

TABLE 022.01. SIGN REGULATIONS BY LAND USE CATEGORY

MC 1057 10/8/99 MC 1316 10/5/09

Sign Class	Sign Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Location Requirements	Additional Requirements
A. SIGNS PERMITTED IN R, RESIDENTIAL DISTRICTS						
1. Apartment	Wall or monument	One per street frontage	24 s.f.	Below eaveline for wall sign and 6 ft. for monument sign	1 ft. setback from property line, not to obstruct corner sight distance.	<ul style="list-style-type: none"> • Signs shall not be internally lighted • Not to exceed 430 ma • Address may be included, but is not part of max. sign area
2. Neighborhood Identification	Wall or monument	Two per major entrance	30 s.f.	6 ft.	At major entrances to projects or neighborhoods	<ul style="list-style-type: none"> • Copy limited to project/neighborhood name only • Shall not be internally lighted • Not to exceed 430 ma. • Allowed only if maintenance responsibility assigned to community association
3. Mobile Home Park Identification	Wall or monument	One per street frontage	24 s.f.	6 ft.	May be located at a major entrance.	<ul style="list-style-type: none"> • Same requirements as apartment project identification signage.
B. SIGNS PERMITTED IN THE CO, COMMERCIAL OFFICE DISTRICTS						
1. Business Identification (Single Tenant)	Wall and/or monument	One each per street, parking lot or freeway frontage	One-half s.f. of sign area per lineal foot of building frontage on a street. 24 s.f. maximum	Below eaveline for wall sign and 6 ft. for monument	Shall be set back 1 ft. from property line, not to obstruct corner sight distance.	<ul style="list-style-type: none"> • Address may be included, but is not part of max. sign area • EMC permitted (75% of sign area) subject to Design Review by PC.
2. Building Identification (Multiple Tenant)	Wall and/or monument	One per street, parking lot or freeway frontage	One-half s.f. of sign area per lineal foot of building fronting on a street. 40 s.f. maximum	Below eaveline for wall sign and 8 ft. for monument	Shall be set back 1 ft. from property line, not to obstruct corner sight distance.	<ul style="list-style-type: none"> • Copy shall pertain only to the name of the building. • Illumination shall be reverse backlit, channel lit or indirectly illuminated. • Address may be included, but is not part of max. sign area • EMC permitted (75% of sign area) subject to Design Review by PC

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3. Business Identification (Multiple Tenant)	Wall	One per street, parking lot or freeway frontage	One-half s.f. of sign area per lineal foot of building fronting on a street or parking lot. 24 s.f. maximum	Below eaveline	Wall or canopy	<ul style="list-style-type: none"> • Signs may be internally lighted • Address may be included, but is not part of max. sign area
4. Pedestrian Bus. Directory (Multiple Tenant)	Wall or monument sign	To be determined by the Director	15 s.f.	6 ft.	as necessary	<ul style="list-style-type: none"> • To identify tenants and provide directions to individual establishments • Shall not be located in any required setback
5. High rise Bldg. (4 stores or more) a. Building Identification	Wall sign	Two per bldg.	225-500 s.f. (See Figure 22-2)		Above the windows of the highest floor and below the eaveline	<ul style="list-style-type: none"> • Copy is limited to one company name per building side arranged in a single line. • Alternate design may be approved by PC Design Review. • Company logos may be used in combination with letters. • Signs shall be designed to be compatible with the architecture of the building. • Address may be included, but is not part of max. sign area.
b. Secondary Tenant Identification	Wall sign	Four per bldg.	24 s.f. max. per sign. Max. letter height – 24”	Below the second floor		
c. Center of Project Identification	Monument	One per street frontage	40 s.f. per face	8 ft. above grade or max. of 4 ft. above top of planter or landscaped mound	At main entrance	<ul style="list-style-type: none"> • Shall contain only the name of the center of project, no tenant information except as may be approved by PC Design Review. • Address may be included, but is not part of max. sign area. • EMC permitted (75% of sign area) subject to Design Review by PC.

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C. SIGNS PERMITTED IN ALL COMMERCIAL & INDUSTRIAL DISTRICTS (EXCEPT THE CO DISTRICT)						
1. SINGLE TENANT						
a. Business Identification	Wall or canopy	One sign per bldg. elevation, per street, parking lot or freeway frontage. Max. 4 signs per business	2 s.f. of sign area per lineal foot of bldg. fronting on a street up to 100 s.f. max. secondary elevations up to 75 s.f. maximum.	Shall not project above the eaveline	May be located on parapet or canopy	<ul style="list-style-type: none"> • Secondary elevations must have street, parking lot or freeway frontage • Address may be included, but is not part of max. sign area • EMC permitted (75% of sign area) subject to Design Review by PC
b. Single Tenants – 15,000 s.f. or larger	Wall or canopy	One primary and up to four info. Signs per primary bldg. Frontage. One primary sign per secondary wall. Max. 4 signs per business	150 s.f. of total sign area for primary building elevation. Secondary bldg frontages up to 100 s.f.	shall not project above the eaveline	May be located on parapet or canopy	<ul style="list-style-type: none"> • Secondary walls must have street, parking lot or freeway frontage. • Informational and/or secondary signs are allowed on the primary wall only. • Two signs for the first 100', one sign per 50 additional feet up to a max. of 4 signs. MC 1008 12/18/97 • Max. size of each informational sign is 20% of primary sign area. . • Address may be included, but is not part of max. sign area. • EMC permitted (75% of sign area) subject to Design Review by PC

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c. Single Tenants – 50,000 s.f. or larger	Wall or canopy	One per street, parking lot or freeway frontage	2 s.f. of sign area per lineal foot of bldg.	Shall not project above the eaveline		<ul style="list-style-type: none"> • Address may be included, but is not park of max. sign area. • See Section 19.22.080(4) for off-site sign requirements.
d. Business Identification	Projecting	One double face sign per street frontage	25 s.f. max. per face	Shall not extend beyond eaveline	Must be attached to the bldg. to which the copy relates	<ul style="list-style-type: none"> • Authorized in lieu of a wall sign. • Authorized only where no building setback is required. • Address may be included, but is not part of max. sign area.
e. Business Identification	Monument or Pole sign with decorative pole cover	One double face sign per street frontage	75 s.f. per face	25 ft. above grade	Must not create traffic hazard at corners or driveways	<ul style="list-style-type: none"> • Min. street frontage of 100 ft. required. • May be located within 5 ft. of public right-of-way. • EMC permitted (75% of sign area) subject to Design Review by PC. • Address may be included, but is not part of max. sign area.
f. Drive thru Restaurants	Menu board	Two per bldg.	45 s.f.	8 ft.	Shall not be located so as to be a hazard for driveway or corner radius	
g. Drive thru Restaurants MC 1008 12/18/97	Secondary wall signage	One per street or parking lot frontage per business, 2 maximum	2 s.f. of sign area per lineal foot of bldg. fronting on a street. 75 s.f. max. sign area in CN, otherwise 100 s.f. max. In addition, 1.5 s.f. of sign area per each lineal foot of the bldg.'s read elevation if a public entrance is provided from a rear street or parking lot. 50 s.f. maximum.	Shall not project above the eaveline		

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h. Freeway Business Identification (On-site)	Monument or Pole sign with decorative cover	One double-face sign per business	200 s.f. per face	50 ft. above freeway grade	Shall be set back 5 ft. min. from property line	<ul style="list-style-type: none"> • See Section 19.06.030(2)(I) • Site shall be located with Freeway Corridor Overlay District • See 19.14.030(6) and (7) • Address may be included, but is not part of max. sign area • EMC permitted (75% of sign area) subject to Design Review by PC.
2. HIGH RISE BUILDINGS (Four stories or more)						
a. Building Identification	Wall sign	Four per bldg.	225-500 s.f. (See Figure 22-2)		Above the windows of the highest floor and below the eaveline	<ul style="list-style-type: none"> • Copy is limited to one company name per building side arranged in a single line • Alternate design may be approved by PC Design Review. • Company logos may be used in combination with letters • Signs shall be designed to be compatible with the architecture of the buildings • Address may be included, but is not part of max. sign area
b. Secondary Tenant Identification	Wall sign	Four per bldg.	24 s.f. max. per sign. Max. letter height – 24"	Below the second floor		
c. Center or Project Identification	Monument	One per street frontage	40 s.f. per face	8 ft. above grade or max. of 4 ft. above top of planter or landscaped berm.	At main entrance	<ul style="list-style-type: none"> • Shall contain only the name of the center or project, no tenant information • Address may be included, but is not part of max. sign area. • EMC permitted (75% of sign area) subject to Design Review by PC.

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3. MULTI-TENANT CENTERS a. Multiple Tenant Center Identification	Monument or Pole sign with decorative pole cover	<ul style="list-style-type: none"> • One double-face sign per street or freeway frontage • One additional sign if a street frontage is longer than 1,200 ft. 	125 s.f. per face.	35 ft.	Shall not be located so as to be a hazard for driveway or corner	<ul style="list-style-type: none"> • Min. street frontage of 200 ft. required • Sign may identify center and/or up to 3 major tenants • Planter base or landscape area equal to or greater than 4 times the area of one face of a sign • Vertical clearance of 10 ft. required for freestanding signs projecting over vehicular passageway • A minimum of 20% of the sign area shall be dedicated to center identification. MC 834 5/19/92 • Address may be included, but is not part of max. sign area • EMC permitted (75% of sign area) subject to Design Review by PC.
b. Freeway Regional Mall Identification (On-site or off-site)	Monument or Pole sign with decorative cover	<ul style="list-style-type: none"> • One double-face sign per center • Maximum of 2 as per Section 19.14.030(6)(D) MC 1179 9/16/04 	200 s.f. per face per anchor tenant	50 ft. above freeway grade; up to 75 ft. above freeway grade based upon flag test	Shall be set back 1 ft. from property line, not to obstruct corner sight distance.	<ul style="list-style-type: none"> • Commercial areas of a regional nature may qualify subject to approval of a Sign Program by the Planning Commission • Auto Malls qualify under this provision • See Section 19.22.080 • Address may be included, but is not part of max. sign area
c. Freeway Multi-Tenant Center Identification (On-site)	Monument or Pole sign with decorative cover	<ul style="list-style-type: none"> • One double-face sign per center • Maximum of 2 as per Section 19.14.030(6)(D) MC 1179 9/16/04 	100 s.f. per face per anchor tenant	50 ft. above freeway grade	Shall be set back 1 ft. from property line, not to obstruct corner sight distance.	<ul style="list-style-type: none"> • Address may be included, but is not part of max. sign area • Signage may identify the center and allowed number of tenants. • Regional Shopping Centers are allowed to have up to six Major Tenants identified on pylon/ monument signs. • Local Shopping Centers are permitted up to three tenants identified on pylon/monument signs. MCC 1179 9/16/04

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c. Freeway Multi-Tenant Center Identification (On-site), continued						<ul style="list-style-type: none"> • A planter base or landscaped area equal to or greater than 4 times the area of one face of the sign. • A minimum of 20% of the sign surface area shall be dedicated to the center identification. • A minimum freeway frontage of 200 lineal feet is required. • Sign designs shall be compatible with architecture/color of the center. • Company logos may be used in conjunction with the letters. MC 1179 9/16/04 • Design Review by PC required.
d. Business Directory	Freestanding	One per street or parking lot frontage	32 s.f. per face	8 ft.		<ul style="list-style-type: none"> • Intended to list only the names and addresses of on-site occupants
e. Multi-Tenant Center, Individual Tenants.	Wall or canopy	One per street, parking lot or freeway frontage	2 s.f. of sign area per lineal ft. of bldg frontage	Shall not project above the eaveline.		<ul style="list-style-type: none"> •
4. SERVICE STATION	Wall	One per street or parking lot frontage, max 3	2 s.f. of sign area per lineal ft. of bldg fronting on a street	Shall not project above the eaveline.		
a. Service Station Identification	Monument or Pole Sign	One double-face per street frontage	75 s.f. per face	25 ft.		<ul style="list-style-type: none"> • Minimum street frontage of 100 ft. • Two double-face signs can be combined into one 4-sided sign • Secondary signage is allowed to count for up to 50% of the total signage, and the combined area of all signs shall not exceed the maximum sign area¹ MC 1008 12/18/97 • EMC shall be permitted for prices
	Canopy Logo/ Name	One per side	9 s.f. per face			

¹ Not applicable to locations within the CR-3, Commercial Regional Tri-City land use district.

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b. Special Service Signs	Wall or ground	Two for each pump island plus 5 for other services	3 s.f. per face	8 ft.		<ul style="list-style-type: none"> • Special service signs shall be limited to such items as self serve, full service, air, water, cashier
5. Vehicle Dealerships MC 1169 4/15/04	Electronic sign	1	Case by case	50 ft. (may be up to 75 ft. with flag test)	Set back 1 ft. from property line, not to obstruct corner sight distance.	<ul style="list-style-type: none"> • On-site • Adjacent to a freeway and within Freeway Corridor Overlay District • Street frontage of 500 ft. • No closer than 500 ft. to other electronic sign • Flag test for visibility
D. SIGNS PERMITTED IN THE PP, PUBLIC PARK DISTRICT						
1. Facility Identification	Wall or freestanding	One per street or parking lot frontage	30 s.f. per face	7 ft.		<ul style="list-style-type: none"> • Intended only to identify the name and address of a public or quasi-public facility or as approved by the Commission
E. SIGNS PERMITTED IN THE PF, PUBLIC FACILITIES DISTRICT						
1. Facility Identification	Wall or freestanding	One per street or parking frontage	30 s.f. per face	7 ft.		<ul style="list-style-type: none"> • Intended only to identify the name and address of a public or quasi-public facility as approved by the Commission
2. Permanent flags pursuant to Section 19.22.090. MC 979 9/5/96						
F. SIGNS PERMITTED IN THE SP, SPECIFIC PLAN DISTRICTS						
Signage with each specific plan district shall be as permitted per plan.						
G. INSTITUTIONAL SIGNS PERMITTED IN ALL LAND USE DISTRICTS						
1. Institutional Identification Signs MC 1016 2/27/98	Wall and monument	One each per use	24 s.f	Below eaveline for wall sign and 6 ft. for monument	1 ft. setback from property line, not to obstruct corner sight distance.	<ul style="list-style-type: none"> • Institution name (min. 25% of sign area) • May incorporate changeable copy or EMC (max. 75% of sign area) • May be internally or externally illuminated • Not permitted in multi-tenant centers • Address may be included, but is not part of max. sign area