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## Section L-II 4.2.12 Signs

**A. Purpose.** These regulations are intended to allow for a reasonable display of signage necessary to provide identification of buildings and building occupants, and to prevent clutter while providing for the display of information. This Section is intended to complement the land use objectives set forth in the Nevada County General Plan and this Chapter by:

1. Encouraging signs that are pleasing in appearance by providing for good design with a minimum of clutter;
2. Enhancing the economic value of visible areas through the regulation of size, location and illumination;
3. Attracting and directing people to various activities and enterprises and providing the maximum public convenience;
4. Reducing or eliminating traffic and safety-hazards through proper sign location and design.

### **B. Definitions.**

1. **Above-Roof Sign** - A sign any part of which is displayed above the peak or parapet of a building.
2. **Billboard** - A sign directing attention to a business, service, product, or entertainment not sold or offered on the site where the sign is located, not including directional signs.
3. **Cabinet Sign** - A wall sign contained completely within a box, frame or similar enclosure. Cabinet signs are typically backlit with a plastic or plexi-glass face. Also called “can” or “box” signs.
4. **Channel, Or Wall-Mounted, Letter Sign** - Signage composed of letters individually mounted or painted on a structure wall, without a border or decorative enclosure.
5. **Directional Sign** - A sign serving the needs of the traveling motorist where on-site advertising for the business is not visible from the main access road. Said sign may bear the name of the business and/or service provided, but may not contain commercial advertising material.
  - a. **Directional Signs, Agricultural Operation Associations** - Similar to the directional signs for individual businesses, except that the sign references the product,

the name of the individual business with distance from the sign and a directional indicator, if needed.

**b. Directional Signs, Public Information** (such as trail signs) - These signs provide for a common design to direct the traveling public to areas of interest.

**6. Freestanding Sign** - A sign that is not attached to a structure. Includes monument, pole, portable and readerboard signs.

**7. Human Sign** - A graphic utilizing a person to hold/move the sign.

**8. Monument Sign** - A low-profile sign usually placed upon a foundation or a slab with a solid base, and not normally supported by uprights, braces, poles or other similar structural components.

**9. Pole Sign** - A permanent sign supported on a pole or poles placed into the ground and detached from any structure.

**10. Portable Sign** - Freestanding signs not permanently attached nor designed to be permanently attached (includes items such as sandwich boards, A-frames, or temporary posts with a sign attached).

**11. Readerboard Sign** - A sign that accommodates changeable copy and which displays present or future activities and events.

**12. Roof Sign** - A sign that is displayed above the eaves and under the peak of a building: these signs are displayed, erected, constructed, or maintained on the roof of a building. (See also "Sign, Above Roof").

**13. Sign** - Any device capable of visual communication or attraction, display, illustration, insignia or symbol used to advertise, or promote the interest of any person, partnership, association, corporation or other business entity. "Sign" shall not include any official notice issued by any court or public body or officer; directional, warning, or information signs or structures required by or authorized by law or by federal, state, county or municipal authority.

**14. Sign Area** - The entire area within a geometric pattern enclosing the limits of writing, representation, emblem, or any figure of similar character, together with any material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed.

**15. Wall Sign** - A sign attached parallel to or painted on any exterior wall of a structure.

**16. Window Sign** - A sign permanently painted or mounted on the interior or exterior of windows.

**C. Limitations.** The regulations of this Section establish minimum standards for signs that directly relate to the use of the property upon which a sign is to be located and to the intensity of the development of each particular land use. All signs shall be limited to the identification of the business and service provided on-site unless otherwise specifically provided in this Section. No product or price advertising is allowed under the provisions of this Section unless the product is incorporated into the name of the business or logo or is otherwise required by law.

**D. Applicability of Sign Regulation.** The provisions of this Section are applicable to all signs constructed or altered after the effective date of this Section except as otherwise provided for in this Section. If an adopted Area Plan has stricter signage requirements than this Section, the Area Plan shall apply.

**E. Sign Code Adopted.** That certain sign code published by the International Conference of building Officials, entitled the Uniform Sign Code, 1997 edition, or subsequent edition which may be adopted by the Board of Supervisors of the County of Nevada, as adopted by Section L-V 1.4 of Chapter V of this Code, is incorporated into this Section by reference as though it were fully set forth herein.

**F. Construction and Maintenance.** Each sign and all its components shall be manufactured, assembled and erected in compliance with all applicable state, federal and county regulations, and the Uniform Sign Code. Each sign, including those exempted from this Section, shall be maintained in a safe, clean and legible condition at all times.

**G. Nonconforming Signs.** Any sign or billboard lawfully in existence upon the adoption of this Section, but not in conformance with the provisions of this Section, may not be replaced or reconstructed unless it is brought into conformity with the provisions of this Section. All billboards and any nonconforming signs not brought into conformity with this Section shall be removed 5 years after the adoption of this Section unless not fully amortized within such period pursuant to State law. Billboards and nonconforming signs not fully amortized within such period shall be removed at the end of the amortization period applicable thereto in an amortization program adopted pursuant to the California Outdoor Advertising Act contained in Business & Professions Code Sections 5200 - 5486 or, if no shorter period is applicable, within 15 years after the adoption of this Section. It is the intent of this Section that all billboards and any nonconforming signs not brought into conformity with this Section shall be removed as soon as practical under State law without imposing any obligation upon County to pay compensation for such removal. Pursuant to Business and Professions Code Section 5499, the removal requirements of this Section shall not apply to the removal of legally existing on-premises signs, if special topographic circumstances would result in a material impairment of visibility of the display or the owner's or user's ability to adequately and effectively continue to communicate with the public through use of the sign.

**Exception.** If a nonconforming sign has historical significance apart from its main purpose of advertising, the sign may be granted a Use Permit for continued use.

**H. Signs Exempt from Sign Standards.** The following signs are exempt from the standards of this Section, provided they meet the requirements stated herein. Nothing in this Section shall exempt a sign from a building permit if required by the Uniform Sign Code.

**1. Construction Signs.** Two signs with a combined total sign area of 32 square feet and not exceeding 8' in height, identifying parties involved in construction on the premises and future sales or activities for which the construction is intended. Signs shall not be installed earlier than 60 days from the date of construction and shall be removed prior to the issuance of a certificate of occupancy.

**2. Hazard Signs.** Public Utility Company and other signs indicating danger, the location of underground utilities, or of construction, excavation, or similar hazards so long as the hazard exists.

**3. Prohibition Signs.** "No Trespassing", "No Parking" and similar warning signs.

**4. Official signs and flags.** Official federal, state or local government flags, historical markers, and official traffic, directional guide and other informational signs, and official and

legal notices issued by any court, person or officer in performance of a public duty. Flag poles are subject to the height limits established for the applicable zoning district and shall not be used for commercial advertising. Illumination of the American flag shall be for the flag only and shall not be used for advertisement.

**5. On-Site Directional Signs.** Parking lot and other private traffic directional signs, including disabled access and parking signs, each not exceeding 6 square feet in area. Such signs shall be limited to the guidance of pedestrian and/or vehicular traffic on the premises, and shall not display any logo, product name, establishment, service or any other advertising.

**6. Hospital Emergency Room Signs.**

**7. Historic Structures.** The repainting or restoration of historic structure names or advertising if not advertising a current business or product and if the historic sign can be verified.

**8. Human Signs.** Individuals holding portable graphics are exempt, provided they do not interfere with visibility or passage of foot or vehicular traffic, or otherwise create a public nuisance or safety issue.

**9. Temporary Events.** Temporary signs or banners displaying information or advertising for community events provided the aggregate sign area does not exceed 100 square feet and are posted no more than 10 days preceding the event and are removed within 3 days following the event. Such signs are subject to an encroachment permit from the Dept. of Public Works when proposed in the County right-of-way. (Ord. #2239)

**10. Temporary Sales Advertising.** Banners, balloons, or decorative materials used for temporary sales advertising or events may be allowed 3 times a year with each time not to exceed 7 days, except that new businesses may utilize temporary signage for ninety days from opening. Planning Department shall be advised of business opening date. Permitted times shall not run in consecutive order and shall be pre-approved by the Planning Department.

**11. Miscellaneous Information Signs.** Miscellaneous information signs containing no advertising copy, in office, commercial, business park and industrial districts, with sign area not to exceed 4 square feet at each public entrance nor 12 square feet total, indicating addresses, hours and days of operation, whether a business is open or closed, credit card information, emergency addresses and telephone numbers and names and copy applied to fuel pumps or dispensers.

**12. Interior signs.** Signs not visible from public streets or adjacent properties, such as signs in interior areas of shopping centers, commercial structures, ball parks, stadiums and similar recreational or entertainment uses.

**13. Residential Identification Signs.** Individual signs identifying the names of the occupants, and a street address, if limited to a total sign area of 4 square feet.

**14. Real Estate Signs.**

a. Temporary signs indicating only that property on which the sign is located is for sale, rent or lease. Only one sign per street frontage is permitted and said signs shall not exceed a maximum aggregate area of 16 square feet on residential parcels and 32 square feet on non-residential properties. Such signs may not be located within a

County or State right-of-way without an encroachment permit from the appropriate authority.

**b. Open house on-site and off-site directional signs.** One off-site portable sign for a maximum of 1-hour before and removed a maximum of 1-hour after the open house, plus one on-site “Open House” sign (to include open house hours). Additional off-site signs are allowed in rural areas where roads or driveways are not adequately marked for drivers to know which way to turn when a directional choice is required.

Maximum sign area per sign is 8 square feet. When located on private property, such signs must be sited with permission of the property owner.

**c. Property for sale, off-site directional signs.** Limited to property for sale in rural areas where roads or driveways are not adequately marked for drivers to know which way to turn when a directional choice is required. Maximum sign face size is 2-feet wide by 6-inches high. Sign(s) may be placed for directional purposes throughout the time period that the property is for sale. May not be located within a County or State right-of-way without an encroachment permit from the appropriate authority. When located on private property, such signs must be sited with permission of the property owner.

**15. Political Signs.** Temporary signs not exceeding 32 square feet per sign, providing that such signs are not posted more than 90 days preceding the election and are removed within 10 days following the election.

**16. Temporary Window Signs,** including, but not limited to, seasonal decorations or special events.

**17. Vehicular Signs.** Signs on self-propelled public or private transportation vehicles, provided such vehicles are not used or intended for use as portable or temporary on-site advertising. Such vehicles must have a current registration.

**I. Prohibited Signs & Sign Materials.** In addition to any sign or sign material not specifically in accordance with the provisions of this Article, the following signs are expressly prohibited:

1. Signs that impair sight distance at the point of parking lot egress.
2. Signs that simulate or imitate any traffic control sign or signal or which make use of words, symbols or characters so as to interfere with, mislead or confuse pedestrian or vehicular traffic.
3. Internally illuminated cabinet signs outside Community Regions
4. Readerboard signs unless otherwise specifically permitted herein.
5. Signs consisting of any moving, rotating or otherwise animated light or component except for time and temperature displays and barber poles.
6. The use of flags, pennants, streamers or other wind activated devices unless otherwise provided for within this Section.
7. Vinyl banners, except as permitted for temporary events.
8. Roof and above-roof signs, except as expressly permitted in this Section.

9. Signs that are placed, relocated or maintained so as to prevent free egress from or ingress to any door, window, fire escape, or occupy space in a public right-of-way including sidewalks, boardwalks, alleys, streets, or public or private easements, unless necessary for traffic safety purposes.

10. No sign of any kind shall be attached to a stand pipe or fire escape.

11. Billboards or off-site advertising signs unless otherwise permitted by this Article.

12. Signs on vehicles, including trailers, when a vehicle is parked or stored on property for the purpose of identifying a business or advertising a product, unless the sign is permanently affixed on the side or rear of the vehicle body, and the vehicle is used by the business on a regular basis.

**J. Approval Required.** No sign shall be constructed, displayed, altered or changed without first obtaining approval from the Planning Agency unless exempted from the standards of this Section pursuant to Section 4.2.12.H. All signs shall conform to the design standards of this Section unless otherwise specified by this Section.

**1. Building Permit Required.** Unless otherwise exempted by the Uniform Building Code or Uniform Sign Code, a building permit shall be obtained for a sign from the Building Department, if applicable.

**2. Sign Permit Required.** Signs or sign alterations that do not require a building permit shall file an application for a sign permit with the Planning Department, using Planning Department forms, together with all information and materials specified on the forms, and the filing fee required by the latest fee schedule adopted by the County. Where a comprehensive sign program has been approved by the County for overall development of a site, separate sign permits shall not be required for individual signs on the site, provided that such signs are consistent with the approved program.

**3. Design Review.** All signs shall conform to the community design standards of this Section, applicable Eastern or Western Nevada County Design Guidelines, any applicable specific community design guidelines and any conforming approved Comprehensive Sign Program for the subject property unless otherwise specified by this Chapter. Design review shall be required for new or replacement signs that are not part of a land use permit but review thereof shall be by the Planning Director rather than as provided in Table 5.2 of this Chapter. New or replacement signage on a site that has been previously reviewed for design compatibility through a discretionary permit, or that has been approved as part of a comprehensive sign program, shall not require new design review if replacement signage is consistent with the previously approved signage or comprehensive sign program, and with current standards. New or replacement signs that are part of a land use permit, and which are not consistent with the previously approved signage, shall be reviewed by the original approval body. Replacement of signs covered by a previously approved Comprehensive Sign Plan, which no longer conforms to existing standards, may be approved consistent with the previously approved Sign Plan in order to maintain sign consistency within the development. At such time as the development plans to change multiple signs or, in order to provide a conforming sign plan for sign replacement purposes, a new comprehensive sign plan shall be approved.

**4. Comprehensive Sign Plan.** A comprehensive sign plan is required for all multi-tenant developments that require a Development Permit or a Use Permit. The sign plan shall provide

for the use of a consistent sign design style, and the same or complementary types of materials, colors, and illumination in all signs on the site. The sign plan shall be submitted and approved as part of the land use permit application for the overall site development.

**K. Sign Standards.** Unless otherwise exempted from the requirements of this Section, all signs are subject to the following standards:

**1. Wall Signs.**

- a. One wall sign for each street or parking lot frontage may be placed on any building with a maximum of two (2) wall signs for each business or tenant. No signs shall be placed facing the restricted access portions of highways, including the restricted access portions of State Highways 20 and 49, except as part of an approved Development Permit or Use Permit.
- b. Wall signs shall not extend beyond the edge of any wall on which they are mounted nor shall the sign project more than 12” from the wall.
- c. Wall signs shall be separated from each other by a distance of 3 times the average height of the sign face and/or letters of the proposed sign and adjacent sign.
- d. Wall signs shall not cover more 15% of a building facade or tenant storefront.

**2. Window Signs.**

- a. Window signs shall not occupy more than 50 percent of the window area of any one window, including permanent and temporary signs. Permanent window signage counts toward total signage square footage allowed for the business.
- b. The text of a window sign should be limited to the business name and a brief message identifying the type of product or service available.

**3. Roof Signs.**

- a. Roof signs are prohibited on buildings constructed after January 1, 2006, unless approved for historical reasons. New or replacement roof signs shall only be approved for structures existing as of January 1, 2006, when the approval body determines that no alternative to a roof sign is available, or for historical reasons.
- b. When roof signs are approved as an alternative to wall signs, standards 1.a-d above under wall signs shall apply.

**4. Freestanding Signs.** All freestanding signs shall be located in a landscaped area to integrate the sign with the ground plane and to screen out any low-level lights, unless winter snow or remote location of site makes landscaping impractical. Monument-type signs are preferred over pole signs.

- a. **Pole Signs.** Pole signs are limited to a maximum 10’ in height, except that the maximum sign height for businesses that are located in Community Regions, and that are freeway or State highway related, including restaurants, gasoline stations, and overnight lodging, may be increased to a maximum 25’ height if it is determined that the additional height is the minimum necessary to provide visibility from the highway

or freeway, subject to design review approval. Greater sign height may be authorized due to snow plowing, natural topography or other special circumstances.

**b. Monument Signs.** Developments in the Commercial, Industrial, and Multi-Family Residential zoning districts may have one monument sign per parcel except that development on corner parcels, with access to a second road, may also have a Second monument sign visible from the secondary road. Solid architectural bases of native rock or field stone or other natural materials are strongly encouraged. Internally illuminated monument signs can be approved within Community Regions. The maximum size for monument signs shall be as follows:

- 1) For single tenant structures or Center identification, monument signs shall not exceed 25 square feet in area and a height of 5'. Secondary signs allowed for corner lots are limited to a maximum 15 square feet in area.
- 2) For multiple tenant structures, monument signs shall not exceed 50 square feet and a height of 6', except that a 10' height is allowed in Industrial districts.
- 3) Monument signs located east of the Range 10 East line may be increased in height an additional 5' to accommodate snow storage.

**c. Menu Boards.** Signs displaying products and pricing for drive-through restaurants shall not exceed 50 square feet in area and a height of 6'. Such signs shall be subject to the location and size criteria of Section K.4 of this Article. No more than one such sign shall be allowed if the signage is visible from a public roadway. All Menu Board signage shall require design review and a determination that adequate area is provided for vehicles to queue outside of driving aisles.

**d. Directory Signs.** Wall-mounted or free-standing, building directory signs, listing the tenants or occupants of a structure or center, provided that such directories do not exceed 20 square feet on any single building wall or a height of 8 feet. Letter height shall not exceed 2". The placement of directory signs shall be oriented to pedestrian traffic.

**e. Readerboards.** Are allowed for theaters, auditoriums, fairgrounds, institutional signs, schools, museums or motels/hotels offering conference facilities, if the readerboard is established on-site, and for community identification signs or event purposes.

**f. Community Identification Signs.** One community identification monument sign shall be allowed on each arterial street entering a community, a maximum sign area size of 100 square feet and a maximum height of 10'. Such signing may include the name of the community, and the names of community civic or religious organizations, but shall not include the names of businesses and/or commercial products.

**g. Signs in Agricultural Districts.** Attached or freestanding signs identifying activities, services, products or occupants are permitted at a maximum two (2) signs per parcel, not exceeding 25 square feet each in sign area.



**h. Institutional Signs.** Churches, schools, community centers or other public or institutional uses are allowed a maximum of two signs, not exceeding a combined sign area of 40 square feet. Freestanding signs shall have a maximum height of 8’.

**i. Neighborhood or Residential Development / Subdivision Identification.** A maximum of two (2) monument signs, one per street frontage, are allowed, not to exceed 25 square feet per sign.

**j. Multiple Family Identification.** A maximum of two (2) monument signs, one per street frontage, are allowed, not to exceed twenty square feet in sign area per sign.

**k. Portable Signs.**

- 1) If business related, must be approved as part of the sign plan.
- 2) If business related, limited to one in addition to other permanent signs allowed for the business.
- 3) Maximum sign area of 8 square feet.
- 4) Must be located outside the road right-of-way and not encroach into required off-street parking areas.
- 5) If business related, may be utilized only during regular hours of operation, and shall be removed during non-business hours.

**5. Other Signs.**

**a. Time and Temperature Signs.** Public service information signs that display time and temperature, etc., may be approved provided that the display contains no more than 20 percent of the allowable sign area devoted to advertising a business or service.

**b. Gas Prices.** Pricing signs required by the State of California Business and Professions Code, Article 12, shall not be counted as part of the allowable sign area, provided that the signs do not exceed the State minimum requirements for wording, size and height. This restriction is not applicable to signs within the “HP” Combining District.

**c. Suspended or Projecting Signs.** One suspended or projecting sign with a maximum area of 8 square feet for each business or tenant. No sign shall extend beyond the eave line or covered walkway, unless located within the HP Combining District or if approved as part of a design theme for a commercial/industrial center.

**d. Directory Signs.** Wall-mounted or free-standing, building directory signs, listing the tenants or occupants of a structure or center, provided that such directories do not exceed 20 square feet on any single building wall or a height of 8 feet. Letter height shall not exceed 2”. The placement of directory signs shall be oriented to pedestrian traffic.

**e. Readerboards.** Are allowed for theaters, auditoriums, fairgrounds, schools, museums or motels/hotels offering conference facilities, if the readerboard is established on-site, and for community identification signs.

**f. Community Identification Signs.** One community identification sign shall be allowed on each arterial street entering a community, a maximum sign area size of 100 square feet and a maximum height of 10'. Such signing may include the name of the community, and the names of community civic or religious organizations, but shall not include the names of businesses and/or commercial products.

**g. Signs in Agricultural Districts.** Attached or freestanding signs identifying activities, services, products or occupants are permitted at a maximum two (2) signs per parcel, not exceeding 25 square feet each in sign area.

**h. Institutional Signs.** Churches, schools, community centers or other public or institutional uses are allowed a maximum of two (2) signs, not exceeding a combined sign area of 40 square feet. One such sign may be freestanding, with a maximum height of 8'.

**i. Neighborhood or Tract Identification.** A maximum of two (2) signs are allowed, not to exceed a combined sign area of 50 square feet. A monument sign is allowed, however, no more than one per street frontage is allowed.

**j. Multiple Family Identification.** A maximum two (2) signs are allowed for each parcel containing a multi-family development or dwelling group. The maximum size of each sign shall not exceed 20 square feet in sign area. Allowed signage may include one monument sign for each road frontage that provides access to the site.

**6. Location and Size.** The location and size of all signs shall be in accordance with the following:

**a. Setbacks.** All signs shall be setback a minimum 2' from property lines, as measured to the nearest edge of the sign.

**b. Location.** Freestanding signs shall be placed so that vehicular sight distances are not blocked.

**c. Size.** Size of allowable sign area shall not exceed two (2) square feet for each lineal foot of structure frontage measured on only one frontage facing a street or parking lot unless otherwise specified by this Section. Individual buildings occupied by multiple tenants shall measure sign area by the amount of frontage provided for each tenant space. Corner structures on a corner parcels, providing street frontage to more than one street, will be allowed an additional one square foot of aggregate area for each lineal foot of frontage, measured on the side-street structure side.

**d. Measurement of Sign Area.** The area of a sign and/or sign structure shall be measured as the number of square feet within the area of the sign face, as follows:

**1) Sign Faces Counted.** Where a sign has two (2) faces containing sign copy, which are oriented back-to-back and separated by not more than 36 inches at any point, the area of the sign shall be measured using one sign face only.

**2) Wall Mounted Letters.** Where a sign is composed of letters individually mounted or painted on a structure wall, without a border or decorative enclosure, the sign area shall be measured as the number of square feet of the

smallest rectangles or combination of rectangles within which all letters can be enclosed.

**3) Three-Dimensional Signs.** Signs consisting of one or more three-dimensional objects, such as balls, cubes, clusters of objects, or statue-type trademarks, the sign area shall be measured as the area of the smallest rectangle within which the object(s) can be enclosed when viewed from a point where the largest area of the object(s) can be viewed.

**4) Cabinet Signs.** Where a sign has borders, a decorative enclosure or cabinet, the area of the sign shall be measured as the area in square feet of the smallest rectangle within which the borders, decorative enclosure or cabinet can be contained.

**7. Lighting.** When lighted, all signs shall be illuminated by continuous, non-pulsating, shielded and stationary light sources, using light fixtures, which direct external light sources at the sign so as to illuminate only the sign face. Any external spot or flood lighting shall be arranged so that the light source is screened from direct view. Internally illuminated "cabinet" signs are prohibited. Internally illuminated signage shall be allowed only in Community Regions and limited to individually lit channel letters. Internally illuminated monument signs may also be approved within Community Regions. Signs may be lit only during those hours that the business being advertised is open for business.

**8. Conflicts.** In the event of conflicting standards, more restrictive shall apply.

**L. Abandoned Signs.** When a business ceases to operate for a period of 180 days or more, all signs advertising that business shall be removed by the owner or lessee of the business on which premises the sign is located. If the owner or lessee fails to remove such signage, the Code Enforcement Officer for the County shall provide the owner with a 30 day written notice to remove the signage. Upon failure to comply with such notice the County or its duly authorized representative may remove the sign at cost to the owner.

**M. Removal of Signs.** The County may order the removal of any sign erected or maintained in violation of this Section. The County shall give 30 day written notice to the owner of any such sign, structure or premises on which the sign is located, to remove the sign or to bring it into compliance with applicable County ordinances. Upon failure to comply with such notice, the County or its duly authorized representative may remove the sign at cost to the owner. The County may remove the sign(s) immediately and without notice, if, in the opinion of the County Building Inspector, the condition of the sign presents an immediate safety threat to the public.

**N. Off-Site Directional Signs.** Where a business is not located on a County road or State Highway so that permitted on-site advertising is not visible from their primary access road, an Administrative Development Permit may be issued pursuant to the sign permit requirements of Section L-II 4.2.12.J., for a directional sign if the following standards are met:

1. The sign shall only be allowed for services the traveling motorist requires (i.e., motels, service stations, resorts, restaurants, and campgrounds), which are located off the main thoroughfare.
2. The directional sign shall bear the name of the business and/or service provided (i.e., gas, food, lodging etc.). No sign or its support shall bear any commercial advertising material but may provide the street address and hours of operation.

3. Directional signs shall be placed on private property and may not be located within any road right-of-way.
4. No more than two (2) directional signs may be allowed for any one property unless the Zoning Administrator, or other approval body, determines that unusual circumstances justify additional signage.
5. No more than two (2) sign structures shall be allowed at any intersection.
6. Directional signs shall meet the following design standards:
  - a. Shall not exceed 20 square feet in overall size, with a maximum width of 6 feet.
  - b. Shall bear the name of the business.
  - c. May bear the street address and hours of operation.
  - d. May bear a commonly recognized logo.
  - e. May bear the service provided, i.e. food, gas, lodging, etc.
  - f. Colors shall be a solid color or white background with contrasting reflective lettering.
  - g. The maximum height for highway directional signs shall not exceed 8' from grade.

**O. Off-Site Directional Signs – Board Of Supervisors Approved Comprehensive Sign Plans.** To facilitate visits by the traveling public to Nevada County agricultural operation associations or users of public services such as trails, the Board of Supervisors may adopt, by Resolution, Comprehensive Sign Plans. Signs shall be attached to signposts so that the sign face is perpendicular or parallel to the traveled way. Posts located within the Nevada County road right-of-way shall be provided and placed by the Department of Public Works on an at-cost basis. After approval of the sign plan, individual signs and posts may be added or deleted, consistent with the approved plan, without returning to the Board of Supervisors for approval. Maximum number of signs per operation and maximum number of sign posts to be determined in conjunction with comprehensive sign plan approval. Multiple agricultural associations may be listed on one sign post. (Ord. #2239)

**P. Temporary Directional Subdivision Signs.** Are allowed in all residential and rural districts subject to the following:

**1. Directional Sign Defined.** A directional sign as used in this Section shall mean a sign intended for temporary use in advertising and directing people to a subdivision duly recorded and identified by a tract name assigned or approved by the County and as shown on the final map.

**2. Permit Required.** No directional sign shall be erected or maintained in any District, defined and established pursuant to this Section, unless an application shall have been made and a permit issued for its erection and maintenance pursuant to the provisions of this Article. No such sign shall be approved unless the following findings can be made:

- a. That the proposed site will not adversely affect other signs located pursuant to this Section.

- b. That the proposed site is not detrimental to the property of other properties in the vicinity.
- c. That the proposed site is in keeping with the character of the surrounding neighborhood.
- d. That the proposed site will not obstruct pedestrian or vehicular traffic vision.

**3. Application Procedures.** Each application to erect a temporary directional sign shall comply with the sign permit requirements of Section L-II 4.2.12.J. Applications shall bear the signature of the owner of the sign and the owner of the land on which the sign is to be placed, and shall grant the County right to enter upon the land to inspect or to move said sign on termination of the permit.

**4. Cash Bond.** A cash bond in an amount equal to the total cost of removing the sign shall be posted with the County of Nevada. An agreement executed between the owner or developer of said land and the County of Nevada shall set forth the owner or developers consent to the County to enter upon the land, without liability, to remove said sign as may be necessary. The bond shall remain in effect for the life of the sign and a condition of such bond shall be that upon termination, revocation or expiration of the permit, if the sign for which the permit is granted is not completely removed and the site restored to its original condition within 5 days thereafter, the full amount of the bond shall be forthwith and summarily forfeited and paid over to the County. The cash bond shall be returned to the owner/developer if the directional sign is completely removed and the site restored to its original condition within said 5-day period.

**5. Size.** Such signs shall maintain an unobstructed open space of 10' between the finish grade and the sign. The sign shall not exceed 10' in horizontal length nor more than 5' in vertical height (excluding 10' ground clearance) and shall not exceed a total area of 50 square feet.

**6. Location.** Such signs may be established along, but not within road right-of-ways except that no such sign shall be established within 660' of any freeway right-of-way line or 500' of any freeway offramp, unless the proposed development is adjacent to said freeway or the area adjacent to said freeway is zoned commercial or industrial. Signs located within a commercial or industrial district adjacent to a freeway shall be spaced 500' apart on each side of the freeway.

**7. Number of Signs.** No more than two (2) directional sign permits may be issued for any one land development project. Where contiguous land development projects are under common ownership and are advertised under the identical name, not more than two (2) directional signs may be in existence at any one time for such contiguous land development projects. For purposes of this Section, land development projects shall be considered contiguous even though separated by streets, water channels or any area less than 500 in width.

**8. Additions to Signs.** There shall be no additions, tags, signs, streamers, devices, display boards or appurtenances added to the signs as originally approved or which cause the sign to exceed the dimensions or area herein specified.

**9. Time Limits.** Each permit for a directional sign shall be valid for not more than one year from the date of issuance, provided however, the Zoning Administrator may renew the permit for one year if it is determined that no adverse findings will result from such renewal.

**10. Permit Revocation.** Any land use or building code violation of the land upon which the approved sign is located shall constitute grounds for the revocation of said sign permit. Upon receipt of notice of said violation, the owner of the land upon which said sign is located shall immediately dismantle said sign and restore the property to its original condition. (Ord. #2210)

**Adopted 10/23/07**

**Amended 06/10/10**

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