

SECTION 25.1300 SIGNS

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25.1301 Purpose

The City has a governmental interest in establishing uniform sign regulations in order to:

- A.** Safeguard the life, health, property and public welfare by regulating the design, location, construction and maintenance of signs in the City of Fairfield, and to reduce possible traffic and safety hazards by prohibiting signs that are distracting to motorists;
- B.** Support and promote viable businesses by allowing signs that provide adequate identification, are of high quality design, and appropriate scale and visibility;
- C.** Allow signs that compliment the scale, architectural style, and physical character of the buildings and uses in the development project;
- D.** Preserve and enhance the quality of the built environment in the city by reducing the visual blight and clutter of unsightly signs, and to enhance the City's ability to attract sources of high quality economic development and growth;
- E.** Preserve and protect public and private investment in buildings and property;
- F.** Allow the use of commercial signs to identify the business to which the sign relates, rather than for general advertising purposes; and
- G.** Enable the fair and consistent application and enforcement of the regulations of this Section.

25.1302 Applicability

This Section applies to signs erected, placed, or maintained outdoors, or signs placed inside a building if the sign is placed within three feet of an exterior window and visible from outside the building. Non-commercial holiday decorations, signs on products or product containers, public information and safety signs, historical markers, signs required by local, state or federal law, and non-commercial messages placed on lawful signs shall be exempt from this Article.

25.1303 Sign Approvals

Any person desiring to erect or place a sign or other improvement regulated by this Section in the City of Fairfield shall first obtain any necessary clearance or sign permit(s) to do so, in compliance with this Section. All requests for approval shall be accompanied by the drawings and information necessary to demonstrate compliance with the applicable regulations of this Section. Where required, applications shall be filed with the Department of Planning and Development on a form prescribed by the Director. The application shall be accompanied by any drawings, plans, fees, and other information required by the Director.

A. Required Sign Approvals. Table 25.13-1 (Sign Approval Requirements) lists signs or other improvements that are regulated by this Section and specifies the requirements for approval. A Zoning Clearance, Sign Permit, or Sign Program may be required, as described below. Certain types of signs or improvements are regulated by this Section, but do not require approval (indicated as “No Review Required” in Table 25.13-1). Although no permit is necessary, compliance with the applicable regulations of this Section is required.

- 1. Zoning Clearance.** A Zoning Clearance is required for items that are routine in nature and the review is based on specific regulations that require little or no subjective judgment. Action on a Zoning Clearance item is “ministerial” or non-discretionary. Requests that comply with the applicable regulations shall be approved; while those requests that do not comply shall be denied by the Director. No public notice is required, and the decision is not subject to appeal unless the request for Zoning Clearance also includes a request for Minor Exception as defined in Section 1306.
- 2. Sign Permit.** Sign Permit Applications are required for signs or improvements that typically require an interpretation to determine compliance with regulations of this Section. No public notice is required, but the action may be appealed in accordance with Section 25.405 of the zoning ordinance.
- 3. Sign Program.** Sign Program approval is required for all new non-residential projects comprised of more than three tenant spaces. However, a Sign Program can be approved on any commercial project containing more than one tenant space. The purpose is to ensure that all signs are coordinated with the project architecture, and that they have design features consistent with other signs in the project. A Sign Program shall illustrate the design of all permanent signs within a project. It shall specify the design details including the number and precise placement of freestanding and building signs, the type of construction or type of sign cabinets to be used, illumination, colors, and letter size and font. All new signs within a project shall be consistent with the approved Sign Program.

Table 25.13-1: Sign Approval Requirements					
Type of Sign	Required Approval or Permit				Applicable Sections & Notes
	No Review Required	Zoning Clearance	Sign Permit	Sign Program	
Banners-Permanent or Seasonal			X		25.1304 C
Banners-Temporary or Promotional			X		25.1304.C
Bus Shelter Signs	X				25.1304c
Construction Signs	X				25.1304 C
Director and Directorial Sign		X			Table 25.13-2
Electronic Message Board			X		
Flags, Commercial		X			25.1304 C
Freeway Freestanding Sign			X		Table 25.13-2
Freestanding Sign (incl. Monument sign)			X		Table 25.13-2
Identification Sign for Subdiv. Or Industrial Park			X		Table 25.13-2
Inflatable Sign			X		25.1304 C
Multifamily Site Disclosure Signs		X			25.1305
Political Signs	X				25.1304 C
Public Directory Signs				X	
Real Estate Signs	X			-	25.1304 C
Theater Marquee Sign			X	-	Table 25.13-2
Under Canopy Sign		X			Table 25.13-2
Temporary Signs for Special Events	X				25.1304 C
Seasonal Decorations	X				25.1304 C
Streamers (open lot sales only)	X				25.1304 C
Subdivision Sales Signs-On-site		X		-	25.1304 C
Subdivision Sales Signs-Off-site			X		
Restaurant Menu/Order Board (@drive-thru lane)			X	-	Table 25.13-2
Wall Signs					
. promotional sign cabinet			X	-	Table 25.13-2
. sign face change (can sign only)		X		-	25.1304 A
. new sign in project with 3 or fewer tenants			X	-	Table 25.13-2
. new sign in projects with more than 3 tenants			X	X	Table 25.13-2
. freeway wall sign			X		Table 25.13-2
. single family dwelling sign, name and address	X		X		Table 25.13-2
Warning Signs	X				25.1304 C
Window Signs	X		X		25.1304 C

B. Director approval required. The Director is authorized to approve, conditionally approve, or deny Zoning Clearances, Sign Permits, and Sign Programs, except when Planning Commission action is specified in paragraph 25.1303 C. below, or when a referral to the Planning Commission is made in accordance with Section 25.402.010, B. of the zoning ordinance. Any application for Zoning Clearance, Sign Permit or Sign Program approval requiring action by the Director shall be acted upon within 30 days of submittal.

C. Planning Commission approval required. The Planning Commission shall hold a Public Hearing as specified in the zoning ordinance, review the application based on the criteria of this Article, and take action under the following circumstances:

1. The sign(s) does not conform with an established design policy adopted by the Planning Commission or City Council in accordance with Section 25.1307 of this Section;
2. The sign is a freeway-oriented, freestanding sign;

3. The approval of a Zoning Clearance, Sign Permit, or Sign Program requires approval of a Major Exception as defined in Section 1306;
4. The proposal is a promotional sign cabinet in excess of 36 square feet in area, with a size of up to 50 square feet in area.

Any application for Sign Permit or for Sign Program approval requiring action by the Planning Commission shall be acted upon within 60 days of submittal.

- D. **Valid term.** Any sign approval authorized by this Section shall be valid for two years from the date of approval, or as specified in a concurrent application for Development Review, Use Permit, or Variance, during which time the approved signs must be installed. A Sign Permit approved for a Sign Program is valid for the life of the project.
- E. **Appeals and Reconsideration of Denied Application.** Action taken in this Section regarding approval of a Sign Permit, Sign Program or Exception may be appealed in accordance with Section 25.405 of the Zoning Ordinance. No application that has been denied by the City shall be reconsidered within one year. The City Council is authorized to grant exceptions to this provision.
- F. **Enforcement.** The City shall keep an up to date log of all permits issued for all banners, portable signs or inflatable signs by business name and address. Businesses displaying illegal banners, portable signs or inflatable signs shall receive a warning notice requiring that the business secure a permit within 10 days. Notice shall include all pertinent information necessary for the business to apply for a sign permit for their sign. If no permit is secured within 10 days of receipt of the warning, a fine as specified by City Code shall be issued immediately to the business displaying the illegal sign or banner. Fines will continue to be issued on a daily basis until such time the illegal sign is removed or a permit is acquired by the business.

25.1304 Regulations for On-Site Signs

The Director or Planning Commission may approve or conditionally approve an application for Sign Permit only if the proposal is consistent with the regulations and criteria in this Section and any other applicable sign regulations or adopted design guidelines for a specific area.

- A. **General regulations.** Signs shall be considered an architectural and site plan feature of the proposed development, and as such, shall be coordinated in size, height, color, illumination, location, graphic design, and finish detailing with the building landscaping, area lighting, and vehicular and pedestrian circulation. In addition, all signs shall meet the following regulations:
 1. **Freestanding signs.** All freestanding signs (including freeway oriented signs or monument signs) shall comply with the following regulations:
 - a. Where three or more freestanding signs exist along a street frontage of 600 feet, or a freeway frontage of 1,200 feet, new freestanding signs shall be placed or designed to:
 1. Maintain a separation from existing freestanding signs of 75 feet, unless prohibited by site dimensions.

2. Vary sign height within the limits prescribed in this Section to ensure reasonable visibility to the motorist.
 3. Vary sign distance from the street to ensure reasonable visibility to the motorist.
 - b. The copy on a freestanding sign shall be limited to the name and address of the project, and up to 25% of the sign area for changeable copy, or up to three panels for the identification of tenants within the subject building. More tenant panels may be approved as part of a Sign Program, but in no case may the tenant signs occupy more than 60 percent of the total sign area, and shall incorporate consistent colors and copy styles.
 - c. Freestanding signs shall match the building signs with respect to shape of sign structure and related components, and the construction materials for the base, cabinet, and supports.
 - d. Freestanding signs placed on property adjacent to a residential zoning district shall observe the same setback from the street as required in the adjacent yard area of the residential zone.
 2. **Freeway freestanding signs.** The content of any freestanding freeway-oriented sign shall be limited to the name of the project, business and/or major product or use. With the exception of electronic message boards, changeable copy shall not be permitted.
 3. **Sign face change.** A change of face on an existing sign structure shall conform to a previously approved Sign Permit or Sign Program. The copy of the change shall only advertise the business name and/or associated logo.
 4. **Wall signs.** The following regulations shall apply to all wall signs:
 - a. The copy on any wall sign shall be limited to the name and address of the business on which the sign is placed, and product types and services offered if the area devoted to these items does not exceed 25 percent of the copy.
 - b. Brand names shall be permitted on the wall sign(s) of vehicle dealerships or manufacturing plants and distributors only. There shall be no limit as to the portion of the sign allowed to be occupied by the brand name.
 - c. Single tenant retail buildings with 50,000 square feet or more shall be allowed additional ancillary product type and service signs (e.g., “stereos,” “appliances,” etc.), if these signs do not increase the total wall sign area allowed for a building.
 5. **Signs adjacent to residential uses/districts.** The Director shall have the authority to limit the sign height, size, location, and illumination of a sign proposed on property adjacent to or across the street from any residential use to minimize impact to the use.

6. **Conduit and support structures.** Electrical conduits and support structures for all building-mounted signs shall be concealed within the building wall or soffit. External “raceways” for channel letter signs may be approved, but only when it is demonstrated that internal mounting is not feasible, such as when the mounting would conflict with structural integrity of the mounting surface, or would conflict with utilities within the wall or roll-up doors and windows.
7. **Changeable copy area.** Except for electronic message boards and promotional sign cabinets as described in Section 25.1304.C., the changeable copy area of a sign, including time and temperature signs, shall not exceed 25 percent of the permitted sign area. Signs for non-commercial and non-industrial uses which do not display a commercial message, may have a changeable copy area on up to 60 percent of the sign face.
8. **Impacts on adjacent property.** Signs permitted for one property or tenancy shall not adversely affect the identification and reasonable use of the neighboring property or tenancy.
9. **Relationship to structures.** All permanent signs shall be compatible with the predominant visual elements of on-site buildings, including construction materials, colors, and design details. Commercial centers, offices, industrial complexes, and similar facilities shall be part of a comprehensive Sign Program for the center, and observe a consistent visual design theme.
10. **Relationship to other signs.** Where more than one sign is located on a building site or center, all signs shall be complimentary to each other in the following ways:
 - a. Coordinated and consistent placement of the sign.
 - b. Consistent design for two of the following three primary design features:
 - 1) Letter style and font size;
 - 2) Color;
 - 3) Sign type (e.g. individual channel letters or solid structure).
11. **Relationship to streets and public rights-of-way.** Signs shall be designed and located to not obstruct pedestrian, bicyclist, or motorist view of the public right-of-way in a manner that creates a public safety hazard, as determined by the City Traffic Engineer. Specifically, all signs shall comply with the following requirements:
 - a. No sign shall be located in or project into the public right-of-way of any street, except projecting signs placed in the CD, CDC, and CT zoning districts approved by the City Engineer. The City Engineer may approve an encroachment in the right-of-way when it is determined the structure will not pose a hazard to pedestrians or traffic.
 - b. In the CD and CDC district, freestanding signs shall be low profile and emphasize visibility to pedestrians rather than motorists. Wall signs shall emulate the architectural elements of the building such as second story windows and unique design features of the storefront.

- c. No sign shall interfere with the sight distance of motorists/cyclists proceeding on or approaching adjacent streets, alleys, driveways or parking areas, or of pedestrians proceeding on or approaching adjacent sidewalks and walkways.
 - d. No sign suspended over or projecting into the area above a private driveway shall be situated at a height less than 15 feet above the driveway surface.
 - e. No sign suspended over or projecting above a pedestrian way shall be situated at a height less than eight feet, six inches above the ground surface.
- 12. Landscaping.** All freestanding signs shall be located in a landscaping, or a planter equal to at least the area of the sign cabinet and base, up to a maximum of 100 square feet.
- 13. Sign construction and materials.** Sign construction and materials shall be of sufficient quality to assure a long life and ease of maintenance. In general, signs painted on a commercial building wall are unacceptable as the principal sign on a commercial project.
- B. Specific Regulations for Permanent Signs.** Table 25.13-2 establishes the maximum number, location, area, and height of all signs of a permanent nature that are allowed in the City. Special regulations that apply to these signs are listed in the table or provided in the following paragraphs. The Table is organized by the land use and by type of sign, except that more restrictive regulations apply to non-residential uses in residential zoning districts.

Table 25.13-2: Sign Regulations

<i>Land Use</i>	<i>Sign Type</i>	<i>Number (maximum)</i>	<i>Location</i>	<i>Area (maximum)</i>	<i>Height (maximum)</i>	<i>Special Regulations</i>
A. Signs Permitted for Commercial and Office Uses (except those in residential districts, see Section "C" of Table below):						
Commercial Retail and Office	Wall Sign	1 sign per tenant on each eligible building elevation	Sign may only be placed on a building elevation fronting on a public street or driveway providing public access to the building; and must be placed on that portion of a building frontage occupied by the subject tenant	Single Tenant Bldgs: 1 s.f. of sign area per linear foot of eligible bldg frontage. Multi-tenant bldgs: 1.25 s.f. of sign area per linear foot of eligible bldg frontage, but not less than 20 s.f. per tenant	Must be placed on first floor of building, unless integrated with the building architecture, and a uniform approach to display and application of all signs is employed	Sign length not to exceed 60% of tenant space width, but shall not be required to be less than 10'
			A sign on an awning may be installed in lieu of a wall sign	Multiple-frontage Limitation: When a tenant space has more than one bldg frontage, the allowable sign area for the additional frontages shall be one-half that allowed for the primary wall sign		
	Monument Sign	1 sign per street frontage; projects with more than 600 linear feet of frontage on the same street may have 1 sign for each 300' along that frontage	Sign must be located on-site, outside of a public right-of-way; a 10' setback is required where traffic visibility could be obstructed	40 s.f. in area for projects on local/collector streets or 60 s.f. in area for projects on arterial streets	8 feet in height	Shopping centers 6 acres or more are allowed an increase in size and height for 1 monument sign to 80 s.f. in area and 20' in height
			Where multiple freestanding signs are allowed within a project, the minimum separation between signs shall be 150'			

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<i>Land Use</i>	<i>Sign Type</i>	<i>Number (maximum)</i>	<i>Location</i>	<i>Area (maximum)</i>	<i>Height (maximum)</i>	<i>Special Regulations</i>
Commercial Retail and Office (continued)	Freeway Wall Sign	1 sign per eligible building	Only permitted on those properties abutting a freeway (excludes Hwy. 12); where the sign is located on a side or rear elevation and placed within 500' of the freeway right-of-way	2 percent of total area of elevation on which sign is placed, up to 500 s.f.	Must be placed on first floor of building, unless integrated with the building architecture, and a uniform approach to display and application of all signs is employed	Sign shall only identify a single tenant or project name, and shall not be allowed on the same elevation with a non-freeway orientated wall sign
	Freestanding Freeway Sign	1 sign per eligible project or site	Sign only permitted on those properties abutting a freeway (excludes Hwy. 12) or on a road parallel to and abutting a freeway; sign only on-site where sign is located within 200' of the freeway right-of-way	1 s.f. of sign area per linear foot of freeway frontage, up to 300 s.f.	45 feet or 15 feet above grade of nearest freeway lane, whichever is greater.	Sign must receive approval from Planning Commission and shall be placed on monument or decorative pole structure
					Where 1 sign incorporates signage for multiple businesses that are eligible for separate freeway signs, the allowed height is 50' for signs identifying 2 businesses and 55' for signs identifying three or more businesses.	
	Under Canopy Sign	1 per pedestrian entry	Under canopy, awning, or covered walkway in front of building entry	8 s.f.	12 feet	Minimum ground clearance to bottom of sign is 8 feet; all under canopy signs in a project shall be consistent in design

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Commercial Retail and Office (continued)	Theater Marquee Sign (wall or monument)	1 sign per theater	Sign may only be placed on a building elevation fronting on a public street or driveway providing public access to the building, or along an arterial street frontage	1.5 s.f. of sign area per linear foot of eligible bldg frontage, up to 200 s.f.		The Director may require that the primary wall sign be reduced in size or combined with the marquee sign so that the sign length not to exceed 60% of tenant space
Commercial-Fast Food Restaurant	Freestanding Freeway Sign	1 sign per eligible project or site	Sign only permitted on those properties abutting a freeway (excludes Hwy. 12) or on a road parallel to and abutting a freeway; sign only on-site where sign is located within 200' of the freeway right-of-way	1 s.f. of sign area per linear foot of freeway frontage, up to 300 s.f.	45 feet or 15 feet above grade of nearest freeway lane, whichever is greater.	Sign must receive approval from Planning Commission and shall be placed on monument or decorative pole structure;
	Monument Sign	1 sign per street frontage; projects with more than 600 linear feet of frontage on the same street may have 1 sign for each 300 feet along that frontage	Sign must be on located on-site, outside of a public right-of-way; a 10' setback is be required where traffic visibility could be obstructed	40 s.f. in area for projects on local/collector streets or 60 s.f. in area for projects on arterial streets	8 feet in height	
	Freestanding Drive Through/Menu Signs	2 per site	Oriented to the drive-through lane	55 s.f. each sign	8 feet	Only permitted for those sites which have a drive-through

Table 25.13-2: Sign Regulations

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Fast Food (continued)	Wall Sign	1 sign per tenant on each eligible building elevation	Sign may only be placed on a building elevation fronting on a public street or driveway providing public access to the building; and must be placed on that portion of a building frontage occupied by the subject tenant	Single Tenant Bldgs: 1 s.f. of sign area per linear foot of eligible bldg frontage. Multi-tenant bldgs: 1.25 s.f. of sign area per linear foot of eligible bldg frontage, but not less than 20 s.f. per tenant	Must be placed on first floor of building, unless integrated with the building architecture, and a uniform approach to display and application of all signs is employed	Sign length not to exceed 60% of tenant space width, but shall not be required to be less than 10'
Commercial-Automobile and Open Lot Vehicle Dealership	Freestanding Freeway Sign	1 sign per eligible project or site	Sign only permitted on those properties abutting a freeway (excludes Hwy. 12) or on a road parallel to and abutting a freeway; sign only on-site where sign is located within 200' of the freeway right-of-way	1 s.f. of sign area per linear foot of freeway frontage, up to 300 s.f.	45 feet or 15 feet above grade of nearest freeway lane, whichever is greater.	Sign must receive approval from Planning Commission and shall be placed on monument or decorative pole structure
	Monument Sign	1 sign per street frontage; projects with more than 600 linear feet of frontage on the same street may have 1 sign for each 300' along that frontage	Sign must be on located on-site, outside of a public right-of-way; a 10' setback is be required where traffic visibility could be obstructed	40 s.f. in area for projects on local/collector streets or 60 s.f. in area for projects on arterial streets	8 feet in height	Open lot sales 3 acres or more in size are allowed an increase in size and height for 1 monument sign to 80 s.f. in area and 20' in height

Table 25.13-2: Sign Regulations

<i>Land Use</i>	<i>Sign Type</i>	<i>Number (maximum)</i>	<i>Location</i>	<i>Area (maximum)</i>	<i>Height (maximum)</i>	<i>Special Regulations</i>
Open Lot/ Vehicle Dealers (continued)	Wall Sign	1 sign per tenant on each eligible building elevation; except that single tenant retail buildings 50,000 s.f. or more are allowed secondary wall signs	Sign may only be placed on a building elevation fronting on a public street or driveway providing public access to the building; and must be placed on that portion of a building frontage occupied by the subject tenant;	Single Tenant Bldgs: 1 s.f. of sign area per linear foot of eligible bldg frontage. Multi-tenant bldgs: 1.25 s.f. of sign area per linear foot of eligible bldg frontage, but not less than 20 s.f. per tenant.	Must be placed on first floor of building, unless integrated with the building architecture, and a uniform approach to display and application of all signs is employed	Sign length not to exceed 60% of tenant space width, but shall not be required to be less than 10'
Commercial - Gas Station/ Convenience Retail	Freestanding Freeway Sign	1 sign per eligible project or site	Sign only permitted on those properties abutting a freeway (excludes Hwy. 12) or on a road parallel to and abutting a freeway; sign only on-site where sign is located within 200' of the freeway right-of-way	1 s.f. of sign area per linear foot of freeway frontage, up to 300 s.f.	45 feet or 15 feet above grade of nearest freeway lane, whichever is greater.	Sign must receive approval from Planning Commission and shall be placed on monument or decorative pole structure
	Monument Sign	1 sign per street frontage	Sign must be on located on-site, outside of a public right-of-way; a 10' setback is required where traffic visibility could be obstructed	40 s.f. in area for projects on local/collector streets or 60 s.f. in area for projects on arterial streets	8 feet in height	State mandated price sign shall be included in the copy of the monument sign, and counted in the maximum area permitted in the Sign Program

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Gas Station (continued)	Wall Sign	1 sign for each tenant on each eligible building elevation	Sign may only be placed on a building elevation fronting on a public street or driveway providing public access to the building; and must be placed on that portion of a building frontage occupied by the subject tenant	Single Tenant Bldgs: 1 s.f. of sign area per linear foot of eligible bldg frontage. Multi-tenant bldgs: 1.25 s.f. of sign area per linear foot of eligible bldg frontage, but not less than 20 s.f. per tenant	Must be placed on first floor of building, unless integrated with the building architecture, and a uniform approach to display and application of all signs is employed	Sign length not to exceed 60% of tenant space width, but shall not be required to be less than 10'
	Promotional Sign Cabinet	1 per site	Mounted on building wall	36 s.f.; 50 s.f. may be approved by Planning Commission	Must be placed on first floor of building	Total width of all wall signs with promotional sign cabinet may not exceed 60% of the building frontage

B. Signs Permitted for Industrial, Service Commercial, Institutional and Public Uses (except if in residential zone, see Section "C"):

Industrial, Service Commercial, Institutional and Public Uses	Wall Sign	1 sign per tenant on each eligible building elevation	Sign may only be placed on a building elevation fronting on a public street or driveway providing public access to the building; and must be placed on that portion of a building frontage occupied by the subject tenant	.5 s.f. of sign area per linear foot of eligible bldg frontage, but not less than 20 s.f. per tenant.	Must be placed on first floor of building, unless integrated with the building architecture, and a uniform approach to display and application of all signs is employed	Sign length not to exceed 60% of tenant space width, but shall not be required to be less than 10'
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Industrial, Service Commercial, Inst.and Public Uses (continued)	Wall Sign (continued)		A sign on an awning may be installed in lieu of a wall sign	Multiple-frontage Limitation: When a tenant space has more than one bldg frontage, the allowable sign area for the additional frontages shall be one-half that allowed for the primary wall sign		
	Monument Sign	1 sign per street frontage; projects with more than 600 linear feet of frontage on the same street may have 1 sign for each 300' along that frontage	Sign must be on located on-site, outside of a public right-of-way; a 10' setback is be required where traffic visibility could be obstructed	40 s.f. in area for projects on local/collector streets or 60 s.f. in area for projects on arterial streets	8 feet in height	
			Where multiple freestanding signs are allowed within a project, the minimum separation between signs shall be 150'			
	Freeway Wall Sign	1 sign per eligible building	Only permitted on those properties abutting a freeway (excludes Hwy. 12); where the sign is located on a side or rear elevation and placed within 500' of the freeway right-of-way	2 percent of total area of elevation on which sign is placed, up to 500 s.f.	Must be placed on first floor of building, unless integrated with the building architecture, and a uniform approach to display and application of all signs is employed	Sign shall only identify a single tenant or project name, and shall not be allowed on the same elevation with a non-freeway orientated wall sign
	Business Park Identification Sign	2 per entry on collector/arterial road	At major entry(ies) to the subdivision; may be placed in public right-of-way or easement	60 s.f. per entry (total for all signs at the same entry)	8 feet	Copy limited to address and/or name of subdivision or business park

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C. Signs Permitted in Residential Zoning Districts:

Single Family Dwellings	Wall Sign	1 per residence	Mounted on front elevation of house	1 s.f.	Sign must be placed on first floor elevation, below eaveline	Home occupation signs are not allowed
Subdivision Identification	Monument	2 per entry on collector/arterial road	At major entry(s) to the subdivision; may be placed in public right-of-way or easement	60 s.f. per entry (total for all signs at the same entry)	6 feet	Copy limited to address and/or name of subdivision or community; internal illumination not allowed
Multi-family Projects or Mobile Home Parks	Wall Sign	1 wall sign per building for address	Sign may only be placed on a building elevation fronting on a public street or driveway providing public access to the building; and must be placed on that portion of a building frontage occupied by the subject tenant	16 s.f.	Sign must be placed on first floor elevation, below eaveline	
	Monument Sign	1 per street frontage on an collector/arterial road	Sign must be on located on-site, outside of a public right-of-way; a 10' setback is be required where traffic visibility could be obstructed	40 s.f.	6 feet	Copy limited to name of project and/or address
			Where multiple freestanding signs are allowed within a project, the minimum separation between signs shall be 150'			

Table 25.13-2: Sign Regulations

<i>Land Use</i>	<i>Sign Type</i>	<i>Number (maximum)</i>	<i>Location</i>	<i>Area (maximum)</i>	<i>Height (maximum)</i>	<i>Special Regulations</i>
Multi-family (continued)	Directory Sign	1 per street frontage on an arterial road	Sign must be placed at primary project entry(s) in a manner that allows it to only be read from a stationary vehicle or by a pedestrian	20 s.f.	6 feet	Copy is limited to graphic illustration of site plan and/or tenant directory; font size shall be appropriate for pedestrian viewing
Non-residential use (e.g., office, school, church or community care facility)	Wall Sign	1 per street frontage on an arterial road	Sign may only be placed on a building elevation fronting on a street or driveway providing public access to the building; and must be placed on that portion of a building frontage occupied by the subject tenant	.5 s.f. of sign area per linear foot of eligible bldg frontage, but not less than 20 s.f. per tenant	Sign must be placed on first floor elevation, below eaveline	
	Monument Sign	1 per street frontage on an arterial road	Sign must be on located on-site, outside of a public right-of-way; a 10' setback is be required where traffic visibility could be obstructed	32 s.f.	6 feet	Copy limited to name of project and/or address
			Where multiple freestanding signs are allowed within a project, the minimum separation between signs shall be 150'			

C. Specific Regulations for Temporary and Miscellaneous Signs. The following paragraphs establish regulations for the maximum number, location, maximum area, maximum height and/or special regulations for all signs of a temporary nature that are allowed in the City.

1. Banners.

- a. All banner copy shall be promotional in nature and shall not include business identification as its primary copy.
- b. The length of banner shall not be greater 60% of the length of the building elevation on which it is displayed.
- c. All businesses applying for a banner(s) shall have existing approved permanent signs meeting City sign ordinance requirements.
- d. Any business within any commercial zoning district may display one banner per façade up to a maximum of two banners.
- e. There will be no regulation of the hours or days for the display of banners.
- f. Banners must be affixed to the façade of the building.
- g. No banners shall be located on the roof of the building.
- h. Banners will not be allowed to be affixed to vehicles or other permanent or temporary structures within any required parking areas.
- i. An annual permit with an associated fee of \$100 shall be required for each banner.

2. Construction Signs. One “under construction” sign is allowed per construction site. The sign shall not exceed forty (40) square feet in area and ten (10) feet in height. The sign may identify the project developer, project participants, and/or future occupants.

3. On-Site Directional Signs. Where appurtenant to a permitted or conditionally permitted use, on-site directional signs may be placed subject to the following regulations:

- a. Maximum area of a directional sign shall be four square feet.
- b. Maximum height shall be five feet.
- c. Directional signs shall have no commercial message or copy.

4. Flags. Flags, emblems, or insignias of national or political subdivisions, when displayed in accord with appropriate flag protocol, and flags displaying corporate logos or insignias are allowed subject to the following regulations:

- a. Flags must be displayed on a permanent flagpole, which shall be placed to avoid damage to other structures.
- b. Flagpoles in residential zoning districts shall not exceed 25 feet in height. Flag size shall not exceed four feet by six feet.
- c. Flag poles in non-residential zones shall be proportional in height to the on-site buildings, but shall not exceed 40 feet in height. Flag size shall not exceed six feet by ten feet.
- d. Where applicable, the light source for exterior illuminated flag poles shall be out of public view. Ground-mounted light fixtures extending above grade shall be screened from public view with evergreen plant material.

5. Inflatable Signs.

- a. No more than one Inflatable sign shall be allowed to be displayed for a period not to exceed 15 days, up to 6 times a year, except as provided in Section 5.b below.
- b. Temporary seasonal businesses shall be allowed to display inflatable signs for the duration of their temporary use.
- c. Inflatable signs shall be allowed to be placed within required landscape areas provided the landscaped areas are well maintained and meet current City standards for landscaping.
- d. Inflatable signs shall not be placed within the public right-of-way or within any required parking area unless authorized by a Special Sign District, and shall not be placed within any path of travel required by the Americans with Disabilities Act.
- e. Inflatable balloons shall be allowed to be placed only in locations on the property where the height of the balloon does not exceed its setback to the property line. This is to insure that if the balloon goes down, it does not go down on adjacent properties.
- f. An annual permit with an associated fee of \$250 shall be required for each inflatable sign, except for Temporary Seasonal businesses that will not be required to pay a fee up and above the cost of a temporary permit as required by the City per Section 25.1304 (c) 14.

6. Political Signs. Political signs are allowed that comply with the following regulations:

- a. No political sign shall be erected or placed on any property unless permission has been granted by the property owner, lessee, or person in lawful possession.
- b. Any political sign placed in violation of this Section shall be removed and impounded by the Director if the violation is not corrected within 48 hours after the Director has issued a notice to correct the violation.
- c. Any political sign shall be removed within 14 days after election day, except for

those candidates who were successful in a primary election, or must compete in a runoff election, in which case the sign(s) shall be allowed to remain until 14 days after the final election.

7. Real Estate Signs. Real estate signs shall comply with the following regulations:

- a. On residential properties, one “for sale” or “for rent/lease” sign, not exceeding nine square feet is allowed for each frontage the property has on a public street. The sign shall pertain to the building or property upon which it is placed. The sign shall be placed in the front or side street setback area. Such signs shall not be displayed on or above a soundwall or block-end fence.
- b. For residential property located on a private street or drive, having no direct access to a public street, one “for sale” or “for rent/lease” sign, not exceeding nine square feet is allowed on the nearest property having frontage on a public street which provides access to the private street or drive, provided the sign user first obtains permission from the owner of the property where the sign is displayed.
- c. On commercial and industrial properties, real estate signs shall comply with the following:
 - 1) Properties abutting a freeway are permitted one sign for each 1,000 feet of street frontage, with a maximum area of 64 square feet and a maximum height of 15 feet per sign.
 - 2) All other commercial and industrial properties are permitted one sign per street frontage, with a maximum area of 40 square feet and a maximum height of 10 feet per sign.
- d. One banner, up to a maximum 24 square feet in area, may be used to advertise multi-family and non-residential property for sale or rent.

8. Portable Real Estate Signs. Portable “A-Frame” real estate signs advertising an open house or a pre-existing home for sale may be placed on-site without any limitation. In addition, to minimize traffic conflicts on local residential streets and provide expedient identification of an individual home for sale in the immediate vicinity, portable “A-Frame” signs advertising an open house for a pre-existing home for sale may be placed in the City right-of-way. The sign user shall be responsible for removing the signs at the end of each day, and providing, in a form acceptable to the City Attorney, surety and indemnification of the City in the event of accident regarding the sign in the right-of-way. Portable “A-Frame” signs in the right-of-way shall not be placed so as to obstruct the public walkway, may not be placed in a median island, and must be located outside the Traffic Visibility Safety Area as depicted in the Figure in Section 25.204 D.2. of the zoning ordinance.

9. Subdivision sales signs, on-site. On-site subdivision sales signs shall comply with the following regulations:

- a. A maximum of two advertising signs, with a maximum area of 32 square feet and a maximum height of 15 feet for each sign.
- b. A maximum of four directional signs, with a maximum area of 16 square feet

and a maximum height of eight feet for each sign.

- c. One sign for each model in the project, with a maximum area of eight square feet and a maximum height of eight feet for each sign.
- 10. Subdivision sales signs, off-site.** Off-site subdivision sales signs shall comply with the following regulations:
- a. The maximum number of signs shall be four per project.
 - b. The maximum height shall be 15 feet.
 - c. Setbacks shall be provided as follows: 15 feet from property line, 300 feet from other authorized off-site subdivision sales signs, and 100 feet from occupied residential structures.
 - d. All sign bases and support structures shall be boxed or enclosed in a decorative base.
- 11. Warning signs.** “No trespassing”, “no dumping,” or other warning signs are allowed that do not exceed 4 square feet per sign.
- 12. Window signs.** Window signs shall not occupy more than 35 percent of the area of the window to which they are mounted. Window signs that are illuminated, such as neon displays, shall not constitute more than 50 percent of the allowable window sign area. For the purpose of administering this Section, the percentage limitations shall be measured as the total area of one or more panes of contiguous glass. Where window panes are separated by a door or a solid wall, the allowable area shall be calculated separately.
- 13. Promotional Sign Cabinet.** In order to address the unique point-of-sale identification needs of gasoline stations, one permanent, wall-mounted promotional sign cabinet which can be used to display changeable copy and promotional sales shall be permitted. Maximum area shall be 36 square feet. The Planning Commission may approve a promotional sign cabinet of up to 50 square feet.
- 14. Temporary Signs for Special Events.** Temporary signs and banners for promotional or seasonal events of civic, charitable, educational, religious, or service organizations are allowed when displayed on the location of the subject activity. They shall be placed no sooner than 14 days prior to the event and removed no later than seven days after the event. Such signs or banners shall not exceed 32 square feet.
- 15. Statues.** One permanent, ground-installed statue promoting a company character or image, with a maximum height of 10 feet, may be placed on a commercial or industrial property.
- 16. Portable Signs**
- a. Portable Signs shall include signs such as A-frames or other similar non-permanent signs, but does not include signs displayed on or attached to vehicles, trailers, carts or similar.

- b. Portable signs shall not be greater than four feet in height or width.
- c. Portable signs shall be professionally manufactured. No hand painted or other non-professional appearing portable signs should be allowed.
- d. Any business within any commercial zoning district may display a maximum of one portable sign per licensed business on their property.
- e. Portable signs shall not be placed within the public right-of-way, or within any required parking area unless authorized by a Special Sign District, and shall not be placed within any path of travel required by the Americans with Disabilities Act.
- f. Time frame limitations as contained within any Special Sign District governing portable signs shall hereby be eliminated.
- g. Portable signs shall be allowed within the required landscaping areas provided the landscaped areas are well maintained and meet current City standards for landscaping.
- h. Portable signs shall be setback from any driveways a distance that reasonably provides adequate line of sight.
- i. No off-site portable signs shall be permitted on public property or within any City right-of-way (except as provided herein) under any circumstances. All off-site portable signs shall be removed immediately and destroyed.
- j. All new sign programs for multi-tenant commercial projects per Section 25.1303 (a) 3 shall include regulations for the number, location and placement of portable signs consistent with this section.
- k. An annual permit with an associated fee of \$100 shall be required for each portable sign.

17. Bus Shelter Signs

Signage shall be permitted on permanent Bus Shelters installed by the Fairfield Suisun Transit District. The amount of signage shall be limited to two signs. Each sign shall be no greater than four feet eight inches in width and seven feet five and a half inches in height.

25.1305 Requirement for Sign to Disclose Public Facilities and Multi-family Housing Sites

Landowners of undeveloped land zoned for multi-family housing shall be required to post the site with identification signs as a condition of Development Review or Minor Development Review approval. The City of Fairfield shall post all undeveloped city-owned public facilities sites with identification signs and shall request that other public agencies post undeveloped public facilities sites within the City with identification signs. These signs shall be installed in accordance with the following criteria:

- A. One sign, eight feet in height, with a minimum area of eight square feet and a maximum area of sixteen square feet, shall be placed at the midpoint of each street frontage.
- B. The sign(s) shall be constructed of exterior grade wood and paint.
- C. The sign shall identify the property as a "Multi-Family Housing Site", with a minimum letter size of six inches. The property owner may add two additional lines of copy at the bottom of the sign stating the name of the project and developer, construction date, and/or contact person(s) and phone number(s).
- D. The public facilities identification signs shall be posted on vacant public facilities sites within three months of acquisition of the site by the City of Fairfield. The sign shall identify the site with the copy "Future Home of City of Fairfield" combined with the type of public facility planned for the site (Fire Station, Public Park, etc...).

25.1306 Exceptions

Exceptions from the regulations and limitations of this Article may be approved, where it is demonstrated that the deviation from the standards is necessary for sign visibility and where the Exception would result in a sign which is still consistent with the Purpose and Intent of these regulations. Exception shall be granted in accord with the following:

- A. Exceptions shall only be granted to allow a deviation from the maximum size or height of a sign. Exceptions may not be granted to permit approval of a sign which would otherwise be prohibited by this Section, or to increase the permitted size of banners as described in Section 1304, C.1.
- B. Minor Exceptions, up to a maximum of 10% of the applicable standard(s), may be approved by the Zoning Administrator. Exceptions up to a maximum of 20% of the applicable standard(s) shall require a public hearing and review by the Planning Commission.
- C. If an Exception is required from the Planning Commission, Sign Permit approval shall not be granted prior to action on the Exception.

25.1307 Sign Policies Adopted By Resolution

The Planning Commission may adopt a resolution establishing sign design policies. The purpose of this resolution shall be to assist and guide the Review Authority in reviewing applications made pursuant to this Section. Official record of a sign policy Resolution shall be maintained and made available to the public at the Department of Planning and Development.

25.1308 Special Sign Districts

The Planning Commission or City Council may initiate the formation of special sign districts, approved by ordinance of the City Council, where it is found that special architectural and sign program considerations exist on a large number of parcels under separate ownership which may be reasonably grouped into a district for modification to the regulations and limitations of this Section. In addition, a Special Sign District may be approved for automobile and vehicle dealerships which offer more than two vehicle brands for sale, to assure adequate and equitable identification of all vehicle franchises offered for sale at the business.

25.1309 Prohibited Signs

The following signs are prohibited by this Section:

- A. Abandoned signs, as identified in Section 25.1311.
- B. Bench signs. This does not include any signs incorporated into a Fairfield Suisun Transit Bus Shelter as permitted in Section 25.1303 C 17
- C. Signs that simulate, by virtue of size, shape, color, lettering, or design, a traffic sign or signal, or signs with characters or graphics that interfere with, mislead, or confuse the pedestrian or motorist.
- D. Portable signs, sandwich board, "A-Frame", or movable freestanding signs, including signs placed on parked vehicles or trailers, except where specifically authorized in this Article.
- E. Any sign erected in or extending into the public right-of-way, except signs in the CD, CDC, or CT zoning districts for which the applicant has received an encroachment permit from the Public Works Department, and publicly owned signs for directional purposes.
- F. Any roof-mounted sign that projects above the roof or parapet of a building (see Figure 25.13-1). The Director shall be authorized to grant approval where the sign is designed as part of the building architecture, such as a blade sign on a theater facade or a sign integrated into a raised building parapet.
- G. Any structure that advertises an off-site business or activity, product, or service (such as a billboard), with the exception of off-site residential subdivision advertising signs that comply with the regulations established by this Section.
- H. Animated signs that use blinking lights or audible sounds. This restriction does not apply to electronic message signs and time and temperature signs.
- I. Banners, streamers and pennants except where specifically authorized by this Section.

25.1310 Measurement of Sign Area and Height

To determine compliance with this Section, the area and height of signs shall be measured as provided for below:

- A. **Sign area.** Sign area shall be measured as the area in square feet of the smallest square, rectangle, triangle, or circle within which a single sign face can be enclosed. The total area of the sign shall include all sign faces. See Figure 25.13-2.
- B. **Sign height.** Sign height shall be measured as the vertical distance from grade adjacent to the sign footing, to the top of the sign, including the support structure and any design elements.

The regulations and limitations of this Section are intended to be maximum dimensions permitted. The Director or Planning Commission may require a sign or sign program be reduced to less than the maximum area or height allowable if such a requirement is found to be necessary to comply with the purpose of this Section.

25.1311 Nonconforming Signs

This Section provides for the elimination of signs which do not conform to this Section in the most expedient manner, while permitting the continued use of existing legal nonconforming signs where such signs do not present a threat to the public health, safety or welfare.

- A. Maintenance and Repair.** A legally installed sign which does not comply with this Section may continue to be used, and ordinary maintenance and repairs may be made to a nonconforming sign provided the structure is not moved, enlarged, or structurally altered. Significant changes to a non-conforming sign shall be made in accord with subsection B. of this Section.
- B. Replacement with Less Nonconforming Sign.** A legal nonconforming sign may be replaced with one which is less nonconforming, in conformance with all of the following:
1. The new sign contains a simplified message, reduced height and/or less copy area.
 2. The new sign is architecturally more attractive than the existing sign, and has landscaping around the base.
 3. The sign reduces visual competition for identification among the site and neighboring businesses.
 4. All other non-conforming signs on the property are removed.
- C. Abandoned Signs.** Any sign which is unused for more than 90 consecutive days shall be deemed abandoned and shall be removed. Individual tenant signs in multi-tenant shopping centers may remain unused for a longer period provided all advertising copy is removed and a blank sign face is maintained. For the purposes of this Section, “unused” shall mean the absence of copy or advertising message, or a sign which advertises a business or activity no longer located at the appurtenant site.

Any sign that does not comply with this Section that was approved under previous regulations shall either be removed or brought into compliance with the Section as a condition of approval for grant of any application for Minor Development Review or Development Review on the appurtenant property.

25.1312 Inventory and Abatement

- A. Sign inventory.** Within six months after the adoption of this Section, the City shall start a program to inventory and identify all illegal and abandoned signs within its jurisdiction. Within 60 days after completing the inventory, the City shall begin abatement of illegal and abandoned signs in accordance with this Section and Chapter 27 of the City Code.
- B. Removal of illegal signs.** Any sign erected and maintained in violation of the regulations of this Section is subject to issuance of an Administrative Citation and payment of applicable penalties and fines, as prescribed in Chapter 1, Article II of the City Code. The following signs are illegal signs subject to Administrative Citation, and ultimately abatement as a Public Nuisance in accord with Chapter 27 of the City Code:

1. Any sign which is not maintained in a safe, structurally sound and readable condition.
2. Any sign that is abandoned as defined in Section 25.269 of this Section.
3. Signs installed prior to the adoption of this Section which were installed without the approvals required by previous ordinance.
4. Any sign placed without City approval in the public right-of-way, in which case the sign may be immediately removed by the City without the noticing requirements of Sections 27.502 and 27.503 of the City Code.

C. Cost of Removal. In addition to monetary penalties described in Chapter 1 of the City Code, the City may charge the property owner for the costs of abatement and storage of an illegal sign removed from the property in accordance with this Section.

D. Recovery of Sign. If a sign is stored by the City, the owner may recover it upon payment of storage and removal charges, and any penalties assessed as a result of the violation of this Section. Signs not claimed within 30 calendar days following removal may be destroyed, discarded, or sold by the City.

25.1313 Definitions.

As used in the Section, the following terms shall have the following meaning:

Area of sign. The face of the sign, including the surface and framing, but not including the support structure. See Figure 25.13-2 of this section.

Banner. A temporary sign made of fabric, cardboard, plastic or other flexible materials which is suspended from or otherwise attached to a building, structure, or object.

Building-mounted sign/wall sign. A permanently-attached sign placed on a building. Types of building-mounted signs include awnings, individual letter signs, sign cans with a solid advertising display face, under-canopy signs and window signs.

Community events sign. A permanent sign advertising current and upcoming City-sponsored events.

Construction sign. A sign with the names of the owner, architects, engineers, contractors, subcontractors and financing agencies of buildings and structures being built upon the site on which the sign is located.

Directional sign, on-site. A sign not exceeding four (4) square feet in area, containing no advertising message or logo, which provides directions to pedestrians and vehicular traffic visiting the buildings and facilities on the site where the sign is located.

Directional sign, public. A sign not exceeding nine (9) square feet in area, containing directional information to civic areas or public facilities, such as government centers and buildings, public golf courses and parks, the Central Business District, and other public spaces.

Flag. A rectangular or triangular piece of fabric displaying the recognized emblem and colors of a country or political subdivision, or a corporate logo, normally attached to a supporting pole along one or more of its edges.

For sale or rent sign. A sign advertising that the subject building, site or portions of the building or site are available for sale, rent or lease.

Freestanding sign. An unmovable sign not attached to a building, including a sign attached to a ground-mounted structure, fence or wall.

Freeway. U.S. Interstate 80 and 680. This definition specifically excludes State Highway 12 and Air Base Parkway.

Height. The vertical distance from the average adjacent ground level to the top of the sign, including support structures and design elements.

Logo. A product trademark or company graphic or symbol.

Marquee sign. A building-mounted or freestanding sign, comprised mostly of changeable copy board, which identifies a movie theater, playhouse or performing arts center and advertises current shows or events on the premises.

Monument sign. A type of freestanding sign characterized by a solid base, which is generally lower in height than in length.

Neighborhood identification sign. A sign which identifies a residential subdivision, neighborhood or manufactured housing development.

On-site sign. A sign which identifies the occupant on the premises or building where the sign is placed.

Off-site sign. A sign containing a message which identifies a business, group or activity not located on the premises where the sign is placed.

Political sign. Any temporary sign advertising a candidate for political office, a political party or ballot measure or item scheduled for an election.

Portable sign. Any sign which is not permanently attached to the ground or a structure.

Premises. The lot, parcel or portion of land occupied by a business or land use.

Promotional Sign Cabinet. A permanent structure with solid framing, mounted to a building wall, used for the purpose of displaying changeable promotional advertisements for prices, products, or events at the premises where the structure is installed and maintained.

Public accessway. A street, sidewalk, driveway or parking lot drive aisle which is accessible by the public at large and/or used by patrons of a business located on the subject premises.

Pylon. A pole installed in the ground, on which a freeway-oriented sign is mounted.

Real estate sign. A sign advertising residential and commercial buildings or property for sale, lease or rent.

Sign cabinet. The portion of a sign structure that houses the sign face and any illumination device.

Sign structure. Any structure that supports a sign including the base, pole or sign cabinet.

Streamers. A series of small, triangular pennants typically attached and grouped on an extended line or cord.

Subdivision Sales Sign. A sign used to advertise newly constructed homes for sale to initial buyers, typically within a tract subdivision development or collection of custom lots.

Under-canopy sign. A sign which is suspended from the interior ceiling of an awning or solid canopy on a building, which is oriented to pedestrians on the walkway under the awning or canopy.

Wall. The exterior plane of a building which is measured from a single or multiple horizontal line(s) which define the ground level of a building, to a single or multiple horizontal line(s) which define the top ceiling level of a building.

Window sign. A permanent or temporary sign displayed on the inside of window, or temporarily painted on a window, facing a street, right-of-way, parking lot or walkway.

**Figure 25.13-1
Sign Types**



Canopy



Wall or Building-mounted



Under Marquee



Roof
(ROOF SIGNS PROHIBITED)



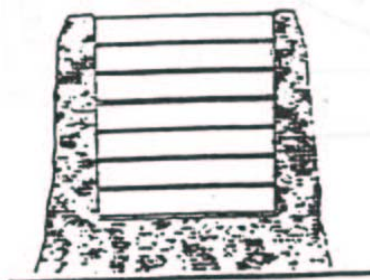
Projecting



Window



Monument



Monument -
Multi-tenant



Pole/ Pylon
(ONLY PERMITTED W/IN 200' OF I

**Figure 25.13-2
Measuring Sign Area**

