

**Chapter 18.14**

**HOME OCCUPATIONS—TEMPORARY  
SUBDIVISION SIGNS AND SALES  
OFFICES—MOBILE HOME PARKS—SIGNS  
AND OUTDOOR ADVERTISING  
STRUCTURES—MANUFACTURED AND  
SECOND HOUSING UNITS**

**Sections:**

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**18.14.010 Home occupations.**

A. Procedure. Home occupations shall be permitted only in accordance with the regulations in Chapter 18.16 and this section.

B. Standards. Before approving an application for a home occupation in accordance with the provisions of Chapter 18.16 and this section, the director of community development shall determine that the proposed home occupation will comply with the following standards:

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 or outside the dwelling.
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 shall be sold, kept or displayed for the purposes of sale on the premises.

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. For purposes of this standard, contracting services such as plumbing, heating, air conditioning, electrical, carpentry and landscaping are not included within the meaning of the phrase "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, medical offices, tattoo parlors, fortunetellers, 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 appearance of a 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 nonilluminated nameplate affixed to the dwelling not exceeding two square feet in area.

13. The number of customers of a home occupation who must travel to the site of the home occupation shall not exceed four persons per day.

14. Not more than one truck of not more than one ton capacity and no semitrailers incidental to a home occupation shall be kept on the site.

15. A home occupation shall not be permitted until an application for administrative approval shall be made in the manner prescribed under Chapter 18.16.

16. The city council 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 community development department shall attach the above standards to the notice of approval as conditions which must, in all cases, be met by the applicant, together with such additional conditions as may be prescribed under the administrative approval process of Chapter 18.16.

C. Modification and Revocation. A permit for a home occupation may be modified in the same manner as originally applied for by the applicant. A permit for a home occupation may be revoked in the manner prescribed under Section 18.16.060. (Ord. 486 § 8, 1997; Ord. 437 § 1 (part), 1989)

#### **18.14.020 Temporary subdivision signs and sales offices.**

Temporary subdivision signs and sales offices may be located within subdivisions for a period not to exceed two years from the date of recording of the subdivision. Subdivision signs and sales offices shall be removed at the expense of the owner, unless, prior to the expiration of two years, a renewal of time is granted by the city council. 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 18.14.040 of this chapter. 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 city council in the

manner prescribed in Chapter 18.17. (Ord. 437 § 1 (part), 1989)

#### **18.14.030 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 a CS, CH or 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 or an industrial use; or 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 RA, R, RM or PO district.

B. Location and Access. For purposes of this title, mobile home parks are considered to require the same considerations in their location as do other types of multifamily dwellings under medium density policies of the general plan. Mobile home parks shall be located only within RM districts, with access from elements of the arterial or collector street system to be considered as a condition of approval.

C. Development Standards—Mobile Home Parks.

1. Park Area, Density and Site Area.

a. The minimum area of a mobile home park shall be five acres. The first phase of mobile home park development shall be not less than five acres and shall include all required recreational and service amenities.

b. The maximum density shall be eight mobile home sites per gross acre.

c. Each mobile home site shall be not less than three thousand square feet in area, including pad, parking, private access, landscaping and private storage areas.

d. No mobile home site shall be less than thirty feet in width.

2. Clearances, Setbacks and Yard Spaces.

a. Mobile home park:

Front yard	20 ft.
Interior side yard	10 ft.
Street side yard	10 ft.
Interior rear yard	10 ft.
Street rear yard	20 ft.

b. Mobile home sites within the park:

Front yard	10 ft.
Side yard	5 ft.
Rear yard	10 ft.

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 18.08.050(F).

3. Patios and Pads.

a. Each mobile home site shall have a hard surfaced patio area of not less than two hundred square feet. A permanent porch greater than twenty 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 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 guest parking space shall be provided for each mobile home site at a location central to each four contiguous mobile home sites; provided, that guest parking shall not be required for mobile home sites along a collector street constructed to the width prescribed under subsection (C)(5), of this section.

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

d. Supplemental parking for pleasure boats, recreation vehicles and nonoccupied travel trailers

shall be provided at a ratio of one parking occupied travel trailers shall be provided at a ratio of one parking space for each ten mobile home sites, and shall be used only by mobile home park tenants. Said parking shall be clustered, easily accessible via interior drives, and shall be 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 Chapter 18.13 of this title.

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 feet of paved width; collector streets shall be a minimum of thirty-six 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 director of public works.

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 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 system 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 identification sign shall be erected displaying the name of the mobile home park. Such signs shall be located near the park entrance drive and shall not exceed thirty-two square feet in total readable surface area, or eight 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 community development director.

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 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.

b. Applications for mobile home parks shall be subject to site plan review under the provisions of Chapter 18.18.

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 mobile homes shall be offered for sale at any one time, and advertising for sale shall be limited to one nonilluminated sign not exceeding eight square feet in area on the site of each mobile home offered for sale. (Ord. 437 § 1 (part), 1989)

#### **18.14.040 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 set forth herein.

B. General Provisions and Exceptions.

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

2. Computation of Sign Area or Display Surface. For purposes of this section, measurements for computing the areas 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 logo graphic 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 word and/or logo graphic symbol of the sign. Each word and/or logo graphic 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 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 logo graphic 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 freestanding detached signs containing letters and/or logo graphic 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 freestanding and projecting signs intended to be read from either side 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 of the surface area of the ball or sphere.

### 3. Projection and Height.

a. No sign shall project more than fourteen inches beyond the property line, except that a freestanding 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 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 twelve inches into a required rear yard or interior side yard.

c. In an RCO, UR, RA, R, RM or PO district, a sign attached to a building shall not project above the parapet or roof line, whichever is higher.

4. Number of Freestanding Signs. Not more than one freestanding on-premises sign, or freestanding outdoor advertising structure, may be located on each parcel of property within a zoning district in which a freestanding sign or freestanding outdoor advertising structure is permitted.

### 5. Traffic Hazards.

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

8. **Special Signs—Exceptions.** The following types of signs shall be exempt from the provisions of this section:

a. Signs 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 signs 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. Such signs shall be removed within seven calendar days after the date of an advertised event.

d. Signs announcing garage or yard sales. Such signs 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-premises 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 square feet, and total sign area not exceeding fifty square feet.

11. **Outdoor Advertising Signs.** Outdoor advertising signs are signs having part or all of their area devoted to directing attention to a business, profession, commodity, product or service that is not the primary business, profession, commodity, product or service sold, manufactured, conducted or offered on the site on which the sign is located, and shall be subject to the following conditions:

a. Outdoor advertising signs shall not be permitted in the RCO, UR, R, RM, PO or C districts.

b. The maximum single surface area per site of an outdoor advertising structure in the I district shall be five hundred square feet; the maximum aggregate

area per site of outdoor advertising signs in the I district shall be one thousand square feet. No outdoor advertising signs shall be placed within two hundred feet of another such sign on the same side of a street or highway.

12. **Sign Permit Requirement.**

a. Except as otherwise noted within this chapter, it is unlawful for any person to erect, relocate or alter electrically or structurally, any sign in the city without first obtaining a valid sign permit or building permit, if required.

b. No permit is required for the following signs:

i. Permitted temporary or portable signs:

ii. Address numbers:

iii. Window letters not exceeding twenty-five percent of total window surface area for business identification (name of business, hours of operation, address, phone):

iv. Public safety signs.

c. Sign permit applications shall be made upon forms provided by the city and shall be filed with the community development department. Should the community development department determine that the proposed sign does not comply with provisions of this chapter, the applicant shall be promptly notified. Upon a finding by the community development department that the proposed sign is in total compliance with the provisions of this chapter and all applicable codes, the city shall issue a sign permit.

13. **Murals.** Murals are painted wall signs which have a majority of the sign area comprised of non-commercial content, and which generally have artistic, historic or cultural themes. New murals shall require the prior review and approval of the mural review committee (hereafter "committee") and the city council. The council may approve a new mural if it finds that the proposed mural is consistent with applicable city policies and ordinances, and that the mural would not be detrimental to the public health, safety, or welfare. Commercial content of murals shall be subject to all applicable sign limitations of the underlying zone district. Murals shall be subject to the following standards and review process:

a. Murals may be located on the sides of buildings or walls within any zone district, except residential zoning districts.

b. Prior to painting or installation of a new mural, or the modification of an existing mural, an application must be submitted for the review and approval by the committee. All applications for new or modified murals shall be referred to the committee for review.

c. Approval of a mural design shall occur only after public notice and an opportunity to comment has been provided to any interested party. Interested parties may provide comment on proposed murals in writing or in person to the committee or city council. The city council shall consider any public comments during their review of proposed murals.

d. The committee shall apply the following design criteria in reviewing proposed murals:

i. The subject matter shall be of historical significance regarding the growth and development of the city and its surrounding region. The mural may also contain other subject matter deemed by the committee to be significant and of high quality.

ii. Paints and other materials used for murals shall be appropriate for outdoor use and artistic rendition, and shall be permanent and long-lasting. Super-bright or fluorescent colors shall be discouraged.

iii. Murals shall be designed and painted by professional mural artists who possess demonstrated knowledge and expertise in the design, materials, and execution of murals.

iv. To the extent feasible, the mural shall be vandal and graffiti resistant.

v. To the extent possible, trompe l'oeil shall be the method of choice for mural creation.

e. The city council may, from time to time, by resolution, adopt additional mural design criteria and guidelines.

f. The city council may set, by resolution, a fee for the application and/or mural permit issuance.

14. Quality of sign construction, design, fabrication and installation of signs shall reflect standards of high quality and professional workmanship.

a. Signs that are generally considered consistent with this standard include:

i. Signs constructed of durable, all-weather materials such as metal, glass, Plexiglas, or redwood.

ii. Individual lettered or cabinet signs with machine, laser, or die cut components.

iii. Proportional letter and word sizes and spacing.

iv. Sign placement that is proportional to and centered upon the building surface.

v. Integrated sign borders that define the sign copy area.

vi. Professionally carved or routed redwood signs.

vii. Other professionally prefabricated signs.

b. Signs that are generally not considered to be consistent with this standard include:

i. Signs constructed of nondurable materials such as paper, cardboard or plywood.

ii. Hand-stenciled painted signs with broken line segments.

iii. Handpainted plywood signs.

iv. Mass-manufactured dimensional molded plastic signs.

v. Changeable copy signs, except changeable copy signs for:

(a) Quasi-public announcement and bulletin boards;

(b) Time and temperature devices; or

(c) Theater marquees.

These standards shall be applied by the community development department in the review of any sign permit.

15. Temporary Commercial Signs. Temporary commercial signs are defined as outdoor advertising signs visible from the public right-of-way which are made of nondurable materials, such as

paper, canvas, plastic or cloth. Such signs shall be permitted, subject to the following limitations:

a. A maximum of one temporary commercial sign may be displayed at a time, on developed non-residential properties located in commercial or industrial districts.

b. Temporary commercial signs advertising grand openings of new businesses may be displayed for a maximum of thirty days in any single calendar year.

c. Temporary commercial signs for all other promotions may be displayed a consecutive maximum of thirty days and a cumulative maximum of sixty days in any single calendar year.

d. Temporary commercial signs shall not exceed thirty-two square feet in total sign area.

e. Temporary commercial signs shall be located entirely within the property lines of the subject property, and shall not encroach into the public right-of-way.

f. Temporary commercial signs shall be building mounted, flush against the surface plane of the building wall, and shall not extend above the plane of the building roof. Temporary commercial signs shall not be mounted on freestanding or portable signs, outdoor advertising structures, light poles, utility poles, or landscaping features.

g. Temporary commercial signs shall be maintained and kept in a high quality state of appearance at all times. Temporary commercial signs which are visibly faded, torn, stained, illegible, or damaged shall not be displayed.

16. Political Campaign Signs. Political campaign signs are defined as temporary outdoor advertising signs visible from the public right-of-way, which are intended for political or political campaign purposes.

a. Political campaign signs may be erected after the final campaign filing date for an election, typically eighty-eight days prior to the election, and shall be removed within fifteen days after such election.

b. Political campaign signs may not be attached to trees, fence posts, or utility poles. Political

campaign signs may be ground-mounted or attached to a building.

c. Political campaign signs may not be attached or erected on public property or within the public right-of-way. Political campaign signs may not be located within thirty feet of the intersecting curb lines of a street intersection or obstruct sight line visibility at intersections.

d. In cases where political campaign signs are not removed within fifteen days after an election, the city shall cause to be removed those signs which remain. The expense of sign removal shall be paid by the candidate.

e. Political campaign signs in violation of this section shall be removed immediately upon notice of violation by the city.

17. Temporary Construction Signs. One nonilluminated temporary construction sign shall be permitted on the site of a permitted construction project. Temporary construction signs may have a single surface area of not more than sixteen square feet in the RCO, UR, RA, R, RM and PO districts, and thirty-two square feet in all other districts. Temporary construction signs shall be removed at the owner's expense at the time of project completion.

C. Signs in the RCO, UR, RA, R, RM and PO districts. No sign of any character shall be permitted in the RCO, UR, RA, R, RM or PO districts, except as follows:

1. One nameplate, not directly illuminated, with a maximum of two square feet in area, containing the name or names of occupants of a residence or office.

2. One 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 square feet pertaining to a permitted or conditional use conducted on the site.

3. One nonilluminated sign, with a single surface area of not more than eight square feet, pertaining to the sale, lease, rental or display of a structure or site.

4. Nonilluminated directional signs, with a single surface area of not more than six 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 bulletin board, not directly illuminated, with a single surface area of not more than twenty square feet, located on the site of a church, school, auditorium or other similar place of public assembly.

6. One nonilluminated temporary construction sign, with a single surface area of not more than sixteen 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 temporary subdivision sales sign, not directly illuminated, with a single surface area of not more than thirty-two square feet, on the site of a residential subdivision.

8. Freestanding Signs. In the PO district only, on improved commercial or office sites, one freestanding sign shall be permitted. Permitted freestanding signs shall not have an area exceeding sixteen square feet per sign face and thirty-two square feet in total sign area and shall not exceed six feet in height. Permitted freestanding signs may be externally illuminated and shall not be internally illuminated.

#### D. Regulation of Signs Within the C Districts.

1. Purposes 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 CN and CC Districts.

a. Primary Frontage. An allowable minimum sign area of up to fifty 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 square feet, shall be permitted for each primary building frontage based on two square feet of sign area for each lineal foot of primary building frontage occupied by the business.

b. Secondary Frontage. An allowable minimum sign area of up to thirty-five 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 square feet, shall be permitted for each secondary frontage based on one square foot of secondary building frontage occupied by the business.

3. Maximum Total Aggregate Area in the CS and CH Districts.

a. Primary Frontage. An allowable minimum sign area of up to one hundred square feet shall be permitted for each primary business frontage along a street, regardless of the width of such primary business frontage. A maximum total sign area, not to exceed five hundred square feet, shall be permitted for each primary building frontage based on two square feet of sign area for each lineal foot of primary business frontage occupied by the business.

b. Secondary Frontage. An allowable minimum sign area of up to fifty square feet shall be permitted for each secondary business frontage, regardless of the width of such secondary frontage occupied by the business. A maximum total sign area, not to exceed two hundred square feet shall be permitted for each secondary business frontage based on two square feet of sign area for each lineal foot of secondary business frontage occupied by the business.

4. Directional Signs. Directional signs for off-street parking and off-street loading facilities shall not exceed six square feet for each sign; parking

lot identification signs shall not exceed six square feet per face of sign.

5. **Sale, Lease and Rental Signs.** Signs pertaining to the sale, lease, rental or display of a structure or land shall not exceed thirty-two square feet per single face of sign.

6. **Projecting Signs.** No sign, other than a directional sign, shall project more than twenty-four 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 inches into a public right-of-way.

7. **Signs Attached to Buildings.** Signs attached to buildings shall be installed parallel with the building, with no more than a fourteen-inch projection from the wall except where permitted under subsection (D)(8) of this section, and/or attached directly to the vertical or sloped face of the marquee.

8. **Marquee or Canopy Signs.** Signs attached below the marquee or canopy shall not exceed six square feet per face of sign and shall have a minimum ground clearance of seven 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 facade.

9. **Painted Wall Signs.** Within each of the C districts, signs painted upon a wall exterior surface shall be included when computing the allowable sign area.

10. **Freestanding Signs.**

a. New freestanding signs shall have a permanently landscaped area at their bases, and shall be maintained with live plant materials around the base of such signs equal to at least ten percent of the total sign area, and with a minimum landscaped area of ten square feet.

b. Freestanding area identification signs displaying the name and/or logo graphic symbol of a shopping center and/or the names of other groupings of businesses, offices, services or combina-

tions thereof, shall not exceed a total sign area of three hundred fifty square feet.

11. **Temporary Signs.** Temporary commercial signs shall be subject to the provisions and limitations of subsection (B)(15) of this section.

12. **Announcement and Bulletin Boards.** Announcement and bulletin boards or structures for any public, philanthropic, civic, religious or charitable organization or agency, nonilluminated or illuminated by indirect lighting only, may not exceed thirty-two 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-premises 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.** A maximum of one portable sign not exceeding a total height of six feet and total sign area of thirty-two square feet per face, shall be permitted per property. Portable signs shall not be placed in the public right-of-way (e.g. public streets, alleys, curbs, or sidewalks) or within thirty feet of a street intersection. Portable signs shall not encroach upon or obstruct any pedestrian walkway, fire lane, or paved parking space. Portable signs are defined as signs which are not attached to a building or freestanding base with a permanent foundation.

15. **Public Utility Signs.** Nonadvertising 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 feet of a street intersection (intersecting curb lines) unless placed so that the top of the sign is at a maximum of three feet above the ground or unless the bottom of the sign is a minimum of ten feet above the ground level.

17. **Height of Signs.** The height of signs within the CN and CC districts shall not exceed the height of the structure which houses the business being advertised, and in no case shall such 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 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. Except in the CS and CH districts, 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 announcing civic events such as parades and homecomings which extend over or across a street.

19. **Brand Name Advertising.** Up to thirty percent of the sign area on any frontage may be devoted to 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, and shall be consistent with the criteria of subsection (B)(14) of this section.

21. **Alteration and Removal.** Achieving the alteration or removal of dangerous, obsolete and nonconforming signs is a major policy of this section. To this end, certain signs are declared to be dangerous, obsolete or nonconforming, and shall be removed or altered to conform as follows:

a. A dangerous sign is defined as any sign which is an immediate peril or a potential menace to the safety of persons or property. The building inspector shall give a written order for the repair or removal of any unsafe or dangerous sign to the owner of the real property upon which such sign is located. If such owner shall fail to remove or repair such sign or advertising structure, within thirty days of notification by the building inspector, the building inspector may cause the removal of such sign and may enter upon such property for such purpose. Any cost accrued by the city in the removal of such sign shall be charged to the owner of the real property upon which such sign is located and added to the real taxes thereon for the ensuing tax year or be collected in civil action at the option of the city.

b. Any sign hereafter existing which no longer advertises a bona fide business conducted or product sold on the premises where such sign exists shall be removed or made to conform by the owner of the building, structure or property upon which such sign is located within ninety days after written notification by the building inspector, or the building inspector may cause the removal of such sign. Any cost accrued by the city shall be treated in the same manner as provided above, for dangerous or unsafe signs.

c. Signs which are nonconforming because of their lighting, movement or animation shall be made to conform or be removed within one hundred twenty days after written notification by the building inspector.

22. **Appeals Procedure.**

a. If, because of any ambiguity, inadvertent omission or error, the interpretation of the provi-

sions and/or intent of this section by the director of community development is disputed, the applicant or any aggrieved person may appeal, in writing, setting forth his reason for such appeal to the city council. The appeal shall be filed with the director of community development within fifteen days after an adverse decision of the director. The appeal shall be placed on the regular meeting agenda of the city council at the first opportunity.

b. The council shall review the sign proposal and shall approve, approve with conditions, or disapprove it, based on the findings set forth in Section 18.21.060 of this code.

E. Regulation of Signs within the I Districts. No sign, outdoor advertising structure or display of any character shall be permitted in the I districts, except as follows:

1. Outdoor advertising signs in accordance with the district limitations and standards prescribed in subsection (B)(11) of this section.

2. Regulation of Signs Within the I District. The maximum permissible area of all faces of all 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 square foot of sign area per lineal foot of property line adjoining a street, or one hundred square feet per acre of site area in use, whichever is greater, to a maximum of six hundred square feet of sign area.

3. Temporary Signs. Temporary signs shall be subject to the provisions and limitations of subsection (B)(15) of this section.

4. One nonilluminated sign, not exceeding a single surface area of thirty-two square feet, pertaining to the sale, lease, rental or display of a structure or site.

5. Nonilluminated directional signs along driveways or within parking lots, not exceeding a single surface area of six square feet, pertaining to vehicular and pedestrian traffic direction.

6. One bulletin board not directly illuminated, not exceeding a single surface area of twenty square feet located on the site of a place of public assembly.

7. One nonilluminated temporary construction sign, not exceeding a single surface area of thirty-two square feet, on the site of a construction project, to be removed at the owner's expense at the time of project completion.

F. Nonconforming Signs and Nonconforming Outdoor Advertising Structures. Nonconforming signs and nonconforming outdoor advertising structures shall be subject to the regulations prescribed in Chapter 18.15.

G. Abandoned and Dilapidated Signs. No person shall maintain or permit to be maintained on any premises owned or controlled by him, 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 located on property which becomes vacant and unoccupied for a period of six months or more, or any sign which was erected for an occupant or business unrelated to the present occupant or his business, or any sign which pertains to a time, event or purpose which no longer is applied, shall be presumed to have been abandoned. A sign shall be considered to be "physically dilapidated" if the sign copy is removed or obscured so that it is substantially illegible from the public right-of-way, or if the sign is in a state of visibly obvious structural disrepair affecting at least twenty-five percent of the sign area.

H. Authority to Modify Sign Regulations. Notwithstanding other provisions of this chapter, the city council has the authority to modify or adjust regulations of this chapter in order to prevent or lessen practical difficulties or unnecessary physical hardships inconsistent with the objectives of the zoning code and the purpose of this section as would result from a strict or literal interpretation and enforcement of certain of the regulations of this chapter.

I. Public Utility Signs. Nonadvertising 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: the location of underground facilities, directional signs for public utility services, signs notifying the public of "danger," "emergency," "construction" and similar condi-

tions. No signs or other items shall be attached to private utility company poles and/or light standards or supports, without prior written approval from the affected utility company. (Ord. 509 § 1, 2003; Ord. 489 §§ 1 (part), 2 (part), 1998; Ord. 486 §§ 9—16, 1997; Ord. 437 § 1 (part), 1989)

**18.14.050 Regulation 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, RA, R, RM and PO districts.

B. Developmental/Architectural Standards. All 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 a part of a mobile home subdivision.

2. Minimum Floor Area. The minimum floor area for every dwelling located which is not a part of a mobile home subdivision, shall be eight hundred 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-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 asphalted-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, Masonite 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 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 community development director 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 director may be appealed to the city council in accordance with the provisions of Section 18.16.050 of this code. (Ord. 437 § 1 (part), 1989)

**18.14.060 Second dwelling units.**

A. Applicability. The provisions of this section shall apply to all second dwelling units approved on or after the effective date of the ordinance codified in this section. This section provides standards by which the city shall evaluate building permit applications for permitted second dwelling units in the UR, RA, R, RM, and PO zoning districts.

B. Lot Requirements. A second dwelling unit shall be permitted only on a lot or parcel that:

1. Contains an existing single-family dwelling which has been approved for occupancy.
2. Meets the minimum lot size of the applicable zoning district.
3. Is served by municipal water and sewer service.
4. Does not currently contain a second dwelling unit.

C. Development Standards. All second dwelling units shall meet the following standards:

1. Maximum Floor Area. The second dwelling unit shall not exceed eight hundred square feet of floor area and shall have no more than two bedrooms.

2. Location. A second dwelling unit shall be located either to the side or to the rear of the existing primary dwelling unit.

3. Access. Doorway access shall be provided either to the side or rear of the second dwelling unit. Direct doorway access to the front yard is prohibited.

4. Parking. At least one additional off-street parking space shall be provided for each bedroom of the second dwelling unit. All parking spaces for the second dwelling unit shall comply with the applicable standards for off-street parking contained in Section 18.13.030. Parking space(s) for the second dwelling unit shall not be located in the front yard except in a legal driveway, but may be located in side or rear yards. Off-street parking spaces serving the primary dwelling shall not be converted or removed unless all parking requirements for the primary unit are otherwise satisfied.

5. Driveways. Any driveway on the parcel shall lead to the garage and shall constitute no more than fifty percent of the frontage of the parcel. No additional curb cuts may be installed for the second dwelling unit, excepting corner lots where the curb cuts are on opposite street frontages and lots eighty feet or wider, two cuts.

6. Visual Appearance. A second dwelling unit shall be designed and constructed to be visually compatible with the primary dwelling unit. The second dwelling unit shall have design elements (such as

building height, roof pitch and composition, windows, doors, and exterior materials, color, and texture) similar in appearance to the primary dwelling unit.

7. Utility Service. A second dwelling unit shall be provided with adequate water, sewer, and other utilities, with separate utility meters, as determined by the building official. All applicable development impact fees shall be paid prior to the issuance of certificate of occupancy for the second dwelling unit.

8. Owner Occupancy. The primary or second dwelling unit shall be occupied by the property owner. Prior to issuance of a certificate of occupancy for the second dwelling unit, the property owner shall record a covenant running with the land with the Tulare county recorder. This covenant shall be in a form acceptable to the city attorney, and specifically provide that: (1) either the primary or second dwelling unit must be occupied by the property owner; (2) the covenant shall not be modified without prior written consent of the city; and (3) violation of the covenant shall terminate the legal occupancy status of the second dwelling unit.

9. Primary Unit Conversion. In cases where an existing primary dwelling unit is to be converted to a second dwelling unit or partially converted to create a second dwelling unit within the structure, the area designated for the second dwelling unit must comply with current structural, electrical and plumbing codes subject to review and approval of the building official.

10. Non-Conforming Second Units. Lawfully established, non-conforming second dwelling units in existence at the time of this section adoption shall be allowed to continue until such time as the properties containing such non-conforming units expand or enlarge any building area, or until such time as fifty percent or more of the primary or second dwelling unit should be destroyed. Thereafter, all second dwelling units shall conform to the provisions of this section. Non-conforming second units that were not lawfully established shall not qualify as legally recognized second dwelling units unless all the development standards and regulations of this section are

18.14.060

satisfied. (Ord. 514 § 13, 2004; Ord. 437 § 1 (part),  
1989)