

# Village of Lake Isabella - Codified Ordinances

## Article VI – General Nuisance Regulations

### **Chapter 632 – Signs**

Effective August 17, 2010 – Ordinance 2009-02

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#### **632.01 PURPOSE AND INTENT**

The purpose and intent of this Chapter 632 is to regulate the size, placement, general appearance, and other characteristics of signs to:

- A. Protect the public welfare and Village-wide property values by preserving the aesthetic qualities of the unique natural environment that distinguishes the Village. The preservation of such environment from excessive and obtrusive signs is a matter of critical importance to the Village due to the natural beauty of the land in the Village, while not unlawfully infringing on an individual or group's rights under the First Amendment to the United States Constitution.
- B. Promote the safety of persons and property by providing that signs do not create traffic problems, distractions, or other hazards due to collapse, fire, collision, decay, or abandonment.
- C. Promote the efficient transfer to the general public of commercial and other identification or information by improving the legibility and effectiveness of signs through the control of their number, location, size, appearance, illumination, and animation.

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- D. Regulate and/or eliminate signs that are deemed to be a public nuisance or are nonconforming.
- E. Protect the public’s ability to identify and locate establishments and premises.
- F. Protect the natural beauty and distinctive character of the Village.
- G. Protect commercial, business, office and industrial districts and areas from visual chaos and clutter.
- H. Provide an environment that fosters the reasonable growth and development of business and commerce.
- I. Protect and enhance property values.
- J. Balance the individual rights of property owners to communicate their message with the public’s right to be free of unreasonable distractions and aesthetic intrusions.

### **632.03 DEFINITIONS**

For the purposes of this chapter of the codified ordinances of the Village of Lake Isabella, the following definitions shall apply;

1. Billboard - A sign that identifies or communicates a commercial or noncommercial message related to a use or activity conducted, a service rendered, or a commodity, product, or item sold or conducted at a location other than where the sign is located.
2. Digital Sign or Billboard - A digital sign or billboard face usually consisting of (or has a portion comprised of) a computer or playback device connected to a large, bright digital screen such as a Liquid Crystal, Light Emitting Diode, computer, plasma, or similar display. Such signs sometimes also utilize electronic changeable copy.
3. District – Refers to the zoning district within which a parcel or lot is located as shown on the official zoning map of the Village of Lake Isabella.
4. Ground Level – The surface level of the ground used to calculate the height of a sign, which shall be the normal existing grade prior to any landscaping, excavation, modification, or construction. The creation of mounds, raised earth, or berms is not allowed to be calculated towards the height of a sign above the normal existing grade.
5. Ground Sign – A freestanding sign on the ground level measured such that the top of the sign does not exceed the maximum height allowed in that specific district. Signs mounted on wheels, uprights or braces shall be considered a ground sign.
6. Illuminated Sign – A sign that uses artificial light by either emission or reflection.
7. Incidental Sign – Small signs used for orientation, instruction, and direction to such occurrences as, but not limited to, loading zones, handicapped parking, trash collection,

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hazardous materials, no trespassing and other like signs. Such sign shall have a sign surface area no larger than four (4) square feet and shall be limited to the minimum number of signs required to adequately convey the desired message.

8. Landscaping - Materials such as, but not limited to, stones, wood chips, mulch, flowers, shrubs, and other like ornamental vegetation that are used to enhance the ground area around the base of a sign.
9. Marquee/Canopy Sign – A sign attached to a canopy or awning that projects from and is supported by a building, or a post or poles tied to a building, or a pole over an entrance way, window, or other opening of a building.
10. Nonconforming Sign – Any lawful sign that does not conform to the regulations of the Village of Lake Isabella zoning ordinance. Also known as a lawful nonconforming sign.
11. Off Premise Sign - A sign identifying a use, facility, service, or product that is not located, sold, or manufactured on the same premise as the sign or which identifies a use, service, or product by a brand name which, although sold or manufactured on the premise, does not constitute the principal item for sale or manufactured on the premise.
12. Primary Identification Sign – A sign located near an ingress/egress drive which identifies a commercial or industrial structure or use(s); and identifies the name(s) of the structure and/or businesses located on site.
13. Real Estate Sign – A temporary sign located on a premises indicating that the land or structure is for sale, lease, or rent, or identifies structures under construction. The sign must be located on the property that it advertises.
14. Roof Sign – Any sign which is erected and attached on or above the roof of a building.
15. Sign - A device, structure, painting, fixture, or placard using color, graphics, symbols, and/or written copy designed and/or utilized for the purpose of advertising or identifying any event, establishment, product, good, service or displaying or depicting other information.
16. Square Footage – The measurement of the total surface area of a sign. If a sign has two identically finished sides of the same size, coloring, wording and the like, for those front and back sign faces, the total square footage is the measurement of one of the finished sign faces. However, for billboards, the total sign area for all sign faces shall be the sign's square footage or area.
17. Structure – For the purpose of this chapter, structures that are tied together shall be treated as a single entity, regardless of whether or not the structure is located on one or more parcels, is part of a condominium, planned unit development, or other multiple owner type development during any four (4) month time period.

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18. Temporary Banner Sign - A sign of lightweight fabric, poster board, or similar material, with or without a frame, that is attached to a pole or a building, and is displayed for less than fourteen (14) days during any four (4) month time period.
19. Temporary Portable Sign - A freestanding sign not permanently anchored or secured to either a building or the ground, such as, but not limited to, “A” frame, poles temporarily driven into the ground, T-Shaped, or inverted T-shaped sign structures which by its construction or nature is able to be moved from one location to another. When on a trailer, the removal of wheels or undercarriage, or the anchoring of the sign by means of chains, wires, concrete blocks, sandbags, or other types of temporary anchors, does not change the classification of the sign.
20. Wall Sign – A sign or channel letters attached directly to, or painted upon a building wall, which does not project more than 18 inches there from. The exposed face of the sign must be in a plane parallel to the building wall or structure, and may not extend above the height of the building wall or surface. Incidental signs used for safety, parking, loading or unloading zones, and other like signs shall not be used in consideration of the total sign square footage.

### **632.05 GENERAL REGULATIONS**

1. No sign, other than a political, real estate, incidental, temporary banner, or temporary portable sign shall be erected, altered, expanded or replaced without first obtaining a permit from the Zoning Administrator of the Village of Lake Isabella as provided in Section 632.31 hereof.
2. No sign shall be placed at any location where by reason of position, size, shape, color, movement or illumination it interferes with or obstructs the view of, or may be confused with, any authorized traffic sign, signal, or device or such that it interferes with, misleads, or confuses traffic. Consideration of traffic visibility and injurious effect on adjacent properties is essential.
3. Except for lawful government signs, no sign shall be erected or constructed on or within a public right-of-way, nor shall any sign overhang or be located over a public right-of-way.
4. Illuminated signs shall conform in all respects to the all applicable electrical codes.
5. Signs shall not be erected or maintained in a manner or location so as to obstruct or interfere with the passage from, along, or through doorways, emergency doors and windows, or sidewalks.
6. All signs shall be maintained at all times in reasonable repair and be free of peeling paint or paper, fading, staining, rust, or other conditions that impairs legibility. The owners of all signs that are required to utilize or choose to utilize landscaping shall also maintain such landscaping at all times in a reasonable manner and also free of weeds and litter. Both the owner of a sign and the owner of the property where a sign is located are responsible for sign and landscaping maintenance.

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7. Signs may be illuminated internally or externally. All lighting shall be directed downward to prevent light from shining onto roads or residential property. All reflective signs shall be directed downwards.
8. No utility pole, light pole, or street sign shall be used for the placement of any sign unless specifically designed and approved by the Village as such.
9. Digital and LED signs are prohibited with the exception of those that display a fixed time/temperature/price. All such signs which feature digital or LED illumination shall be limited to a total digital or LED display of seven (7) square feet per face, and shall be set against a dark background. Time/temperature signs shall not alternate between showing the time and temperature more than once every 30 seconds. Only one such display shall be permitted per parcel and shall be incorporated into the primary sign utilized at any such parcel.

An additional seven (7) square feet of digital/LED display area of the same nature as above may be permitted provided that the sign on which the display is to occur has a height equal to or less than eight (8) feet above grade, and the sign is set against a dark background.

An illustration of what style of digital or LED display generally conforms to this section is provided below:

CONFORMS	DOES NOT CONFORM
	



10. No sign shall have any flashing or blinking illumination, oscillating displays or features, or moving display or parts.
11. No sign shall have attached to it (or strung to another location) strings of lights or streamers, except seasonal and holiday decorations are permitted in residential districts.
12. No sign of any nature may at any time be attached to a tree. This does not apply to the required public notice posting done in conjunction with the chemical treatment of Lake Isabella.
13. No permanent sign shall obstruct or interfere with any public or private easement.
14. All government signs installed by the Village, County, or State governments shall be allowed in all Districts.
15. Roof Signs are not allowed in the Village of Lake Isabella.
16. Design and Material Guidelines
  - A. The amount of information on signs shall be no more than is necessary to provide reasonable identification of the business.
  - B. Materials, colors, and shapes of proposed signs shall be compatible with the related buildings. Size and proportion of the sign shall not be a dominate feature of the site and shall be judged by sizes and proportions of signs on adjacent and nearby properties which are compatible with the Village character and substantially in compliance with this Chapter.

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- C. For primary identification signs located in a non-residential district, the sign shall include in Arabic numerals the street address for the location. Numerals shall be between twelve (12) inches and eighteen (18) inches in height.
17. For all locations in the C-1, East Coldwater Business District, West Coldwater Business District and I-1 districts that have multiple businesses located on the same property or in the same building, only the property owner may apply for a sign permit. and all businesses located on one property shall share a common ground sign. All new developments in such districts shall show all signs on their Site Plan Application for review and approval by the Planning Commission and shall also include a completed sign application form.
18. Any change to a sign that alters the physical size or composition of a sign, excluding the changing of name or face plates of the exact same size, shall require the submittal of a new sign application to the Village of Lake Isabella Zoning Administrator and cannot occur without a new Village sign permit.
19. Any sign in violation of this Chapter or the codified ordinances of the Village of Lake Isabella shall be presumed to have been installed by the owner or occupant of the property where the sign is displayed or located.
20. The overnight parking of delivery vans, delivery trucks, trucks, cube-vans, trailers, semi-vans, or other vehicles and/or trailers displaying logos or other advertising between the hours of midnight and 5:00 AM is prohibited in areas where such vehicle or trailer is visible from any public right-of-way.
21. No sign not expressly allowed by this Chapter shall be installed, used, or displayed.
22. Except as otherwise expressly provided, this Chapter does not regulate the following:
- A. The content of signs.
  - B. Scoreboards at public schools or institutional athletic fields.
  - C. Hole identification signs used by a public or private golf course, provided no single sign may be larger than six (6) square feet.
  - D. Gravestones or cemetery markers.
  - E. Religious symbols.
  - F. Noncommercial (*i.e.*, residential) seasonal holiday decorations.
23. Signs shall meet all setback requirements for buildings in the district involved except as otherwise expressly provided in this Chapter and the setback for signs from a public road right-of-way shall be at least ten (10) feet (or such greater distance as this Chapter shall provide).

**632.07 GROUND SIGN DISTRICT REQUIREMENTS**

1. Sign allotments for primary identification signs for all neighborhood districts, which include Lake Residential 1 (LR-1), Lake Residential 2 (LR-2), Airpark Residential (AR), Multi-family Residential (MFR), Open Space Recreational (OSR), and Agricultural (A1) zoned districts are regulated by Appendix A of this Chapter.
2. Sign allotments for primary identification signs for all other non-neighborhood districts are regulated by Appendix B of this Chapter.

**632.09 TEMPORARY BANNER SIGNS**

Temporary banner signs are hereby declared to be a public nuisance and the regulated use of such signs is warranted to minimize the proliferation of such signs. Temporary banner signs may be placed in all non-residential districts. Temporary banner signs may be displayed for up to sixty (60) days during any calendar year and may not exceed twelve (12) square feet in size. No parcel or lot shall have more than twenty-four (24) square feet of temporary banner signs displayed at one time.

**632.11 TEMPORARY PORTABLE SIGNS**

Temporary portable signs are hereby declared to be a public nuisance and the regulated use of such signs is warranted to minimize the proliferation of such signs. Temporary portable signs may be used in all non-residential districts for a period not to exceed sixty (60) days during any six-month time period. Temporary portable signs may be displayed for any new business or new business owner for a period of time not to exceed ninety (90) days, except as otherwise permitted by the Zoning Administrator. Temporary portable signs may be no larger than eighteen (18) square feet. All temporary portable signs must conform to the general sign regulations and district provisions for signs and shall not be placed in a public right-of-way.

**632.13 POLITICAL SIGNS**

One (1) sign per candidate or ballot issue per parcel or lot is allowed in all districts, and no permit is required for such signs. Such signs shall not be greater than eight (8) square feet in size and shall be removed within ten (10) days after the election to which they pertain. No political sign shall be installed or located in any public road right-of-way or within one hundred fifty (150) feet of the center lines of any street intersection, or on any land owned by the Village.

**632.15 BILLBOARDS**

Billboards are allowed in the Agricultural and Industrial district provided that the following conditions are met:

1. The maximum size of a billboard shall be no larger than three hundred sixty (360) square feet (including all sign faces).
2. Billboards are permitted to have changing face plates, provided that it is done via conventional mechanical materials and is not done pursuant to a Liquid Crystal Display,



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Light Emitting Diode, or digital display. No billboard shall utilize a Liquid Crystal, Light Emitting Diode, or digital display or face.

3. All lighting shall be directed downwards.
4. The maximum height of any billboard shall be no greater than twenty-four (24) feet above the established street elevation.
5. A minimum distance of one thousand three hundred twenty (1,320) feet shall be maintained between billboards.
6. A minimum distance of three hundred (300) feet from the nearest residential building.
7. Only one (1) billboard is allowed per parcel or lot.
8. Billboards are allowed only on a lot or parcel with no building.
9. No billboard shall be approved, installed, or erected at any time when there are one or more existing billboards located within the Village of Lake Isabella.

### **632.17 REAL ESTATE & DEVELOPMENT SIGNS**

1. Signs advertising real estate for sale, lease, or construction are permitted in all districts provided that they are used ONLY during the construction of a building or buildings or the offering for sale or lease of real estate and providing that they are not larger than six (6) square feet in area. Temporary development signs not exceeding six (6) square feet in area are also be permitted where buildings are under construction, subject to their approval by the Zoning Administrator as to their conformity with the provisions of this Chapter. All real estate signs must be taken down within fourteen (14) days of the close of a sale or lease or the expiration of the listing on a piece of property. Real estate signs are not permitted in any public road right-of-way or within one hundred fifty (150) feet of the center line of any intersection unless that specific property is for sale.
2. One temporary non-illuminated sign advertising a recorded plat, subdivision, PUD, or site condo development is permitted upon the issuance of a sign permit from the Zoning Administrator. Additional signs may be permitted for each new road created for the development by the developer. Such signs shall conform to the following conditions:
  - A. The sign may be displayed for a maximum of two years from the recorded date of the approval of the plat, subdivision, PUD, or site condo development.
  - B. The height of the sign shall be equal to or less than eight (8) feet.
  - C. The sign must be located a minimum of twelve (12) feet from any property line not included in the development.
  - D. The surface display area of the sign shall be equal to or less than twenty (20) square feet.

**632.19 HOME BUSINESSES**

Signs for home businesses are allowed in any district where home businesses are a permitted use, provided that a sign advertising a home business shall not exceed four (4) square feet in surface area (not including the surface area required for displaying the location's address). There shall be only one (1) sign advertising a home business on a lot or parcel. Signs advertising home businesses in residentially zoned districts shall be applied for and approved by the Zoning Administrator, who shall assure compliance with all provisions of the Village Zoning Ordinance prior to the issuance of a permit.

**632.21 WALL SIGNS**

1. Wall signs are permitted only in non-residential districts.
2. Wall signs shall be located on the structure above the entrance to a building and below the roof line where the business is located. Wall signs shall be used only to display the name of the business, address, or logo of the business. There shall be no more than one (1) wall sign per building.
3. The maximum surface area permitted per wall sign shall be eight (8) square feet.
4. The following conditions shall provide bonus display area in addition to the permitted square footage amount:
  - A. An additional six (6) square feet per wall sign may be permitted if a dark or opaque background is used.
  - B. If a structure does not have a primary identification ground sign, and utilizes a dark or opaque background, each wall sign shall be no larger than twenty (20) square feet.
5. Projecting wall signs are permitted subject to the following conditions and requirements:
  - A. The sign is situated at a ninety (90) degree angle to the façade of the structure.
  - B. The sign is no larger than six (6) square feet.
  - C. A minimum of eight (8) feet of clearance is maintained under the sign.
  - D. The sign is located on a façade that is part of the architectural elements of the structure.
  - E. The highest point on the sign (and any supporting apparatus) is equal to or less than twelve (12) feet above finished grade.
  - F. The sign shall be used only to display the name of the business, address, or logo of the business.

**632.23 MARQUEE/CANOPY SIGNS**

Marquee/Canopy signs are permitted in non-residential districts under the following conditions:

1. The marquee/canopy is located only above an area of fenestration.
2. A minimum clearance of eight (8) feet is maintained from the entrance to the bottom of the marquee/canopy.
3. No business may utilize both a marquee/canopy sign and a projecting wall sign.
4. The maximum up/down height (width) of a marquee/canopy shall be no more than thirty-six (36) inches.

**632.25 NONCONFORMING SIGNS**

Every permanent sign which was erected legally and which lawfully existed at the time of the enactment of this Chapter, which does not conform to this Chapter, is hereby deemed to be nonconforming.

Nonconforming signs may not be altered, expanded, replaced, enlarged, or extended; however, nonconforming signs may be maintained and repaired so as to continue the useful life of the sign until the time allotted for amortization has expired.

For purposes of this section, a nonconforming sign may be diminished in size or dimension without jeopardizing the privilege of nonconformity, so long as the cost of the change does not exceed fifty percent (50%) of the cost of replacing the entire sign and the change moves toward or into compliance with this section.

Any nonconforming sign destroyed by fire, accident, or other casualty loss shall not be restored or rebuilt if the cost of reconstruction or repair will constitute more than fifty percent (50%) of the cost of replacing the sign as of the date of loss.

A sign that for a period of six (6) months or more does not advertise a bona fide business conducted, or product sold, shall be removed by the owner of the building, structure, or property upon which such sign is located, within thirty (30) days of written notification, via first class mail, by the Zoning Administrator.

All nonconforming signs shall be amortized from the date of enactment of this Chapter and removed accordingly. The time period for amortization shall be the useful life of the sign as described above in this subsection, but shall not exceed a period of time of fifteen years.

**632.27 APPEAL PROCESS**

Any person, firm, corporation, trust, partnership, or other legal entity which desires to appeal the denial of a sign permit, to seek an exemption from the size, height, or location requirements of this Chapter, or to appeal a decision by the Zoning Administrator may do so by appealing such, in writing, to the Village Council. The Village Council may establish a reasonable fee to

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accompany such applications to cover expenses incurred by the Village in hearing the appeal. Upon receipt of the appeal, the Village Council shall conduct a public hearing at the next regular Village Council meeting. Notice of the public hearing will be mailed via first class mail to all property owners located within three hundred (300) feet of the parcel where the sign is proposed at least seven (7) days in advance of the public hearing. The standards for a variance contained in Section 1302.13 of the Village Code shall be used by the Village Council. The decision of the Village Council shall be final, and no such matter may be appealed more than once in any twelve (12) month period. The amortization date of any sign shall not be appealable.

### **632.29 PENALTY**

1. Any person, firm, corporation, trust, partnership, or other legal entity which violates or refuses to comply with any provision of this chapter shall be responsible for a municipal civil infraction and shall be subject to fines, costs, and other relief as provided for in Chapter 222 of the codified ordinances of the Village of Lake Isabella.
2. In addition to any other penalties or remedies available, the Village is authorized and empowered to direct the property owner to remove or otherwise abate the nuisance. If such notice is given, it shall be in writing, addressed to the property owner as it appears on the latest ad valorem property tax assessment roll, or current owner if such is different and known to the Village and be mailed via first class or posted at the property in violation, and shall inform the property owner of the following:
  - A. The nature of the violation/nuisance
  - B. The time in which the violation/nuisance must be abated.
3. Upon failure, neglect or refusal of any property owner to comply with the provisions of this chapter, the Village or its authorized contractor, or other designee, is authorized and empowered to enter the property owner's property to abate the nuisance, or to provide and to make payment for the abatement of the nuisance maintained.
4. When the Village abates a nuisance as provided herein, the cost of any abatement, including legal expenses and the authorized administrative fee will be billed to the property owner. The cost and fee will be a debt of the property owner to the Village, which may be assessed as a single lot assessment in accordance with Chapter 214 of the codified ordinances of the Village of Lake Isabella, and shall constitute a lien against the property, including interest, until paid, and shall be enforced and collected in the same manner as ad valorem property taxes.
5. The failure to receive the notice as provided for in subsection (2) is not a defense to any action brought by a member of the public for injury or by the Village to collect the costs of abatement or impose penalties or other fees authorized by this article.

**632.31 PERMITS**

Unless otherwise provided by this Chapter, no sign may be installed or utilized until and unless the Village has issued a permit for the sign. The application for a sign permit must include and show all of the following:

1. The name of the applicant (and owner of the premises, if different than the applicant).
2. The size of the sign.
3. Plans, placement, and specifications for the sign.
4. Illumination, if any.
5. The proposed method of construction, erection, structural alteration, or relocation, and a description of the equipment to be used for such work.
6. The payment of any required fee or fees.

APPENDIX A

**PRIMARY IDENTIFICATION SIGNS (NON-HOME BUSINESS)**

Number	One
Size	Cannot be larger than six (6) square feet of surface area. Up to 8 additional feet in addition to the allowed sign surface area may be granted by the Village for any of the following conditions: <ul style="list-style-type: none"> <li>▪ four (4) additional square feet of surface area may be granted if the total height of the sign is less than four (4) feet.</li> <li>▪ four (4) additional square feet of surface area may be granted if the sign has a dark, or opaque background.</li> </ul>
Location	No closer than eight (8) feet to the nearest property line.
Height	No portion of the sign shall be more than six (6) feet above existing ground level.
Illumination	Allowed, but no sign shall be illuminated between the hours of 10:00 PM and 7:00 AM.
Landscaping	Required, and must be seasonally maintained. This includes low shrubs, flowers, and/or ornamental plants.
Addressing	Required to be displayed in Arabic numerals at least six (6) inches in height.
Approval	Must be approved as part of a site plan review or special land use permit by the Planning Commission.

**HOME BUSINESSES**

Number	One
Size	No larger than four (4) square feet.
Location	No closer than eight (8) feet to the nearest property line unless it is attached to the mailbox of the home.
Illumination	Not Allowed
Landscaping	Required, and must be seasonally maintained. This includes low shrubs, flowers, and/or ornamental plants.
Addressing	Required to be displayed in Arabic numerals at least six (6) inches in height.
Approval	May be approved by the Zoning Administrator upon the submission of a permit application which satisfies the conditions of this code, and any applicable fee.

APPENDIX B

**PRIMARY IDENTIFICATION SIGNS**

Number	<p>For structures equal to or less than 7,500 square feet, one (1) primary identification sign.</p> <p>For structures greater than 7,500 square feet, no more than two (2) primary identification signs.</p>
Size	<p>The maximum allowed sign surface area shall be twenty (20) square feet. Bonuses in the allowed sign surface area may be granted by the Village for any of the following conditions:</p> <p>A. For a single sign, up to twenty (20) additional feet as follows:</p> <ul style="list-style-type: none"> <li>▪ ten (10) additional square feet of surface area may be granted if the total height of the sign is less than eight (8) feet.</li> <li>▪ ten (10) additional square feet of surface area may be granted if the sign has a dark, or opaque background.</li> </ul> <p>B. For a parcel with a structure over 7,500 square feet in size, at the request of the property owner, a single ground sign may be approved by the Zoning Administrator which may be up to seventy-two (72) square feet under the following conditions:</p> <ol style="list-style-type: none"> <li>1. The total height of the sign is less than ten (10) feet.</li> <li>2. A dark or opaque background is used.</li> <li>3. All illumination shall be internal.</li> <li>4. The property owner agrees in writing to waive the right for a second primary identification sign of any size for the parcel.</li> </ol>
Location	<p>For ingress/egress drives located on roadways with a speed limit equal to or less than 35 MPH; no closer than a sixty (60) foot triangulated line starting at the centerline of the ingress/egress drive to the parcel and the improved centerline of the right-of-way as shown on diagram 632.07(C). And also no closer than 10' to the parcel/right-of-way line.</p> <p>For ingress/egress drives located on roadways with a speed limit greater than 35 MPH; no closer than a sixty (60) foot triangulated line starting at the centerline of the ingress/egress drive to the parcel and the improved centerline of the right-of-way as shown on diagram 632.07(C). And also no closer than 10' to the parcel/right-of-way line.</p>
Height	<p>All primary identification signs shall not exceed a maximum of three (3) feet of clearance from the roadway elevation to the base of the portion of the sign that displays text.</p> <p>No sign shall exceed twelve (12) feet in total height.</p>
Illumination	<p>Allowed, but unless otherwise approved by the Planning Commission, no sign shall be illuminated between the hours of midnight and 5:00 AM.</p>

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Landscaping	Required, and must be seasonally maintained. This includes low shrubs, flowers, and/or ornamental plants.
Addressing	Primary Identification Signs are required to display the location's street address in Arabic numerals of at least eighteen (18) inches, but not more than twenty-four (24) inches in height.
Approvals	Signs accompanying new development shall be approved as part of a site plan review or special land use permit by the Planning Commission. New signs for established structures, or changes to existing signs, may be approved by the Zoning Administrator upon the submission of a permit application which satisfies the conditions of this code, and any applicable fee.