



## Sign Submittal Requirements

### Initial Plan Submittal Requirements

A transmittal letter is required with a list of what is being submitted. All plans will be routed through the March Joint Powers Authority Plans Expeditor (no exceptions). Submissions of Initial Plans, Revisions, or Corrections via online submission or e-mail are permitted. Incomplete submittals will be returned to the Applicant with an Incomplete Application Notice and a list of items needed in order to re-submit. At time of Initial Submittal there will be a Plan Check Fee due based upon the type of project (see Fee Schedule below). Before initial submittal, please review the March JPA Development Code Section 9.12 for Sign Regulations as well as the Business Park Specific Regulations attached in this packet.

### Resubmittal Requirements

All resubmittals must include the following for each reviewing agency:

QTY.	DESCRIPTION	DETAILS
1	Response Letter	Please list all comments and a detailed response for each.
1	Transmittal Letter	Must list ALL submittal items and quantities provided.
1	Set of Redlines	Previous set of plans with marked comments.
2	Sets of Plans	Corrected/Updated plan sets

### Approved Plan Submittal Requirements

After Approval is issued through MIPA Planning and other reviewing agencies, Applicant must submit a PDF of the approved plans to MIPA Plans Expeditor in order to obtain approval and permits.

### Sign Permit Fee Schedule

SIGN TYPE	FEE
Banner	\$50.00
Wall	\$81.00
Monument	\$325.00
Freeway	\$542.00
Sign Program Review	\$600.00
Sign Program – Amendment	\$300.00
Special Event	\$32.00

### Initial Submittal Requirements

Wall, Monument, & Freeway Signs

QTY.	ITEM	DETAILS
<input type="checkbox"/>	1	Application
<input type="checkbox"/>	1	Transmittal Letter
<input type="checkbox"/>	1	Check
<input type="checkbox"/>	2	Sets of Plans

Complete ALL fields of Application & supplemental forms included in this packet.

Must list ALL submittal items and quantities provided

- Made out to: March Joint Powers Authority

11x17 minimum; must Include:

- All dimensions.
- Site plan showing location of all sign(s) (proposed and existing).
- Building elevations and photographs showing location of all signs (proposed and existing).
- Submit color photos of existing facility and proposed location(s) of sign(s). Show location and direction of photos on site plan.
- Sign section showing depth of return of the sign and illumination source (if any).



## March Joint Powers Authority

14205 Meridian Pkwy, Ste. 140

Riverside, CA 92518

Phone (951) 656-7000

<input type="checkbox"/>	1	Approval Letter	<ul style="list-style-type: none"> <li>Indicate color and type of materials, including trim cap, return, and monument base. Include Plexiglass manufacturer's numbers for plastic face signs.</li> <li>Specify source and intensity (amperage) of illumination for all signs to be directly or indirectly lighted.</li> <li>Existing landscaping at base of monument sign.</li> <li>One colored plan (see above criteria).</li> <li>Property owner or agent signature, street address, suite and/or building number.</li> </ul> <p>Upon Approval from March JPA Planning Department, Plans must be submitted to Building &amp; Safety and will be billed at an hourly rate.</p>
<input type="checkbox"/>	1	Approval Letter	Written Approval from Property Owner or Authorized Agent

### Special Event Signs

QTY.	ITEM	DETAILS	
<input type="checkbox"/>	1	Application	Complete ALL fields of Application & supplemental forms included in this packet.
<input type="checkbox"/>	1	Transmittal Letter	Must list ALL submittal items and quantities provided
<input type="checkbox"/>	1	Project Description	Narrative detailing Project Description
<input type="checkbox"/>	1	Check	<ul style="list-style-type: none"> <li>Made out to: March Joint Powers Authority</li> </ul>
<input type="checkbox"/>	2	Sets of Plans	<p>Must Include:</p> <ul style="list-style-type: none"> <li>All dimensions.</li> <li>Site plan showing location of all sign(s) (proposed and existing).</li> <li>Building elevations and photographs showing location of all signs (proposed and existing).</li> <li>Submit color photos of existing facility and proposed location(s) of sign(s). Show location and direction of photos on site plan.</li> </ul>
<input type="checkbox"/>	1	Approval Letter	Written Approval from Property Owner or Authorized Agent

### Sign Program Amendment

QTY.	ITEM	DETAILS	
<input type="checkbox"/>	1	Application	Complete ALL fields of Application & supplemental forms included in this packet.
<input type="checkbox"/>	1	Transmittal Letter	Must list ALL submittal items and quantities provided
<input type="checkbox"/>	1	Project Description	Narrative detailing Project Description
<input type="checkbox"/>	1	Check	<ul style="list-style-type: none"> <li>Made out to: March Joint Powers Authority</li> </ul>
<input type="checkbox"/>	2	Sets of Plans	<p>Must Include:</p> <ul style="list-style-type: none"> <li>All dimensions.</li> <li>Site plan showing location of all sign(s) (proposed and existing).</li> <li>Building elevations and photographs showing location of all signs (proposed and existing).</li> <li>Submit color photos of existing facility and proposed location(s) of sign(s). Show location and direction of photos on site plan.</li> </ul>
<input type="checkbox"/>	1	Approval Letter	Written Approval from Property Owner or Authorized Agent



**March Joint Powers Authority**

14205 Meridian Pkwy, Ste. 140

Riverside, CA 92518

Phone (951) 656-7000

**SIGN SUBMITTAL PERMIT APPLICATION**

Date: \_\_\_\_\_

Permit #: \_\_\_\_\_

Send Plan Check Corrections to:  Tenant  Property Owner  Applicant  Architect/Designer  Contractor

TYPE OF APPLICATION					
<input type="checkbox"/> Wall	<input type="checkbox"/> Monument	<input type="checkbox"/> Freeway	<input type="checkbox"/> Sign Program	<input type="checkbox"/> Sign Program Amendment	<input type="checkbox"/> Special Event

Site Address:	Commercial Center Name:
Description of Work:	

Tenant Company:			
Address:	City:	State:	Zip:
Point of Contact Name:	Phone:	E-Mail:	

Property Owner Company:			
Address:	City:	State:	Zip:
Point of Contact Name:	Phone:	E-Mail:	

Applicant Company:			
Address:	City:	State:	Zip:
Point of Contact Name:	Phone:	E-Mail:	

Architect/Designer Company:			
Address:	City:	State:	Zip:
Point of Contact Name:	Phone:	E-Mail:	

Contractor Company:			
Address:	City:	State:	Zip:
Point of Contact Name:	Phone:	E-Mail:	
Contractor's License #:	Class:	Expiration Date:	
Worker's Comp. Insurance Name:	Policy #:		

By signing the March JPA Permit Application, the signatory agrees to pay all required fees that the MJPA has incurred both before a permit is issued and afterwards related to the processing of the permit and reviewing all necessary documents. By signing the Permit Application, the signatory understands and agrees to be subject to any necessary collections process in order for the MJPA to recoup any outstanding fees the signatory has failed to pay related to the processing of the permit and reviewing all necessary documents. Please select the Applicable billing party and sign below.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant  Property Owner  Applicant  Architect/Designer  Contractor



### CONSTRUCTION PERMIT APPLICATION

**LICENSED CONTRACTOR'S DECLARATION (Required)**

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Contractor Name: \_\_\_\_\_

Contractor Address: \_\_\_\_\_

License Class & No.: \_\_\_\_\_

Contractor Signature: \_\_\_\_\_

**OWNER-BUILDER DECLARATION (If Applicable)**

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9, commencing with Section 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500)):

- I, as owner of the property, or my employees with wages as their sole compensation, will do the work or portions of the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving he or she did not build or improve for the purpose of sale).
- I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors' State License Law).
- I am exempt from licensure under the Contractors' State License Law for the following reason:  
\_\_\_\_\_

*By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section*

*7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following website:*

<http://www.leginfo.ca.gov/calaw.html>

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**WORKER'S COMPENSATION DECLARATION (Required)**

I hereby affirm under penalty of perjury one of the following:

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

Policy Number: \_\_\_\_\_

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My worker's compensation insurance carrier and policy information is:

Carrier: \_\_\_\_\_

Policy Number: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

Name of Agent: \_\_\_\_\_

Phone Number: \_\_\_\_\_

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation Laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**WARNING:** Failure to secure Workers' Compensation Coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to One Hundred Thousand Dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest and attorney's fees.

**CONSTRUCTION LENDING AGENCY DECLARATION (If Applicable)**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ.C.).

Lender's Name: \_\_\_\_\_

Lender's Address: \_\_\_\_\_

**DECLARATION BY CONSTRUCTION PERMIT APPLICANT (Required)**

By my signature below, I certify I am one of the following and I have read this construction permit application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of this city or county to enter below-identified property for inspection purposes:

California licensed Contractor

Property Owner

Authorized\* to act on behalf of the:

California licensed Contractor

Property Owner

*\*A Letter of Authorization must be provided to the agency.*

Site Address: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_



**CONDITIONS & RESTRICTIONS (Required)**

Application is hereby made to the Building Official for a Permit subject to the conditions and restrictions set forth on the Application and the following:

1. Construction activity is prohibited between the hours of 7:00pm and 7:00am and on Sundays and Holidays unless specific approvals were previously granted to allow for work outside of the prohibited hours of operation.
2. The March JPA's approved plans and permit inspection card must remain on the job site for use by March JPA inspection personnel.
3. Final inspection of the work authorized by this permit is required. A Certificate of Occupancy must be obtained prior to use and occupancy of new buildings, structures and remodeling work.
4. This permit/plan review expires by time limitation and becomes null and void if the work authorized by the permit is not commenced within 180 days from the date of permit issuance or if the permit is not obtained within 180 days from the date of plan submittal. This permit expires and becomes null and void if any work authorized by this permit is suspended or abandoned for 180 consecutive days or if no progressive work has been verified by a March JPA building inspector for a period of 180 consecutive days.
5. Adherence to the required construction site staging plan shall be strictly enforced and any violation thereof will result in a daily fine of \$500 per occurrence, payable to the March Joint Powers Authority upon demand.
6. Loitering within any public right-of-way shall be prohibited by employees, contractors, subcontractor, or vendors or anyone associated with the job site. Loitering includes standing, sitting, taking breaks, etc., within any landscape easement or a Public Right-of-Way, including areas within the landscaped parkways, sidewalks, or streets. Furthermore, employees, contractor, subcontractors and vendors shall also be prohibited from loitering on vacant private property nearby or within any Open Space area within a designed Conservation Area. A daily fine of \$500 per occurrence and/or incident will be payable to the MJPA and immediate repair of the damage to landscaped areas or wear and tear to the right-of-way will be contracted by MJPA approved contractor.
7. All parking of private vehicles and equipment associated with the job site shall be contained on-site or on a pre-approved designated site away from construction site. The permit holder shall be responsible for enforcement of parking rules. Any violations shall be subject to a \$500 per occurrence fine, payable to the March JPA upon demand.
8. The cost for any damage will be billed to applicant and no Certificate of Occupancy will be issued without all fines and repairs complete and any outstanding invoices paid in full. It shall be the sole responsibility of the permit holder to enforce the staging plan requirements and parking violations.

*I have read this construction permit application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of this city or county to enter above-identified property for inspection purposes.*

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**Chapter 9.12****SIGN REGULATIONS****Sections:**

Section 9.12.010 Purpose and Intent

Section 9.12.020 Applicability

Section 9.12.030 Sign Area Calculations

Section 9.12.040 Exempt Signs

Section 9.12.050 Prohibited Signs

Section 9.12.060 Permitted Signs

Section 9.12.070 Sign Program

Section 9.12.080 Outdoor Advertising Displays

Section 9.12.090 Construction Specifications, Safety and Maintenance

Section 9.12.100 Illumination of Signs

Section 9.12.110 Discontinued Uses

Section 9.12.120 Signs Required to be Removed

**Section 9.12.010    Purpose and Intent**

The purpose and intent of this Chapter is to establish the legal framework for a comprehensive system of sign regulation to:

1. Provide for the maximum public convenience; and
2. Maintain a high quality visual image for the community; and
3. Promote the economic well being of local businesses and the community; and
4. Reduce possible traffic and safety hazards

**Section 9.12.020    Applicability**

No sign shall be erected, placed or maintained except as specified in this Chapter. All signs shall require permits and payment of applicable processing fees unless exempted by this Chapter.

**Section 9.12.030    Sign Area Calculations****A. Sign Area**

The area of a sign shall be the entire area that encloses the outside limits of the sign, including the sign copy area and any frame, border, background area, structural trim, or other material forming an integral part of the sign.

**B. Sign Copy Area**

The sign copy area shall be the area that encloses the extreme limits of the area available for displaying the desired message. The sign copy area includes both the written message and the background against which the message can be displayed.

**C. Measurement Criteria**

1. Only one side of a double-faced sign (a sign with two parallel, back-to-back faces) shall be counted in the calculation of sign area or sign copy area.
2. The area (sign area /sign copy area) of three dimensional signs such as spheres or cubes shall be considered to be one-half of the total visible surface area of the sign.
3. If the sign consists of more than one section or module, all of the area, including the area between the sections or modules, shall be included in the computation. The area between the sections of a wall sign shall not be included in the computation.
4. If the sign is a wall sign composed of individual letters using the wall as a background, with no additional elements, the sign area shall be equal to the sum of the area within the perimeter of each word and symbol. The perimeter shall be delineated by drawing straight lines along the outside edge of each word or symbol.

**9.12.040    Exempt Signs****A. Exempt Signs**

The following signs shall be exempt from the Minor Development Review permit requirements, and shall be permitted subject to the limitations contained in this Chapter. However, a building permit may be required.

1. Change of copy involving no change in the structure, materials or dimensions of the sign.

2. Temporary holiday decorations.
3. Interior signs.
4. Licensed commercial vehicles.(see Section 9.12.050-C regarding prohibited vehicle signs).
5. Memorial tablets and plaques.
6. Official and legal notices.
7. Public transportation vehicles and bus shelters.
8. Public utility signs.
9. Safety signs.
10. Residential identification signs (see Section 9.12.040-B).
11. Temporary site identification signs (see Section 9.12.040-C).
12. Window signs (see Section 9.12.040-D).
13. For sale, lease or rent and personal message signs (see Section 9.12.040-E).
14. Open house signs (see Section 9.12.040-F).
15. On-site subdivision sale signs (see Section 9.12.040-G).
16. Temporary political signs (see Section 9.12.040-H).
17. Signs for projects under construction (see Section 9.12.040-I).
18. Directional, warning and informational signs (see Section 9.12.040-J).
19. Flags (see Section 9.12.040-K ).
20. Incidental signs (see Section 9.12.040-L).
21. Agricultural signs (see Section 9.12.040-M).
22. Under-canopy signs (see Section 9.12.040-N).

**B. Residential Identification Signs**

The following signs shall be limited to a maximum area of four (4) square feet and a maximum letter height of four (4) inches.

1. Residential Building Identification Signs (identifying the name of a residential complex)

2. Residential Name Plate (identifying the occupants, e.g. The Smiths)

**C. Temporary Site Identification Signs**

Temporary site identification for public or quasi-public uses are permitted subject to the following:

1. One sign not to exceed 16 square feet in area shall be permitted per street frontage;
2. The public or quasi-public use is not located within a permanent, full-time facility;
3. The public or quasi-public use has only intermittent or periodic use of the facility it occupies, e.g., a local ministry holding weekly services in a school auditorium;
4. Such temporary signs must be displayed on the property at which the function is to take place;
5. Such temporary signs may only be displayed not more than 24 hours before and while the facility is used or occupied by the intermittent or periodic user and shall be removed immediately thereafter.
6. Temporary site identification signs may include A-frame type signs

**D. Window Signs**

Window signs shall not obscure more than 25% of the clear sight window area situated between four (4) and seven (7) feet above the finished floor level.

**E. For Sale, Lease or Rent and Personal Message Signs**

For sale, lease, rent or personal message signs shall be permitted to be placed in all zone classifications on the property offered for sale, lease or rent, or to which the personal message applies, subject to the following regulations:

1. For single family uses - one for sale, lease or rent sign per street frontage not to exceed 4 square feet in surface area and not more than 6 feet in height;
2. For multiple family residential uses - one sign for each street frontage, each sign not to exceed 16 square feet in surface area and not more than 6 feet in height. In addition, a single banner sign may be-used not to exceed 40 square feet in area. Said banner shall be affixed to the wall of the building and maintained as described in Section 9.12.060-M;
3. For commercial, office and industrial uses - one sign per street frontage not to exceed 24 square feet in surface area and not more than 6 feet in height; In addition, a single banner may be used not to exceed 40 square feet in area. Said banner shall be affixed to the wall of the building and maintained as described in Section 9.12.060-M.
4. For agriculture uses - one sign for each street frontage, each sign not to exceed 16 square feet in surface area and not more than 6 feet in height;
5. For sale, lease or rent signs shall be removed within 15 days of the execution of the sale, lease or rent

agreement of the property or space for which the sign was erected;

6. Personal message signs - one sign of a non-commercial nature not exceeding 8 square feet in area and not more than 6 feet in height.

#### **F. Open House Signs**

Off-Premise Temporary Open House Signs shall be permitted to be placed in all zone classifications subject to the following regulations:

1. Off-premise temporary real estate open house signs shall only be permitted in conjunction with an open house event held for the resale on one single family residence, mobile home, condominium or townhouse;
2. A maximum of five off premise open house signs shall be allowed for each open house event;
3. No more than one open house sign shall be permitted to be placed on any interior parcel and no more than two signs (one per street frontage) shall be permitted on any corner lot;
4. Off premise temporary open house signs shall only be displayed during daylight hours;
5. Off premise temporary open house signs shall not exceed four square feet in area;
6. Off premise temporary open house signs are prohibited within the public right-of-way and shall not be installed in a manner which creates a hazard for vehicle or pedestrian traffic;
7. Off premise temporary open house signs may only be located adjacent to street intersections and must be placed outside of the public right-of-way. The definition of "right-of-way", as found in Chapter 9.15, includes "the entire width of property for the use of highways...". Therefore, this item will require that temporary open house signs be located on private property. Placement of open house signs will require the written permission from the private property owners upon which such signs are placed.

#### **G. Subdivision Sale Signs**

The following standards shall apply for the construction and installation of on-site subdivision sale signs.

On-site Subdivision Signs, advertising the original sale of a subdivision, are allowed within the boundaries of a subdivision subject to the following minimum standards:

1. No sign shall exceed 100 square feet in area;
2. No sign shall be within 100 feet of any existing off-site residence;
3. No more than two such signs shall be placed within any subdivision; and
4. No such sign shall be artificially lighted.

**H. Temporary Political Signs**

1. Temporary political signs are permitted in all zoning districts subject to the following limitations:
  - a. No such sign shall exceed 24 square feet;
  - b. No freestanding temporary political sign shall exceed 6 feet in height;
  - c. No lot shall contain temporary political signs having an aggregate surface area in excess of 80 square feet;
  - d. No such sign shall be artificially lighted;
  - e. No such sign shall be erected or placed more than 90 days prior to the scheduled election to which it pertains, except that a sign erected or placed for a candidate who prevails in a primary election may be maintained until 10 days after the final election; all other signs shall be removed within 10 days after the scheduled election to which they pertain;
  - f. No such sign shall be erected, placed or maintained upon any private property without the consent of the owner, lessee, or person in lawful possession of such property;
  - g. No temporary political sign shall be erected, placed, or maintained on any publicly owned building, structure, tree or shrub; or upon any portion of a public street or highway right of way which is used for traffic or parking;
  - h. No temporary political sign shall be erected, placed or maintained so that it does any of the following:
    - (1) Mars, defaces, disfigures or damages any public building, structure or other property;
    - (2) Endangers the safety of persons or property;
    - (3) Obscures the view of any fire hydrant, traffic sign, traffic signal, street sign, or public informational sign;
    - (4) Blocks lines of sight to areas of vehicular or pedestrian traffic.
2. Any temporary political sign erected, placed or maintained in violation of any provisions of this Section will be removed by the March JPA 5 days after notice of the violation is given to the concerned candidate or sponsor, and to the owner, lessee or person in lawful possession of the property; provided however, that any temporary sign erected, placed or maintained on any public property or right of way in violation of paragraphs e, g, or h of Subsection 1 above, or which constitutes an immediate danger to the safety of person or property may be removed by the March JPA summarily and without notice. The March JPA may bill for and/or bring an action to recover the reasonable cost of sign removal from any party or parties found to be responsible for the violation under this Section.

**I. Signs for Projects Under Construction**

Contractor or construction signs, future tenant identification signs, real estate signs for sale or lease may be permitted during construction provided that all of the following are met:

1. 32 square foot maximum;
2. Maximum of 8 feet in height;
3. Signs shall be placed no closer than 10' to any property line;
4. Signs shall be removed within 10 calendar days of issuance of a Certificate of Occupancy;
5. Where a project has in excess of 600 lineal feet of street frontage, one (1) additional sign shall be permitted for each full 600 lineal feet of street frontage and shall be separated by a minimum distance of 600 feet;
6. Sign square footage may be combined for a maximum of 72 square feet to advertise more than one of the categories identified above (i.e. construction sign and future tenant sign); and
7. For residential projects of four (4) dwelling units or less a total of one sign per street frontage may be placed on the site provided that each sign has a maximum of eight (8) square feet, has a maximum height of five (5) feet, and is located no closer than five (5) feet to any property line.

#### **J. Directional, Warning, or Informational Signs**

The following directional, warning and informational signs are permitted:

1. Signs providing direction (e.g. exit or entrance), warning, or information as required or authorized by law or by any federal, state, county, special district or city authority.
2. "No Trespassing," "No Parking," and similar warning signs to a maximum of four (4) square feet per sign.

#### **K. Flags and Flagpoles**

1. Residential Uses

Any number of flags of a noncommercial nature are allowed.

2. Nonresidential Developments:

- a. A total of three (3) flags may be displayed, inclusive of official flags and flags of a commercial nature, except that additional official flags may be allowed with a sign permit. Official flags are flags of any nation, state, county, city or other noncommercial organization.
- b. Subject to approval of a sign permit, a maximum of two (2) flags of a commercial nature may be displayed on vertical poles; each such flag shall be no larger than four (4) feet by six (6) feet in size.

- c. When a sign permit is required for a flag(s), said permit may be approved if the March JPA Planning Director finds the flag(s) compliments the design of the development where it is to be displayed.
3. Flags shall be displayed on poles manufactured for such purpose. Flagpole(s) may be erected not less than 10 feet from any property line. The height or the top of each flagpole shall not exceed the maximum building height for the zone in which it is located.
4. Flags shall be maintained in good condition and shall not extend beyond the property line of the property on which they are located.

**L. Incidental Signs**

Incidental signs which show notices of services provided or required by law, trade affiliations, credit cards accepted, and the like shall be exempt from the provisions of the Minor Development Review process provided all of the following are met:

1. Such signs are attached to an otherwise approved freestanding sign, structure, or building;
2. There are no more than four (4) such signs; and
3. No sign exceeds an area per face of two (2) square feet.

**M. Agricultural Signs**

Signs identifying agricultural products grown or raised on the premises are permitted, and shall be subject to the following:

1. The number of such signs shall be limited to one (1) per street frontage;
2. If wall mounted, the sign shall be located below the roof line;
3. Freestanding signs shall be no higher than six (6) feet; and
4. Each sign shall have an area no greater than four (4) square feet for parcels two (2) acres or less, no greater than sixteen (16) square feet for parcels larger than two (2) acres.

**N. Under-canopy Signs**

1. An under-canopy sign is a pedestrian-oriented sign suspended beneath a covered walkway (arcade) with businesses along one or both sides of the walkway.
2. An under-canopy sign shall be oriented perpendicular to the building face.
3. Each tenant within a nonresidential multi-tenant project may install an under-canopy sign not to exceed four (4) square feet in area near the business entrance.
4. Each under-canopy sign shall provide a minimum clearance of eight feet between the bottom of the sign and the walkway below.

5. Under-canopy signs shall be constructed of material compatible with the building material.

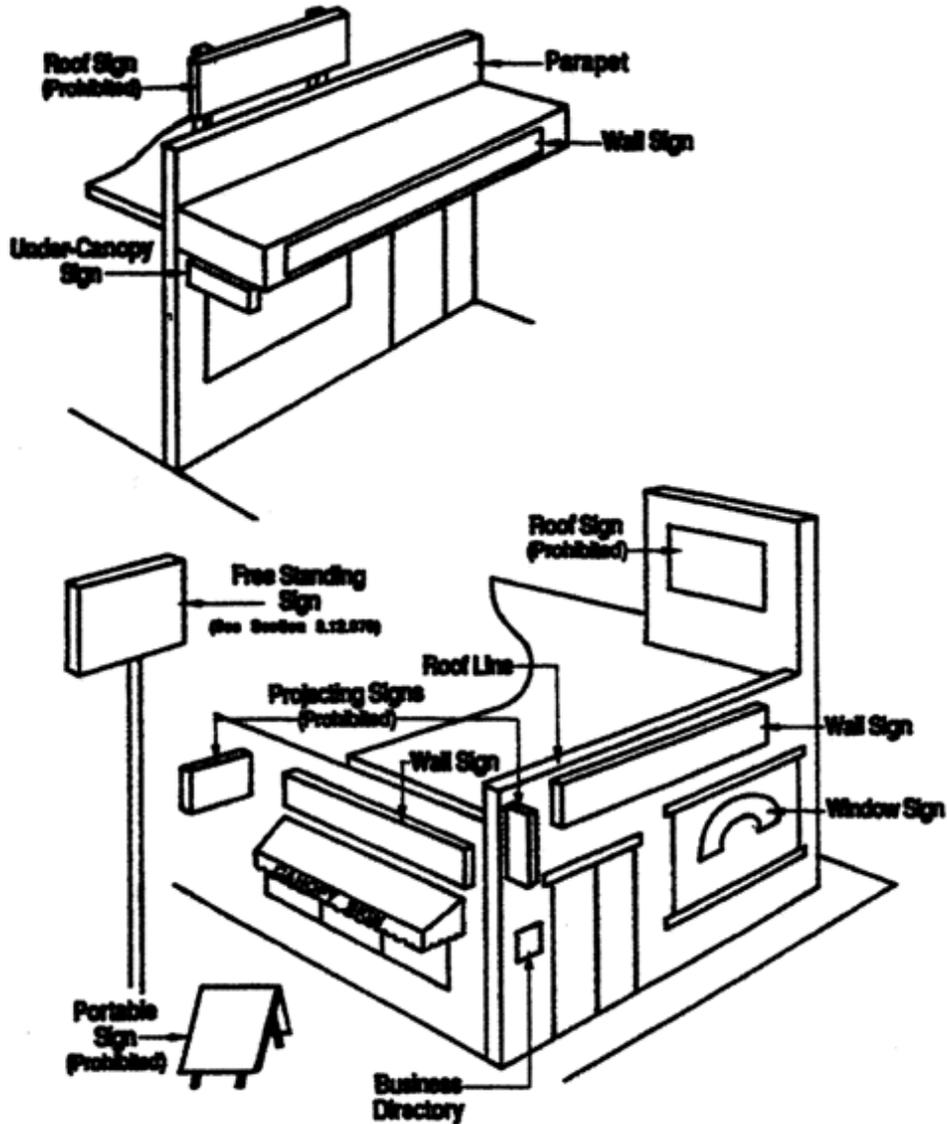
**Section 9.12.050    Prohibited Signs**

The following signs are prohibited except as otherwise provided in this Section:

- A. Roof signs extending above the eave or parapet line, except when the March JPA Planning Director finds the sign is an integrated feature of the architectural design or complements the design of the building;
- B. Except as provided in Section 9.12.060-A, signs which move in any manner, have any portions which move, convey the illusion of motion, revolve or rotate, emit sounds, odors or visible matter, or that incorporate reflective materials that shimmer, glisten, or glimmer or flash;
- C. Vehicle signs placed or attached on vehicles (or trailers) parked on or adjacent to any property, the purpose of which is to attract attention to a business on such property or a product or service provided on such property;
- D. Portable signs, including A-frame signs except as permitted under Section 9.12.040-C;
- E. Off-site signs except as permitted by 9.12.060-L and Section 9.12.080;
- F. Signs within the public right-of-way except those required by a governmental agency and temporary political signs and off-site directional signs subject to the provisions of Section 9.12.040-H and 9.12.060-L;
- G. Outside light bulb strings except for temporary uses such as, but not limited to, Christmas tree lots, carnivals, and other similar uses subject to prior approval of a Temporary Use Permit pursuant to the provisions of Section 9.02.150. This shall not be construed to preclude the year-round use of strings of mini-lights typically used as a Christmas tree decoration;
- H. Banners, flags, pennants, and balloons, except as specifically permitted by the provisions of Sections 9.12.040-E, 9.12.040-K, 9.12.060-K and 9.12.060-M;
- I. Other advertizing devices used to attract attention, including statues and inflatables, except as permitted for Special Events under Section 9.12.060-K;
- J. Signs which are an imitation of, or resemble official traffic warning devices or signs that by color, location, or lighting, may confuse or disorient vehicular or pedestrian traffic. This prohibition shall not include traffic or directional signs installed on private property to control on-site traffic;
- K. Signs which permit beams or rays of light to be directed at any portion of the traveled way or which are of such intensity or brilliance as to cause glare or to impair the vision or otherwise interfere with the driver of any motor vehicle;
- L. All signs not otherwise permitted by the provisions of this Title

- M. Signs attached to trees or shrubs
- N. Signs painted on roofs, fences or walls.
- O. Projecting signs, except as provided in Section 9.12.060-J.
- P. Outdoor advertising displays, pursuant to Section 9.12.080

Figure 9.12.050-8  
Types of Signs



**Section 9.12.060    Permitted Signs****A. General Provisions**

1. The following signs shall be permitted subject to a sign permit:
  - a. Modified monument signs
  - b. Tenant identification (wall) signs
  - c. Drive-through restaurant menu boards
  - d. Freeway signs
  - e. Gas station signs
  - f. Theater marques
  - g. Internal guidance signs
  - h. Directory signs
  - i. Special event signs
  - j. Off-site directional signs
  - k. Banners

2. Changeable Copy

The signs described in this Section may include manual, electronic or mechanically activated changeable copy comprising not more than 50 percent of the sign copy area. Such changeable copy shall not blink, flash or change in appearance more than once in 3 seconds. Manually activated changeable copy signs shall use no more than two (2) colors and shall be enclosed within a cabinet with a clear protective cover. Changeable copy signs shall not be used for advertisement of off-site businesses or activities.

**B. Modified monument sign requirements**

1. Commercial and Industrial Developments

One sign is allowed per driveway not to exceed a total per street frontage of 2 square feet of copy area and 2.5 square feet of sign area respectively for each 1,000 square feet of gross floor area within the development. With respect to a single building of less than 10,000 square feet in gross floor area located on an individual parcel with street frontage, said sign need not be less than 20 square feet in sign copy area and 35 square feet in sign area per street frontage.

2. Residential Developments

- a. Neighborhood Identification Signs

One non-illuminated sign is permitted not to exceed 25 square feet in copy area, 45 square feet in sign area and six (6) feet in height at each street entrance to a neighborhood. The content of such signs shall be limited to the name of neighborhood.

- b. Multiple Family Complex

One sign is permitted per street frontage not to exceed 12 square feet in copy area, 25 square feet in sign area and six (6) feet in height. The content of such signs shall be limited to the name of

the complex and the range of addresses within the complex.

c. Temporary Model Home Complex

Two non-illuminated signs are permitted not to exceed 25 square feet in copy area, 45 square feet in sign area and six (6) feet in height at each major entrance to the complex. Such signs shall be removed at the completion of home sales.

3. Institutional Signs within Residential Districts

One modified monument sign not to exceed 36 square feet in copy area, 48 square feet in sign area and 8 feet in height is permitted to identify the premises of a place of religious worship or similar quasi-public institution.

4. Sign Height and Area

- a. The height of a modified monument sign is the vertical dimension measured from the average finished grade level to the highest point of the sign. The height of a modified monument sign shall not exceed fifteen (15) feet.
- b. The maximum height of a sign located on a berm with a finished grade level more than two (2) feet above the top of the street curb shall be reduced an amount equal to the distance that the grade level exceeds two (2) feet above the top of curb.
- c. Where topographic constraints make the established copy height standards impractical, the March JPA Planning Director may adjust the height requirements on a project by project basis.
- d. The sign area of a modified monument sign may not exceed the limits prescribed in this Section unless a determination is made by the decision-making body that an increase is needed to improve the compatibility of the sign with the architecture of the development where the sign is to be located. This provision shall not be construed to apply to the sign copy area.

5. Addresses

Addresses with a minimum of six (6) inch letters shall be located above the copy area. If a series of addresses are located within the project, the address shall include the entire address range beginning with the lowest number. Addresses shall not be considered in the calculation of the copy area.

6. Vacant Spaces

Any vacant tenant spaces on a multi-tenant modified monument sign shall appear opaque until occupied using a material and texture consistent with the rest of the sign copy area.

7. Opaque Backgrounds

The sign copy area shall be designed with opaque backgrounds such that when illuminated from behind, only the sign text is illuminated against a dark (unlighted) background.

8. Application to Multi-tenant Centers

Modified monument sign standards apply to any development designed as an integrated center with shared parking and access. Leasing to individual tenants or subdivision of the center shall not establish separate sign privileges for each tenant or parcel.

9. Setback Requirements

Modified monument signs may be placed at the ultimate street right-of-way line, except that they shall not encroach within the limited use area described in the Landscape Development Guidelines and Specifications.

**C. Tenant Identification (Wall) Sign Requirements**

1. Signs on buildings up to 2 stories high

Each tenant may erect a wall sign on the front, side and rear of the building space occupied by said tenant with a sign area not to exceed 10 percent of the building face occupied by said tenant, except that said sign need not be less than 20 square feet in area.

2. Signs within any district on buildings over 2 stories high

- a. One wall sign not to exceed 2 percent of the building face may be placed above the windows of the highest floor on each exterior wall (front, rear and side) of the building. Such sign(s) shall display the name of the building or the major tenant.
- b. Up to 4 wall signs per building, each not to exceed 20 square feet in area, may be placed below the second floor to identify building tenants.

3. Residential Uses

One wall sign is permitted per street frontage of a multiple family complex not to exceed 12 square feet in area. The content of such signs shall be limited to the name of the complex and the range of addresses within the complex.

4. Approved Types of Wall Signs

Wall signs shall consist of individually mounted channel letters, carved or routed wood, neon, sculptured cans, can signs and awning signs.

5. Wall Sign Specifications

- a. The copy area of a can wall sign shall use an opaque background. The retainer shall be decorative.
- b. Individually mounted letters may be constructed of metal, plastic, or foam provided that the letters are a minimum of 1 inch in depth and the density of the plastic or foam is 3 pounds or greater. Alternative materials may be approved provided they are equivalent in durability to the above-referenced materials.

- c. Carved or routed wood signs shall be constructed of redwood, cedar, balsa or an equivalent material. Wood signs shall be coated with sealer to minimize weathering. Plywood signs are prohibited.
- d. Letters or graphics on an awning sign shall be painted, printed or affixed flat against the surface of an awning. An awning is a roof-like cover constructed of non-rigid material over a supporting framework that projects from the exterior wall of a building.

#### 6. Raceways and Conduit

Raceways and electrical conduit shall not be visible.

### **D. Drive-through Restaurant Menu Boards**

Two additional signs shall be permitted for the purpose of displaying the type and price of products sold on site to drive-through customers. Said signs may include a speaker system to allow drive-through customers to order food and beverages. Said signs shall not exceed 36 square feet in area and six feet in height.

### **E. Freeway signs**

One freestanding on-site sign shall be permitted per parcel or business complex, provided that the sign is located within 660 feet of a freeway right-of-way. Said sign shall not exceed 45 feet in height and 150 feet in sign area. The sign area may not exceed the limits prescribed in this Section unless a determination is made by the March JPA Planning Director that an increase is needed to improve the compatibility of the sign with the architecture of the development where the sign is to be located.

### **F. Gas Station Signs**

#### 1. Modified monument signs

Gas stations shall be allowed one modified monument sign per street frontage to identify the business and the state mandated price identification. Each sign shall not exceed 40 square feet in copy area and 75 square feet in sign area, except that up to 45 square feet in copy area may be allowed where there is joint use of a gas station with other businesses.

#### 2. Gas pump island signs

Signs are allowed on or above the fuel pumps not to exceed a maximum aggregate surface area of 4 square feet per linear foot of pump island.

#### 3. Gas pump canopy (liter box) signs

Letters and symbols placed on the canopy over the fuel pumps shall not exceed 20 percent of the total surface area of each face of the canopy.

### **G. Theater marquees**

Theater marquees shall be subject to review by the March JPA Planning Director.

### **H. Internal Guidance Signs**

Internal guidance signs may be erected to direct pedestrian or vehicular traffic within the internal circulation system of a business or residential complex. Internal guidance signs shall list one or more of the businesses or buildings on the premises and indicate the recommended route to the businesses or buildings. Such signs shall not exceed 15 feet in height. Such signs shall be oriented for viewing from within the premises, and shall not be not readily visible from outside of the premises in which they are located. Internal guidance signs located 20 feet or more from the public right-of-way and less than 4 square feet in sign area do not require a sign permit.

### **I. Directory signs**

#### 1. Vehicular-oriented directory signs

One vehicular-oriented directory sign may be required near each major entrance of a multiple-structure project. One vehicular-oriented directory sign shall be permitted near each major entrance of a multi-tenant, business complex. Said signs shall not exceed 48 square feet in sign area and eight (8) feet in height. A vehicular-oriented directory sign shall not be placed at the driveway entrance but shall be located in an easily accessible location adjacent to the driveway. Said sign may contain a list and map and accompanying legend indicating the name of the development, streets, buildings, unit numbers and fire hydrant locations within the development, Vehicle-oriented directory signs shall be oriented for viewing from within the complex and not from the street outside of the complex.

#### 2. Pedestrian-oriented directory signs

One pedestrian-oriented directory sign not to exceed ten (10) square feet in copy area shall be permitted for each multi-tenant building in a business or residential complex. Said sign shall list each business or residence located within the building and its address.

### **J. Projecting Signs**

A projecting sign may be permitted in lieu of a modified monument sign based on a determination by the decision-making body that the physical limitations of the site make it impractical to erect a modified monument sign on the premises. The copy area and sign area shall not exceed the size of said modified monument sign.

### **K. Special Event Signs**

#### 1. Special Event Signs are permitted subject to the following:

- a. Definition: A "Special Promotion" is a commercial event for which the special use of Special Event signs which are otherwise prohibited by this Chapter, are permitted with a granting of a permit by the March Joint Powers Commission prior to such displays. No special promotion shall exceed 30 days during any calendar year at any one address or location within the March JPA Planning Area;

- b. The March JPA Planning Director shall issue permits for "Special Event Signs" not to exceed 30 days during any calendar year. The applicant for such special event signs may elect to determine how the days shall be allocated to that particular address or premises within the March JPA Planning Area. However, no more than three (3) permits may be issued per calendar year;
- c. Applications for "Special Event Sign" permits shall be filed with the March Joint Powers Planning Director, at least five (5) days prior to the beginning of the event, provided, however, that the March JPA Planning Director may exempt an applicant from the five (5) days application prior to the beginning of an event provided the applicant files a declaration under penalty of perjury that the nature of his business activities does not permit advance knowledge by the applicant of the time of any particular "Special Event" and that such applicant agrees that he will not exceed the total number of 30 days within any calendar year.
- d. All "Special Event Signs" shall comply with the following requirements and restrictions:
  - (1) The applicant shall obtain any other required permits, licenses, written approvals from the March JPA or other agencies and observe all laws concerning health and safety.
  - (2) Written approval from the property owner or authorized agent shall be submitted with the permit application.
  - (3) A copy of the approved permit application will be furnished by March Joint Powers Planning Director. This copy, and all other required permits, the must be displayed in a conspicuous place on the premises throughout the duration of the event.
  - (4) Signs, advertising devices and other approved outdoor displays shall substantially conform in size and location to the site plan sketched on or attached to the permit and conform with any restrictions stated upon the permit.
  - (5) Signs, advertising devices and other approved outdoor displays shall be erected or placed only on property in possession or control of the permittee. No off-site signs or displays shall be permitted.
  - (6) Within ten (10) feet of any vehicular access or five (5) feet of any public street property line, no sign, advertising device, or other approved outdoor display shall exceed thirty (30) inches in height above street curb. No public right-of-way shall be used for locating any sign or display.
  - (7) Signs or banners shall be permitted with an area of one (1) square foot for each lineal foot of store or building front, owned or operated by the permittee, up to a maximum of eighty (80) square feet.
  - (8) All signs, or other approved outdoor displays shall be erected and maintained in a clean, safe manner and in good repair at all times.
  - (9) The March JPA Planning Director may impose special requirements and restrictions when unusual conditions exist at or near the proposed event location. Such restrictions shall be listed on the approved permit application and shall be adhered to throughout the duration of the event.

- (10) Search lights may be permitted concurrently with other signs as part of a special event promotion.
2. "Special Event Signs" for Grand Openings shall be permitted in addition to the time frames specified above provided that no additional time shall be granted for inflatable signs.
- a. No sign shall be displayed more than 30 calendar days;
  - b. The event is for the original opening of a business at a particular location, within 30 days after occupancy. Existing businesses may qualify if the ownership and the name of the business is changed. A grand opening is not an annual or occasional sales promotion or the opening of a related store at another location;
  - c. The requirements of Special Event Signs, are met.

3. Inflatable Signs

Inflatables shall be allowed with a Special Event Sign permit provided that:

- a. Inflatables shall not be displayed for more than 30 days per calendar year.
- b. Balloons and blimps shall not exceed a maximum height of fifty (50) feet above grade.
- c. Large (greater than 40 inches in diameter) balloons and blimps shall be permitted for commercial uses only.
- d. Any size balloon or blimp may be illuminated but may not have been constructed of reflective material.

**L. Off-Site Directional Signs**

Only off-site directional signs which are in conformance with this Section may be erected or maintained within the March JPA Planning Area. Off-site directional signs shall only be permitted for residential subdivisions, public and quasi-public uses or facilities. The following standards shall apply to the construction and installation of off-site directional signs:

- 1. The March JPA shall designate an organization for administration of the terms of this Section except that the organization shall have no enforcement powers hereunder. The duties of the organization under this Section include, but are not limited to, the following:
  - a. Timely, equitable and non-discriminatory processing of applications to install a Directional Sign on a Kiosk;
  - b. Obtaining sites and approvals for Kiosk locations;
  - c. Timely construction and installation of Kiosks and Directional Signs; and
  - d. Maintenance of Kiosks, Kiosk sites and Directional Signs in a neat, clean and orderly condition.

2. The duties imposed upon the organization pursuant to this Section may be exercised by a third party, subject to prior approval of such third party by the March JPA Planning Director.
3. The design of Kiosks and Directional Signs shall be prepared by the organization and submitted to the March JPA for written approval by the March JPA Planning Director.
4. Kiosks and Directional Signs shall conform to the following general standards:
  - a. Kiosks shall contain no more than eight (8) Directional Signs per face;
  - b. No Kiosk shall have more than one face, except that additional faces, not to exceed three in number, may be approved for specific locations by the March Joint Powers Commission;
  - c. No Kiosk shall exceed nine (9) feet in height or five (5) feet in width;
  - d. Each Directional Sign shall be nine (9) inches high and five (5) feet long;
  - e. Directional Signs may contain the following information: name of use; applicant logo; and a directional arrow; and
  - f. No tag sign, streamer, device, display board, or other appurtenance may be added to or placed upon any Kiosk or Kiosk site except as approved in writing by the March JPA Planning Director.
  - g. Kiosks will be permitted in all land-use districts and on private or public property or right-of-way, subject in each case to written permission of the owner of such property or right-of-way and subject to written approval of the March JPA. Permission of the property owner for each Kiosk site shall be filed with the March JPA Planning Director. Approval of the March JPA may be obtained in the following manner:
    - (1) By designation as an approved site by the March JPA Planning Director;
    - (2) For Kiosks of one face, by the March JPA Planning Director; and
    - (3) For Kiosks of two or more faces, by the March Joint Powers Commission, except that the March JPA Planning Director may give interim approval of such sites for a period of thirty (30) days or less.
  - h. All liabilities, costs and expenses arising out of the siting, installation and construction of Kiosks and Directional Signs, and out of administering the provisions of this Section, other than enforcement expenses related to violations of this Section, shall be borne by the organization; the organization shall enter into an agreement with the March JPA, under which it indemnifies, defends and holds harmless the March JPA, in such form as approved by the March JPA Executive Director and March JPA Legal Counsel, and shall provide public liability insurance in the minimum amount of \$300,000 naming the March JPA as additional insured and in such form and with a company or companies approved by the March JPA Executive Director and March JPA Legal Counsel; and the March JPA shall have no liability therefore.

- i. In addition to other penalties provided by law, including those set forth in this Section, any Directional Sign erected, constructed, installed or maintained in violation of this Section shall be deemed a public nuisance and may be summarily abated as such by the March JPA.

**M. Banners**

## 1. General Provisions

- a. Banners shall be maintained free from deterioration, disrepair or other condition that would create a nuisance as described in Section 6.04.030 (p) of the Municipal Code.
- b. Banners shall be attached to buildings unless otherwise specified in this Section. The banners shall be securely fastened at all four corners to the wall of the building on which it is located. The method of attachment shall prevent the banner from flapping in the wind.
- c. A banner shall not obscure windows, doors, lighting fixtures, other signs, nor shall it be displayed above the walls of the building on which it is located.

## 2. Promotional advertising banners

- a. A promotional advertising banner is a banner advertising the name of a business or a product or service provided on the premises.
- b. No promotional advertising banner shall be displayed unless authorized by permit issued by the March Joint Powers Planning Director. Each permit may cover more than one banner. A banner permit shall be effective for one year. The permit fee shall be equal to the fee(s) specified for Special Event Signs unless otherwise provided by resolution of the March Joint Powers Commission.
- c. Banners shall be displayed on the wall(s) of the building space occupied by the business advertised on the banner, not to exceed one banner per wall and two (2) banners per business. Each promotional advertising banner shall not exceed 10% of the area of the building face on which it is placed.
- d. In the case of a business engaged in a substantially outdoor enterprise, the March JPA Planning Director may permit a promotional advertising banner to be placed in a location other than the wall of a building occupied by said business and of a size that would be enjoyed by a typical indoor business situated on a site of the same size.
- e. A copy of the approved banner permit shall be displayed in a conspicuous place on the premises in full public view for as long the permit is in effect.
- f. A promotional advertising banner shall not be displayed in lieu of a permanent wall or canopy sign except during the first 60 days of issuance of the certificate of occupancy for the business.
- g. A promotional advertising banner shall not be displayed facing a freeway.

## 3. Quasi-public uses

One banner not to exceed 16 square feet in sign area may be displayed per street frontage in conjunction with a quasi-public use.

**Section 9.12.070    Sign Program**

An integrated sign program may be requested by the property owner for all non-residential projects greater than 15 gross acres in area. The sign program shall be subject to review by the March JPA Planning Director. A sign program may deviate from any of the standards provided in this Section. Sign programs in effect prior to adoption of this Title shall be considered valid upon adoption of this Title. Such programs may be converted to the standards given in this Section if the landowner files a Notice of Intent with the March JPA Planning Director.

**Section 9.12.080    Outdoor Advertising Displays****A. General Provisions**

1. An outdoor advertising display is a sign that meets both of the following criteria:
  - a. The sign contains any component that is more than nine (9) feet in height above the ground or more than five (5) feet in width; and
  - b. The sign advertises any establishment, product, service, or activity which is not located, sold, produced, or furnished on the property where the sign is located. This criterion includes any sign regulated by the California Outdoor Advertising Act.
2. No person shall erect, use, or maintain any outdoor advertising display in the March JPA Planning Area, except in accordance with the provisions of this Section. Where there is a conflict between this Section and any other applicable regulations, the more restrictive provisions shall prevail.
3. Because outdoor advertising displays have been determined to be a visual blight which is offensive to the aesthetic standards of the community, contribute to traffic hazards by distracting driver's attention and reduce the visibility of other signs that contribute to the economic well-being of the community no new outdoor advertising displays shall be allowed.

**Section 9.12.090    Construction Specifications, Safety and Maintenance****A. Compliance with Building Code**

All signs shall comply with the appropriate detailed provisions of the March JPA Building and Construction Code relative to design and construction, structural integrity, connections and safety. Signs shall also comply with the provisions of the applicable electric codes, with other applicable ordinances, and the additional construction standards set forth in this section.

**B. Construction and Maintenance of Signs**

1. Each sign hereafter erected or remodeled shall bear, in a permanent position, clearly legible identification decals stating the firm or corporation responsible for its construction and erection. Electric signs shall be marked with input amperages at the full load input.
2. Each sign shall have a specified sticker provided by the March Joint Powers Planning Director that identifies the permit number that was originally issued by the March JPA, and such sticker must be visibly placed on the frame or outer perimeter of the sign.
3. No sign shall be erected, constructed or maintained so as to obstruct any fire escape, required exit, window or door opening, unless authorized by special user permit. No sign shall be attached in any form, shape or manner which will interfere with an opening required for ventilation, except in circumstances when not in violations of the March JPA Building and Construction Code or other applicable Codes or ordinances.
4. Signs shall be located so as to maintain horizontal and vertical clearance of all overhead electrical conductors in accordance with the March JPA Building and Construction Code and the regulations of the Public Utilities Commission.
5. Signs that require water distribution, or as required by the March JPA, shall be properly guttered and connected with down spouts to storm drains so that water will not drip or flow onto public sidewalks or streets.
6. All permanent free-standing signs or poles shall be self-supporting structures erected on and permanently attached to concrete foundations. Such structures or poles shall be fabricated only from steel or other such materials as allowed by the March JPA Building and Construction Code or Building Official.
7. All signs shall be constructed to withstand wind loads, in accordance with the March JPA Building and Construction Code.
8. Signs shall be anchored to prevent any lateral movement that would cause wear on supporting members or connections.
9. All signs shall be structurally safe, and shall be fabricated, constructed, erected or installed and maintained in such a manner as will comply with the provisions of this chapter and with all applicable federal, state, and city regulations. The display surface of all signs shall be kept clean, neatly painted, and free from graffiti, rust and corrosion. Any cracked or broken surfaces and malfunctioning or damaged portions of a sign shall be repaired or replaced within 30 calendar days following notification by the March JPA. Noncompliance with such a request shall constitute a nuisance, and will be abated in accordance with the provisions of Chapter 1, Section 1.01.250 of the Municipal Code.

**Section 9.12.100    Illumination of Signs**

- A. Signs shall be internally illuminated, except that indirect lighting shall be permitted provided the light

source shall not spill over on adjacent properties or road right-of-way and is not visible from the street, public parking area or public thoroughfare. The light fixtures shall be screened from view.

B. Signs incorporating neon to highlight the desired message against an opaque background are permitted provided that:

1. Neon lights installed within twelve (12) feet of the ground shall be enclosed or covered by a protective transparent shield; and
2. Neon signs shall not exceed (30) milliamps.

### **Section 9.12.110    Discontinued Uses**

Signs which advertise activities, businesses, business directories, services or products, which are no longer conducted or sold on the premises, except for temporary closures for repairs, alteration, or similar situation, shall be removed within 30 days of such discontinuance, abandonment or vacation of the premises.

### **Section 9.12.120    Signs Required to be Removed**

Signs which are not removed in the specified time periods pursuant to the provisions of this Chapter shall constitute a nuisance, and shall be subject to removal under the provisions of other applicable Sections of the March JPA Code or as provided by law.

#### **A. Nuisance Signs and Hazardous Sign**

Every sign and advertising structure unlawfully placed on the public right-of-way or unlawfully projecting over the public right-of-way or unlawfully placed on public property, or declared to be hazardous or unsafe by the March JPA Planning Director, is hereby declared to be a public nuisance.

#### **B. Removal of Signs - Nuisance Signs**

The March JPA Planning Director may forthwith remove or correct or cause to be moved or corrected, any sign or advertising structure, without notice, for unlawfully placed on or unlawfully projecting signs over the public right-of-way or unlawfully placed on public property. Signs which are declared to be hazardous or unsafe which in actuality are immediately hazardous to life and property may also be removed or corrected without notice. All other signs which are public nuisances under this Code may be abated by said Director or other proper official after notice and hearing is provided or allowed to the sign owner in accordance with provisions of this Code, or as otherwise provided by law.

#### **C. Removal of Signs - Storage and Redemption**

A removed sign, other than signs of paper, cardboard, lightweight plastic or similar material, shall be held not less than thirty days by the March JPA during which period it may be recovered by the owner upon paying the March JPA for costs of removal and storage. If not recovered within the thirty-day period, the sign and structure is declared abandoned and title thereto shall vest in the March JPA. The charge may be in addition to any penalty for the violation and recovery of the sign and does not necessarily abrogate the penalty.

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