shall be issued in order for a new business to utilize an existing non conforming sign.

SEC. 25-24-70

ADMINISTRATION AND ENFORCEMENT

- A. Administration: This article shall be administered by the Zoning Administrator, who is authorized and directed to enforce all provisions of this article. The Zoning Administrator is authorized to promulgate procedures consistent with the purpose of this article and is further empowered to delegate the duties and powers granted to or imposed upon him under this article.
- B. Inspection: Construction of all signs, and their attachment, is governed by the regulations of the Uniform Building Code, the Uniform Sign Code, and this article, as adopted by the City of Woodland and shall be inspected and approved by the Building Inspector.
- C. Maintenance: All signs and supporting structures shall be kept in repair and in proper state of preservation. The display surfaces of all signs shall be kept neatly painted and

clean. The immediate surrounding premises shall be maintained free of weeds and rubbish. The Zoning Administrator is authorized to order the painting, cleaning or repair of signs which become dilapidated and the cleaning of the immediate premises. Such maintenance shall be completed within 30 days of receiving written notice.

D. Sign Removal:

1. Unlawful Signs: The Zoning Administrator may order the removal of any sign erected, altered or maintained in violation of this article, the Uniform Building Code, or the Uniform Sign Code. He shall give thirty (30) day written notice to the owner of the building, structure, or lot on which the sign is located to remove the sign or to bring it into compliance.
2. Dangerous or Defective Signs: The Zoning Administrator may order a sign removed immediately and without notification if, in his opinion, the condition of the sign is such as to present an immediate threat to the safety of the public.
3. Abandoned Signs: Any sign which no longer advertises the original business conducted, product sold, activity, or campaign conducted shall be deemed to have been abandoned. The Zoning Administrator shall give 30-days written notice to the owner of the building, structure, or lot on which the sign is located to remove the sign.

E. Any conditional use permit or variance granted for a sign or signs shall become void if the sign is altered or relocated in any way which makes the sign in violation of the requirements of this article.

F. Penalties: Failure to comply with the provisions of this article shall subject the owner to the penalties provided for in Section 25-30-30 of this Chapter.

G. Appeals: Any person aggrieved by any decision or order of the Zoning Administrator may appeal to the Planning Commission unless such denial is based on violations of the Uniform Building Code, the Uniform Sign Code, or the

National Electrical Code. Denial for these reasons must be appealed to the Board of Building Appeals. Appeals shall be in writing and must be filed in the Community Development Department within 10 days of the date of the decision or order which is being appealed.