

**ARTICLE 12 - HOME OCCUPATIONS: TEMPORARY SUBDIVISION SIGNS AND SALES OFFICES; MOBILEHOME PARKS; SIGNS AND OUTDOOR ADVERTISING STRUCTURES; MANUFACTURED AND SECOND HOUSING UNITS**

**Section 1201 HOME OCCUPATIONS**

**A. PROCEDURE**

Home occupations shall be permitted only in accordance with the regulations in Article 14 and this section.

**B. STANDARDS**

Before approving an application for a home occupation in accordance with the provisions of Article 14 and this section, the Planning Commission shall determine that the proposed home occupation will comply with the following standard:

1. A home occupation within a dwelling unit shall be clearly incidental to the use of the structure as a dwelling.
2. A home occupation shall not be conducted in any accessory structure, other than a garage, and there shall be no storage of equipment or supplies in any accessory structure, other than a garage.
3. No one other than a resident of the dwelling shall be employed in the conduct of the home occupation.
4. Sales of goods on the premises shall be limited to the products of the home occupation, and no merchandise or goods produced elsewhere shall be sold, kept, or displayed for the purposes of sale on the premises except as provided under item 5 of this subsection.
5. Merchandise not produced on the premises may be kept and stored for purposes of sale at locations off the premises, provided that such merchandise is limited to small articles such as jewelry, cosmetics and similar items of merchandise which can be carried by one person in a case or other container. For purposes of this standard, materials, typically involved in providing contracting services, such as plumbing, heating, air conditioning, electrical carpentry and landscaping are not included within the meaning of the clause "small articles".
6. A home occupation may involve the performance of business and professional services in which goods, wares and merchandise are not commercially created, sold or exchanged, but shall not include beauty salons, barber shops, and medical offices, or tattoo parlors, fortune tellers, palm readers or similar services.

7. A home occupation shall not involve the performance of any repair services on the premises other than the repair of small appliances and equipment or other small objects which normally are capable of being carried by one person without the aid of mechanical equipment or devices.
8. A home occupation shall not involve the use of any material or mechanical equipment not recognized as being part of normal household or hobby uses.
9. No motor power other than electrically operated motors shall be used in connection with a home occupation.
10. A home occupation shall not create any radio or television interference or noise audible beyond the walls of the dwelling.
11. There shall be no external alteration of the dwelling in which a home occupation is conducted.
12. The existence of a home occupation shall not be apparent beyond the boundaries of the site except for one non-illuminated name plate affixed to the dwelling not exceeding two (2) square feet in area (e.g., dimensions of 1' x 2').
13. The number of customers of a home occupation who must travel to the site of the home occupation shall not exceed four (4) persons per day.
14. Not more than one (1) truck of not more than one (1) ton capacity and no semi-trailers incidental to a home occupation shall be kept on the site.
15. A home occupation shall not be permitted until an application for a Use Permit shall be made in the manner prescribed under Article 14. The Planning Commission shall also give public notice to owners of property within 300 feet of the boundaries of the site of the proposed home occupation in the manner prescribed by Section 1904 B of this code.
16. The Planning Commission may also place other conditions deemed necessary to make the home occupation compatible with the neighborhood.

Upon approval of a permit for a home occupation, the Building Official shall attach the above standards to the notice of approval as conditions which must be met by the applicant. A permit for a home occupation may be revoked as prescribed under Section 1606.

#### SECTION 1202 TEMPORARY SUBDIVISION SIGNS AND SALES OFFICES

Temporary subdivision signs and sales offices may be located within subdivisions for a period not to exceed two (2) years from the date of recordation of the subdivision. Subdivision signs and sales offices shall be removed at the expense of the owner, unless prior to the expiration of

two (2) years, a renewal of time is granted by the Commission. Upon expiration of such renewal period, subdivision signs and sales offices shall be removed at the expense of the owner. Subdivision signs shall be governed by the regulations prescribed in Section 1204 of this article. A temporary subdivision sales office shall not be permitted until an application for a subdivision sales office permit shall be made to and approved by the Commission in accordance with Article 14.

## SECTION 1203      MOBILE HOME PARKS

### A.      OCCUPANCY

No mobile home shall be occupied or used for living or sleeping purposes, or be parked other than in a mobile home sales yard or in an approved storage area within an I District, unless it is located within a licensed mobile home park; provided, that a mobile home may also be used as follows: as an office for a construction project, circus or carnival; as a residence of a watchman on the site of a construction project an industrial use; to provide temporary living quarters for circus or carnival personnel in accordance with the provisions of an approved conditional use permit; or as a single family dwelling when set on a permanent foundation within any R or RM district.

### B.      LOCATION, ACCESS AND PROCEDURE

For purposes of this ordinance, mobile home parks are considered to require the same considerations in their location as do other types of dwellings under Low, Medium or High Density policies of the General Plan. Mobile home parks shall be located only within R or RM Districts, with access from elements of the Arterial or Collector street system to be considered as a condition of approval. Mobile home parks shall be permitted only in accordance with the regulations of Article 14 and this section.

### C.      DEVELOPMENT STANDARDS, MOBILE HOME PARKS

#### 1.      Park Area, Density and Site Area:

- a.      The minimum area a mobile home park shall be five (5) acres. The first phase of a mobile home park development shall not be less than five (5) acres and shall include all required recreational and service amenities.
- b.      The maximum density shall be eight (8) mobile home sites per gross acre in the R or RM District.
- c.      Each mobile home site shall not be less than three thousand (3,000) square feet in area, including pad, parking, private access, landscaping and private storage areas.
- d.      No mobile home site shall be less than thirty (30) feet in width.

2. Clearance, Setbacks and Yard Spaces:

a. Mobile Home Park:

- 1) Front yard: 20 feet
- 2) Interior side yard: 10 feet
- 3) Street side yard: 10 feet
- 4) Interior rear yard: 10 feet
- 5) Street rear yard: 20 feet

b. Mobile Home Sites within the Park:

- 1) Front yard: 10 feet
- 2) Side yard: 5 feet
- 3) Rear yard: 10 feet

c. No mobile home shall be located in any required yard space, except that tow bars may extend into such yard space, and other incidental structures may be located in accordance with the provisions of Section 704 F.

3. Patio and Pads:

a. Each mobile home site shall have a hard surfaced patio area of not less than two hundred (200) square feet. A permanent porch greater than twenty (20) square feet in area may be counted as part of the required patio area.

b. Each mobile home site shall have a support pad of concrete or asphalt concrete laid over a compacted surface base which, in combination, will be adequate to support the mobile home on a level plane.

4. Parking:

a. Not less than two (2) off-street parking spaces shall be provided within each mobile home site, one of which may be tandem to the other.

b. Not less than one (1) guest parking space shall be provided for each mobile home site at a location central to each four (4) contiguous mobile home sites.

c. Parking shall be provided for central recreation buildings, park offices and other similar buildings at a ratio of one (1) parking space for each four hundred (400) square feet of gross floor space.

d. Supplemental parking for pleasure boats, recreation vehicles and non-occupied travel trailers shall be provided at a ratio of one (1) parking space for each ten (10) mobile home sites, and shall be used only by

mobile home park tenants. Said parking should be clustered, easily accessible via interior drives, and screened from view by means of a solid ornamental fence or wall and landscaping.

- e. All parking areas and spaces shall be designed and constructed in accordance with the provisions of Article 11 of this ordinance.

5. Streets:

- a. Entrance streets shall be located to assure safe access to and from the public street system.
- b. Minor streets within the mobile home park shall be a minimum of thirty (30) feet of paved width; collector streets shall be a minimum of thirty-six (36) feet of paved width. Paving shall be to City standards.
- c. Streets shall be constructed to effect positive drainage, including concrete curbs and gutters constructed to City standards.
- d. Parallel parking shall be permitted on both sides of a collector street and on only one side of a minor street. Such on-street parking shall be in addition to off-street parking requirements of this section.

6. Driveways, Street Signs, Lighting, Storm Drainage, Water and Sewer Systems:

Driveways for individual mobile home sites, street signs, interior street lighting, storm drainage facilities and water and sewer systems shall be installed subject to approval of the City Engineer.

7. Underground Utilities:

All public utilities shall be installed underground, including electrical, telephone, street lighting, cable, community television antenna connections and ducts for cable television. A community television antenna with underground ducts and connections to each mobile home site shall be provided.

8. Recreation Areas and Pedestrian Ways:

- a. Common recreation area in an aggregate total equal to ten percent (10%) of the gross area of the mobile home park shall be provided at a location or locations which are easily accessible and convenient to park residents.
- b. Recreation areas shall be landscaped and maintained, with all landscaped areas to be irrigated by an automatic underground system.
- c. Pedestrian ways shall be provided throughout the mobile home park, connecting all mobile home sites with each other and with common recreation areas. Such pedestrian ways shall be provided where possible

at locations away from the interior street systems to avoid conflict in pedestrian and vehicle traffic.

- d. The calculation of common recreation areas shall not include yard areas, pedestrian ways, management offices, laundry and tenant storage areas and parking areas.

9. Signs:

No more than one (1) identification sign shall be erected displaying the name of the mobile home park. Such sign shall be located near the park entrance drive and shall not exceed thirty-two (32) square feet in total readable surface area, or eight (8) feet in height. Such sign shall be installed within the front yard area of the mobile home park, parallel to the abutting street, with landscaping at its base. Additional directional and identification signs may be installed within the mobile home park subject to the approval of the Building Official.

10. Landscaping and Screening:

Mobile home parks shall provide permanently maintained landscaped areas and site screening as follows:

- a. A landscaped border along the entire street frontage yard area and along the rear yard if such yard is adjacent to a public street.
- b. Ornamental screen wall or fencing, seven (7) feet in height, along all interior side property lines, along all rear property lines which do not abut a public street, and along street side yard and street front yard setback lines.

11. Other Requirements:

- a. Each mobile home park shall provide: (1) a laundry building equipped for clothes washing and drying; (2) an outdoor clothes drying area screened from view from other areas of the mobile home park by an ornamental screen fence or wall and landscaped area; and (3) trash enclosures at locations along the interior street system which are convenient to all residents and to municipal refuse trucks, integrated with parking areas. Trash enclosures are not required where each mobile home unit is served by mechanized individual unit trash pickup service.
- b. Applications for mobile home parks shall be subject to Site Plan Review under the provisions of Article 15.

12. Placement and Sale of Mobile Homes:

- a. At the time of placement on the site, all mobile homes shall be fitted with appropriate skirts to obscure stands, pads, and under-carriage equipment.

- b. Mobile homes may be displayed and sold within a mobile home park similar to the sale of model homes within a residential subdivision, provided that such mobile homes are not sold for delivery to any location other than within the mobile home park in which sold, and that all mobile homes are placed on mobile home sites and connected to all utility services. No more than four (4) mobile homes shall be offered for sale at any one time, and advertising for sale shall be limited to one (1) non-illuminated sign not exceeding eight (8) square feet in area on the site of each mobile home offered for sale.

## SECTION 1204 REGULATION OF SIGNS AND OUTDOOR ADVERTISING

### A. PURPOSES AND APPLICATION

In order to maintain and enhance the attractiveness and orderliness of the City's appearance, and to protect the public safety and general welfare, the location, size, height, illumination and maintenance of signs and outdoor advertising structures are regulated as prescribed below.

### B. GENERAL PROVISIONS AND EXCEPTIONS

#### 1. Application:

The provisions set forth in this section shall be applicable to all signs permitted by this ordinance.

#### 2. Computation of Sign Area or Display Surface:

For purposes of this section, measurements for computing the area of a given sign shall be made as follows:

- a. For signs comprised of individual letters attached to the business structure, including module letters and logographic symbols, the effective sign area shall mean any area(s) enclosed by the minimum imaginary rectangle or parallelogram of vertical and horizontal lines which fully contains all extremities of each work and/or logographic symbol of the sign. Each work and/or logographic symbol shall be measured separately in computing total sign area. Shadow box borders and other border trims which are an intrinsic part of the building, either architecturally or structurally shall not be included in such area computations.
- b. Where the sign consists of module letters only, and such letters are separated a minimum distance of one and one-half (1½) times the width of the individual module, the space between such letters shall not be included when computing sign area.

- c. For single unit signs containing letters or logographic symbols on cabinets or panels, the effective sign area shall mean the area enclosed by the minimum imaginary rectangle or parallelogram of vertical and horizontal lines which fully contains the perimeter of the cabinet or panel sign.
- d. For projecting signs and free-standing detached signs containing letters and/or logographic symbols, the effective sign area means the area enclosed by the minimum imaginary rectangle of vertical and horizontal lines which fully contains all extremities of the sign, exclusive of its supports and/or ornamental and decorative trim on cabinets or support columns.
- e. For free-standing and projecting signs intended to be read from both sides along a single frontage, both sides of the sign shall be counted in computing the total sign area for that frontage.
- f. The effective sign area of a ball or sphere shall be seventy-five percent (75%) of the surface area of the ball or sphere.

3. Projection and Height:

- a. No sign shall project more than fourteen (14) inches beyond the property line, except that a free standing sign shall not extend beyond the property line. The minimum height clearance for any free-standing sign, projecting building sign or sign located on a building marquee shall be not less than eight (8) feet as measured from ground level to the lowest portion of the sign display area.
- b. No sign other than a directional sign shall project more than twenty-four (24) inches into a required rear yard or interior side yard.
- c. In an RCO, UR, R or RM District, a sign attached to a building shall not project above the parapet or roof line, wherever is higher.

4. Number of Free-Standing Signs:

Not more than one (1) free-standing on premise sign, or free-standing outdoor advertising structure, may be located on each parcel of property within a zoning district in which a free-standing sign or free-standing outdoor advertising structure is permitted.

5. Traffic Hazards:

- a. No sign or outdoor advertising structure shall be placed within thirty (30) feet of the intersecting curb lines of a street intersection, unless placed on a single pole with a ground clearance of at least ten (10) feet, or unless placed so that the top of the sign and its supporting structure is a maximum of two and one-half (2½) feet above the ground.



- b. No red, green or amber lights or illuminated signs or outdoor advertising structures illuminated by or including flashing lights, shall be placed in such position that they reasonably could be expected to interfere with or be confused with any official traffic control device, traffic signal or official directional guide sign.

6. Movement:

A moving sign shall be permitted only in C or I Districts, provided that movement shall be slow (not to exceed ten (10) r.p.m.) and shall not simulate effects obtained by varying the intensity, color, pattern or illumination.

7. Utility Lines and Easements:

No sign or outdoor advertising structure shall be located within a utility easement, or erected or located in a manner which will reduce the vertical or horizontal clearance from communication lines or energized electric power lines as required by laws, rules and regulations of the State of California and agencies thereof.

8. Special Signs – Exceptions:

The following types of signs shall be exempt from the provisions of this section, provided, however, that temporary signs shall be removed by the agency, corporation, group or individual responsible for their erection, within thirty (30) days after the date of their original erection, or when the signs become damaged or are no longer intelligible, whichever time occurs first:

- a. Signs used exclusively for the posting or display of official notices by a public agency or official, or by a person giving legal notice;
- b. Signs erected or maintained by a public agency or official or required by law to be displayed by a public utility for directional, warning or informational purposes;
- c. Temporary signs or displays of an emergency, patriotic, religious or community nature, including temporary, non-structural posters for civic or political campaigns and non-illuminated, non-verbal religious symbols.
- d. Signs announcing garage or yard sales shall be removed immediately after the completion of the sale.

9. Special Signs – Prohibition:

Animated signs, the movement of which is simulated by variations in the intensity, color, pattern or illumination of the sign, and flashing signs, shall be prohibited in all districts, subject to the following exceptions:

- a. A sign changing so as to show time and/or temperature.

b. An on-premise barber pole.

10. Area Identification Signs:

Area identification signs intended to identify a neighborhood, subdivisions, shopping or industrial district, complex or other area composed of multiple ownerships, shall be limited to a maximum single surface area of twenty-five (25) square feet, and total sign area not exceeding fifty (50) square feet.

11. Outdoor Advertising Signs:

C. SIGNS IN THE RCO, UR, R AND RM DISTRICTS

No sign of any character shall be permitted in the RCO, UR, R, or RM Districts, except as follows:

1. One (1) name plate, not directly illuminated, with a maximum of two (2) square feet in area (e.g., dimensions of 1' x 2'), containing the name or names of occupants of a residence or office.
2. One (1) non-residential identification sign, not directly illuminated, located flat against a wall and not projecting above the roof line, with a single surface area of not more than sixteen (16) square feet pertaining to a permitted or conditional use conducted on the site.
3. One (1) non-illuminated sign, with a single surface area of not more than eight (8) square feet, pertaining to the sale, lease, rental or display of a structure or site.
4. Non-illuminated directional signs, with a single surface area of not more than six (6) square feet, pertaining to vehicular or pedestrian traffic directions and located along a driveway or within a parking lot. Arrows painted on pavement are not included in this regulation.
5. One (1) bulletin board, not directly illuminated, with a single surface area of not more than twenty (20) square feet, located on the site of a church, school, auditorium or other similar place of public assembly.
6. One (1) non-illuminated temporary construction sign, with a single surface area of not more than sixteen (16) square feet, on the site of a construction project, which shall be removed at the owner's expense at the time of project completion.
7. One (1) temporary subdivision sales sign, not directly illuminated, with a single surface area of not more than thirty-two (32) square feet, on the site of a residential subdivision.

D. REGULATION OF SIGNS WITHIN THE C DISTRICTS

1. Purpose and Application:

The purpose of sign regulation within the C Districts is to avoid unsightly, inharmonious, competing, cluttered and hazardous location and appearance of signs, and to encourage the replacement of existing non-conforming signs. Sign regulations of this section shall apply to any permitted or conditional use listed within a C District.

2. Maximum Total Aggregate Area in the CC District:

Primary frontage: An allowable minimum sign area of up to fifty (50) square feet shall be permitted for each primary building frontage (portion of building occupied by the business and facing a street), regardless of the width of such primary building frontage. A maximum total sign area, not to exceed three hundred fifty (350) square feet, shall be permitted for each primary building frontage based on two (2) square feet of sign area for each lineal foot of primary building frontage occupied by the business.

Secondary frontage: An allowable minimum sign area of up to thirty-five (35) square feet shall be permitted for each secondary building frontage (portion of building occupied by the business and facing an alley, an adjacent building, parking lot, or the like), regardless of the width of such secondary frontage. A maximum total sign area, not to exceed two hundred (200) square feet, shall be permitted for each secondary frontage based on one (1) square foot of sign area for each lineal foot of secondary building frontage occupied by the business.

3. Directional Signs:

Directional signs for off-street parking and off-street loading facilities shall not exceed six (6) square feet for each sign; parking lot identification signs shall not exceed six (6) square feet per face of sign.

4. Sale, Lease & Rental Signs:

Signs pertaining to the sale, lease, rental or display of a structure or land shall not exceed thirty-two (32) square feet per single face of sign.

5. Projecting Signs:

No sign, other than a directional sign, shall project more than twenty-four (24) inches into a required rear yard or required interior side yard. No sign, other than a sign required by law or a marquee sign, shall project more than fourteen (14) inches into a public right-of-way.

6. Signs Attached to Buildings:

Signs attached to buildings shall be installed parallel with the building, with no more than a fourteen (14) inch projection from the wall except where permitted under subparagraph D 7, below and/or attached directly to the vertical or sloped face of the marquee.

7. Marquee or Canopy Signs:

Signs attached below the marquee or canopy shall not exceed six (6) square feet per face of sign and shall have a minimum ground clearance of eight (8) feet above the sidewalk grade in order not to impede or interfere with pedestrian traffic and safety. Where the marquee or canopy is attached at an angle from a building, signs may be affixed to the sloped portion above the horizontal extension of the marquee or canopy as an integral part of the façade.

8. Painted Wall Signs:

Within any C District, signs painted upon a wall exterior surface shall be included when computing the allowable sign area.

9. Free Standing Signs:

a. Free-standing area identification signs displaying the name and/or logographic symbol of a shopping center and/or the names of other groupings of businesses, offices, services, or combinations thereof, shall not exceed a total sign area of three hundred fifty (350) square feet.

b. No more than one (1) free-standing sign shall be permitted for a single business or for a grouping of businesses on a single site, except that an additional free-standing sign shall be permitted for a grouping of ten (10) or more businesses on a single site.

10. Temporary Signs Other Than Banners:

Temporary signs, including official notices, campaign posters, and posters advertising community functions or events, shall be removed by the agency, official, or person responsible for their erection within seven (7) days after the date of the advertised event or election. In the CC District, such temporary signs shall be permitted only on special structures which may be provided at various locations, such as public bulletin boards, kiosks, and other authorized informational centers.

11. Banners:

Temporary banners which extend over or across a street announcing civic events such as parades, homecomings, festivals and publicly or privately sponsored promotional events are allowed upon permit approval.

Banners which are hung from a building/business façade which announce promotional events are allowed. Such banners will be in good taste so as to not cause conflict. Such banners will not be utilized as the primary sole source business signs. The combined signage area shall not exceed the overall square footage as allowed under 1204 D, 2 Maximum Total Aggregate Area in the CC District.

Banners will be removed when they become unsightly and or worn due to normal wear and tear. All banners will be removed within fourteen (14) days upon completion of advertised event.

12. Announcement and Bulletin Boards:

Announcement and bulletin boards or structures for any public, philanthropic, civic, religious, or charitable organization or agency, non-illuminated or illuminated by indirect lighting only, may not exceed thirty-two (32) square feet in area in any district when appurtenant to the premises on which they are located.

13. Public Service Signs:

Electronic public service signs displaying such information as time of day, temperature, or events of community interest, with the purpose of augmenting on-premise identification shall be permitted. The area of such signs shall be included when computing the total sign area of a business or site.

14. Portable Signs:

Portable signs, including, but not limited to, tire stack, shall be prohibited.

A-board (sidewalk signs). A-board or portable sidewalk signs may be allowed citywide in all commercial districts.

Size and Stability. A-board signs shall have a maximum height of five (5) feet, a minimum height of two (2) feet, and a maximum width of three (3) feet. Signs shall be stable, braced as necessary to prevent collapse or toppling.

Location and Hazard. A-board signs shall be located only on the property of the business which it advertises or on the sidewalk fronting that property. A-board signs shall not be placed on the street.

A-board signs located on sidewalks shall be located only within two and one-half (2 ½) feet of curbside, or within two (2) feet of the building frontage on the interior of a sidewalk.

A-board signs shall be located so as not to obstruct pedestrian traffic or present a hazard, shall not obstruct any and disabled person access. A minimum sidewalk clearance of forth-eight (48) inches shall be required. No moving parts or projections shall be allowed.

Only one A-board sign shall be allowed per business. A-board signs allowed under these provisions shall not be counted against the number and aggregate area of signs otherwise available to a property under the terms of this title.

There shall be no more than two A-board signs displayed at any time for any one building or business property.

A-board signs shall be permitted to stand only during business hours.

A-board signs shall be maintained in good physical and aesthetic condition.

15. Public Utility Signs:

Non-advertising signs of public utility companies shall be permitted as required in their operation, providing service for the health, safety, and welfare of the general public, including, but not limited to the following: Informational signs for public telephone facilities or marking the location of underground facilities, directional signs for public utility services, signs notifying the public of “danger”, “emergency”, “construction”, and similar conditions. No sign or other item shall be attached to private utility company poles and/or light standards or supports without prior written approval from the utility company to which such poles belong.

16. Sight Distance at Intersections:

No sign permitted by this section shall be placed within thirty (30) feet of a street intersection (intersecting curb lines) unless placed so that the top of the sign is at a maximum of two and one-half (2 ½) feet above the ground or unless the bottom of the sign is a minimum of ten (10) feet above the ground level.

17. Height of Signs:

The height of signs within the C Districts shall not exceed the height of the structure which houses the business being advertised, and in no case shall any sign exceed the height limitations of the district in which it is located.

18. Signs Expressly Prohibited:

- a. No red, green, or amber light or illuminated sign may be placed in such a position that it could reasonably be expected to interfere with, or be confused with, any official traffic control device, traffic signal, or official directional guide sign.
- b. Outdoor advertising structures of a permanent nature shall not be permitted.
- c. Glaring, flashing, and scintillating signs shall not be permitted.

- d. Open letter signs which may be viewed from the reverse shall not be permitted.
- e. Canvas, plastic, cloth, paper, or other types of banners or streamers suspended across public or private property, buildings or structures shall not be permitted, except temporary banners which extend over or across a street announcing civic events such as parades, homecomings, festivals and publicly or privately sponsored promotional events as may be approved by the City Council.

19. Brand Name Advertising:

Up to thirty percent (30%) of the signing allowance for any frontage may be devoted to the advertising or identification of an individual brand or brands of products. This provision shall not apply to the identification of one primary brand name identifying a service station.

20. Design of Signs:

All signs shall be designed in scale and harmony with the architectural design of the buildings and uses they are intended to relate to or identify.

21. Approval Process:

Permanent signs and all signage other than temporary must be reviewed and approved by the Planning Commission. Temporary signage is permitted at City Administration (City Hall) level upon application of permit.

22. Appeals Procedure:

If, because of any ambiguity, inadvertent omission, or error, the interpretation of the provisions and/or intent of this section by the Building Official is disputed, the applicant or any aggrieved person may appeal, in writing, setting forth reasons for such appeal to the Planning Commission. The appeal shall be filed with the Planning Commission within fifteen (15) days after an adverse decision of the Building Official. The appeal shall be placed on the regular meeting agenda of the Commission at the first opportunity.

The Commission shall review the sign proposal and shall approve with conditions, or disapprove it, based on the findings set forth in Section 1806 A of this code.

E. **REGULATION OF SIGNS WITHIN THE INDUSTRIAL (I) DISTRICTS**

No sign, outdoor advertising structure or display of any character shall be permitted in the I Districts, except as follows:

- 1. The maximum permissible area of all faces of all permanent and temporary signs pertaining to a permitted use or conditional use, excluding outdoor advertising signs, directional signs and signs identifying products within a window display

area, shall be as follows: one (1) square foot of sign area per lineal foot of property line adjoining a street or one hundred (100) square feet per acre of site area in use, whichever is greater, to a maximum of six hundred (600) square feet of sign area.

2. Temporary non-verbal signs, such as banners and flags, and window displays, shall be permitted in all I Districts, provided that their combined area shall not exceed ten percent (10%) of the maximum total aggregate sign area allowed, or sixty (60) square feet.
3. One (1) non-illuminated sign, not exceeding a single surface area of sixteen (16) square feet, pertaining to the sale, lease, rental or display of a structure or site.
4. Non-illuminated directional signs along driveways or within parking lots, not exceeding a single surface area of six (6) square feet, pertaining to vehicular and pedestrian traffic direction.
5. One (1) bulletin board not directly illuminated, not exceeding a single surface area of twenty (20) square feet located on the site of a place of public assembly.
6. One (1) non-illuminated temporary construction sign, not exceeding a single surface area of thirty-two (32) square feet, on the site of a construction project, to be removed at the owner's expense at the time of project completion.

#### F. NON-CONFORMING SIGNS AND OUTDOOR ADVERTISING STRUCTURES

Non-conforming signs and non-conforming outdoor advertising structures shall be subject to the regulations prescribed in Article 13.

#### G. ABANDONED AND DILAPIDATED SIGNS

No person shall maintain or permit to be maintained on any premises owned or controlled by them, any sign which has been abandoned or which is physically dilapidated. Any such sign shall be promptly removed by the owner or such other person. Any sign which is located on property which becomes vacant and unoccupied for a period of six (6) months or more, or any sign which was erected for an occupant or business unrelated to the present occupant of business, or any sign which pertains to a time, event or purpose which no longer is applied, shall be presumed to have been abandoned. Where the owner or other person responsible for maintaining an abandoned or dilapidated sign fails to remove the sign in conformance with these provisions, the City shall cause the sign to be removed and shall assess the owner or other person responsible at a rate established by resolution of the City Council to cover the costs of such removal.

#### H. AUTHORITY TO MODIFY SIGN REGULATIONS

Notwithstanding other provisions of this article, the Planning Commission has the authority to modify or adjust regulations of this article in order to prevent or lessen practical difficulties or unnecessary physical hardships inconsistent with the objectives of the zoning Ordinance and the purpose of this section as would result from a strict or literal interpretation and enforcement of certain regulations of this article.



SECTION 1205 REGULATIONS OF MANUFACTURED HOUSING WITHIN RESIDENTIAL DISTRICTS

A. APPLICATION

The provisions of this section shall apply to all single family dwellings and mobile homes on permanent foundations listed as permitted uses within UR, R or RM districts.

B. DEVELOPMENTAL/ARCHITECTURAL STANDARDS

Single family dwellings and mobile homes on permanent foundations shall meet the following developmental/architectural standards:

1. Garages or Carports:

A garage or carport shall be provided for every dwelling located on a lot which is not part of a mobile home subdivision.

2. Minimum Floor Area:

The minimum floor area for every dwelling located which is not a part of the mobile home subdivision shall be eight hundred (800) square feet, excluding the area of the garage or carport.

3. Roof Overhang:

All main buildings shall have a pitched roof with a minimum twelve (12) inch roof overhang on each of the dwelling's perimeter walls such that the overhang is architecturally integrated into the design of the dwelling unit.

4. Roofing Material:

All main buildings, and all detached garages and carports located on the front half of the lot shall have a roof constituted of either wood shakes, asphalt, composition or wood shingles, clay, tile, concrete or metal tile, slate or built-up asphalt-gravel materials.

5. Siding Material:

All main buildings and all detached garages located on the front half of the lot shall have exterior siding material consisting of either wood, masonry, concrete, stucco, mason or metal lap. The exterior siding material shall extend to ground level, except that when a solid concrete or masonry perimeter foundation is used, the siding material need not extend below the top of the foundation.

6. Foundations:

All main buildings shall be placed on a permanent foundation which meets applicable building code requirements and/or the provisions of Section 18551 of the California Health and Safety Code, such that the floor elevation of the

dwelling is reasonably compatible with the floor elevations of the surrounding dwelling units.

7. Minimum Width:

The minimum width of a dwelling located on a lot outside of a mobile home subdivision shall be twenty (20) feet.

8. Surrender of Registration:

Subsequent to applying for a building permit, and prior to occupancy of a mobile home on a permanent foundation, the owner shall request a certification of occupancy be issued by the Building Official pursuant to Section 18557 (a)(2) of the California Health and Safety Code. Thereafter, any vehicle license plate, certificate of ownership and certificate of registration issued by a State Agency is to be surrendered to the issuing State Agency. Any mobile home on a permanent foundation must bear a California Insignia or Federal label pursuant to Section 18550(b) of the California Health and Safety Code.

9. Tow Bars, Wheels and Axles:

All mobile home tow bars, wheels and axles shall be removed when the dwelling is installed on a residential lot.

10. Deviations:

The Building Official may approve deviations from one or more of the standards of this Section on the basis of a finding that the architectural style proposed provides compensating design features and that the proposed dwelling will be compatible and harmonious with existing structures in the vicinity. The determination of the Building Official may be appealed to City Council in accordance with the provisions of Section 1507 of this code.

SECTION 1206 SECOND UNIT HOUSING

A. This section provides standards by which the City shall evaluate Conditional Use Permit applications for the site and construction of a second housing unit to be attached to or detached from an existing one-family residence located in either the UR, R or RM zoning districts.

B. DEVELOPMENTAL STANDARDS

All second housing units shall meet the following standards:

1. Maximum Floor Area:

A second housing unit which is detached from the existing residence shall not exceed twelve hundred (1200) square feet of floor area. A second housing which is attached to the existing residence shall not exceed forty (40) percent of the

existing residence. In either case, the second unit shall not, in combination with existing structures, exceed the maximum site area coverage prescribed by this ordinance for residential sites within the zoning district involved.

2. Location:

A second housing unit shall be located either to the side or to the rear of the existing one-family dwelling, and shall be either attached to the existing dwelling, or be separated from it by a breezeway and common roof not less than ten (10) feet in width.

3. Access:

Doorway access shall be provided either to the side or rear of the second housing unit. Direct doorway access to the front yard is prohibited. Access to a second housing unit from the street side yard of a corner lot is prohibited.

4. Owner Occupancy:

Either the existing one-family residence or the second unit shall be occupied by the owner of the property.

5. Off-Street Parking:

At least one additional off-street parking space shall be provided for a second housing unit.

6. Utility Service and Kitchen Facilities:

Second housing units shall be provided with adequate water, sewer, and other utilities, and full kitchen facilities including range, oven, sink and refrigerator, as determined by the City Building Official.

7. Visual Appearance:

A second housing unit shall be designed and constructed so as to blend with and complement the existing one-family unit to which it is attached or separated by a breezeway in terms of height, roofing and siding materials, and color.

8. Mobile Homes or Manufactured Housing:

Mobile homes or manufactured housing on permanent foundations shall be permitted as a second housing unit within the intent of this Section only when attached to a similar existing manufactured housing unit.

9. Compliance with Other Regulations:

Notwithstanding the above standards, all second housing units established under this section shall meet all of the requirements of the UR, R and RM zoning districts as to: fences, walls and hedges; site area; frontage; width and depth of site; coverage; yard requirements; height of structures; distance between structures; signs; and general provisions and exceptions.