

## **Village of Lake Isabella Codified Ordinances**

### **Article VI – General Nuisance Regulations**

#### **Chapter 632 – Signs**

Last Amended by Ordinance 2017-04 on August 15, 2017

---

Chapter 632.01	Purpose
Chapter 632.03	Definitions
Chapter 632.05	General Regulations
Chapter 632.07	District Regulations
Chapter 632.09	Temporary Banner Signs
Chapter 632.11	Temporary Portable Signs
Chapter 632.13	Billboards
Chapter 632.15	Nonconforming Signs
Chapter 632.17	Appeal Process
Chapter 632.19	Penalty
Chapter 632.21	Permits

---

#### **632.01 Purpose**

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

1. 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. The intent is for sign regulations to be content neutral.
2. 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. The number, size, and illumination method of signs may be distracting to motorists and pedestrians, and can create a traffic hazard. The number and size of signs can also reduce the effectiveness of signs needed to direct the public and may mar the appearance of the landscape. The provisions of this section are intended to apply the minimum amount of regulation in order to avoid these problems.

## Chapter 632 – Signs

3. 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.
4. Regulate and/or eliminate signs that are deemed to be a public nuisance or are nonconforming.
5. Protect the public's ability to identify and locate establishments and premises.
6. Protect the natural beauty and distinctive character of the Village.
7. Protect commercial, business, office and industrial districts and areas from visual chaos and clutter.
8. Provide an environment that fosters the reasonable growth and development of business and commerce.
9. Protect and enhance property values.
10. 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 permanent, 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. **Incidental Sign** – Small signs used for orientation, instruction, and direction to such occurrences as, but not limited to, loading zones, handicapped parking, trash collection, 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.
7. **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.
8. **Marquee/Canopy Sign** – A permanent 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.
9. **Mounted Sign** - A non-permanent sign mounted on the ground by means of posts, wire, plastic, or other means that is pushed or stuck into the ground and not fastened to a foundation.
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 located on a parcel which is not owned by the owner of the sign or not associated with the a land use conducted on the parcel where the sign is located.
12. **Roof Sign** – Any sign which is erected and attached on or above the roof of a building.
13. **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.
14. **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.
15. **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.
16. **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.
17. **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.
18. **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 an 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. Once the purpose of the sign has ended, ceases to exist, or is over; the sign shall be removed within 30 days. All supporting or structural apparatuses used to provide support for the sign shall also be removed.
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.

## Chapter 632 – Signs

7. Signs which are permitted to be illuminated 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. If illuminated externally, light shall be baffled so that its source is not visible from a public right-of-way. If illuminated internally, the sign shall have an opaque or dark background.
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 signs are allowed to be incorporated as part of a Ground Sign in the WBC, ECB districts. Digital signs are regulated in the following manner:
  - a. Limited to a maximum size of twenty-four (24) square feet.
  - b. Displayed images shall not flash.
  - c. Shall not include any audio message.
  - d. Shall not display an illuminative brightness of such intensity or brilliance that it impairs the vision or endangers the safety and welfare of any pedestrian, cyclist, or operator of any motor vehicle.
10. No sign shall have any flashing or blinking illumination, oscillating displays or features.
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.
13. No permanent sign shall obstruct or interfere with any public or private easement.
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

## Chapter 632 – Signs

- 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.
- 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 RLM 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.

## Chapter 632 – Signs

- 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).
24. Signs which are not regulated by this Chapter are limited to:
- a. Signs what are not visible to motorists, watercraft, or pedestrians on any street, water body, adjacent parcel, or public lands..
  - b. Located inside a building.
  - c. Legal postings required by law.
  - d. Signs erected under statutory or ordinance authority by any federal, state, county, or village entity.

**Continued on the next page...**



**632.07 District Regulation of Permanent Signs**

1. Ground Signs

<b>District</b>	<b>Max Number of Signs</b>	<b>Total Sign Area Per Parcel</b>	<b>Max Height</b>	<b>Illumination Allowed</b>	<b>Landscaping Required</b>
➤ LR-1 ➤ LR-2 ➤ LR-3 ➤ AR	1	9 ft <sup>2</sup>	4 ft	Yes	Yes
➤ WCB ➤ ECB	2	90 ft <sup>2</sup> 120 ft <sup>2</sup> *	12 ft 10 ft*	Yes	Yes
➤ C-1 ➤ AC	1	24 ft <sup>2</sup>	6 ft	Yes	Yes
➤ RLM	1	32 ft <sup>2</sup>	10 ft	Yes	Yes
➤ OSR	2	40 ft <sup>2</sup>	8 ft	Yes	Yes
➤ Ag	1	16 ft <sup>2</sup>	8 ft	Yes	Yes

\* If the tallest point on any sign is equal to, or less than, 10 feet, the total parcel signage may be increased from 90 ft<sup>2</sup> to 120 ft<sup>2</sup>.

2. Wall, Marquee, and Canopy Signs

<b>District</b>	<b>Max Number of Signs per Parcel</b>	<b>Max Total Signage Area</b>	<b>Illumination Allowed</b>
➤ LR-1 ➤ LR-2 ➤ LR-3 ➤ AR	Not Permitted		
➤ WCB ➤ ECB	12	216 ft <sup>2</sup>	Yes
➤ C-1 ➤ AC	2	36 ft <sup>2</sup>	Yes
➤ RLM	Not Permitted		
➤ OSR	4	72 ft <sup>2</sup>	Yes
➤ Ag	Not Permitted		

3. Mounted Signs

<b>District</b>	<b>Max Size Allowed</b>	<b>Max Height Allowed</b>	<b>Illumination Allowed</b>
➤ LR-1 ➤ LR-2 ➤ LR-3 ➤ AR	8 ft <sup>2</sup>	4 ft	No
➤ WCB ➤ ECB	24 ft <sup>2</sup>	6 ft	No
➤ C-1 ➤ AC	20 ft <sup>2</sup>	6 ft	No
➤ RLM	20 ft <sup>2</sup>	6 ft	No
➤ OSR	12 ft <sup>2</sup>	6 ft	No
➤ Ag	20 ft <sup>2</sup>	6 ft	No

**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. A Temporary Banner Sign may be displayed for up to ninety (90) days during any calendar year and may not exceed twenty-five (25) square feet in size. No parcel or lot shall have more than fifty (50) square feet of temporary banner signs displayed at one time. Temporary Banner Signs shall be limited in height according to the following table:

<b>6 ft</b>	<b>12 ft</b>
➤ LR-1	➤ LR-3
➤ LR-2	➤ WCB
➤ AR	➤ ECB
➤ AC	➤ C-1
	➤ RLM
	➤ OSR
	➤ Ag

**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 no larger than twenty-four (24) 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.

**632.15 Billboards**

Billboards are an off-premise sign 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, 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.

**632.25 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.

**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 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 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).

## Chapter 632 – Signs

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.