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DIVISION 5. SIGN REGULATIONS

~~9655.1 Sign Regulations; intent.~~

~~These sections are intended to implement the goals of the City's General Plan, with particular regard to developing a city that is visually attractive and to preserving and enhancing the visual qualities of the community's streets and highways. Standards are provided to safeguard the life, health, property, and public welfare by regulating and controlling the design, quality of materials and construction, illumination, location and maintenance of all signs, sign structures and billboards, while attempting to provide functional flexibility and create an incentive to promote good design while trying to eliminate visual blight.~~

9655. Purposes and Intent

~~These sections shall apply to all signs within the city. The purposes and intent of these regulations is to establish uniform sign regulations to: ~~include the following:~~~~

- A. To preserve and enhance the unique character and visual appearance of the city;
- B. To assure proper expression through visual communications involving signs that are compatible with the character and environment of ~~this~~ the community;
- C. To enhance the visual quality of the city's scenic highways;
- D. To promote fairness in competition and retain ~~identify~~ identity in the business community while recognizing the importance of well designed business signs;
- E. To recognize the integral part played by signs in the overall appearance of the city;
- F. To reduce possible traffic and safety hazards by prohibiting signs that are distracting to motorists;
- G. To recognize the functions and importance of signs for businesses and the benefit of well designed business signs to the community as a whole;
- H. To provide guidance and direction for sign users and sign designers as to what constitutes appropriate signs in the city;
- I. To establish standards that will encourage business signs to be used for the purpose of business identification.
- J. Implement the goals of the City's General Plan, with particular regard to developing a city that is visually attractive and to preserving and enhancing the visual quality of the community's streets and highways; and
- K. To safeguard the life, health, property, and public welfare by regulating and controlling the design, quality of materials and construction, illumination, location and maintenance of all signs while providing functional flexibility and create an incentive to promote good design while trying to eliminate visual blight.

- L. Support and promote viable businesses by allowing signage that provides adequate identification while also promoting and enhancing the quality of the visual environment of the City.

9655.1. Applicability

No person shall place, erect, modify, alter or repaint, or permit the placement, erection, modification, alteration or repainting of any sign, unless otherwise specifically exempted by this part, without first obtaining a sign permit in accordance with the provisions of this ~~section~~ Division. All signs shall be erected and maintained in conformity to this Division. The standards regarding number and size of signs regulated by this Division are maximum standards unless otherwise stated.

9655.2. Definitions

Notwithstanding the provisions of Section 9120 et seq. of this article, for the purposes of this part, the following words and phrases are defined as follows:

- A. Address sign means the numeric reference of a structure or use to a street included as part of a wall or monument sign.
- B. ~~Advertising device means any balloon, flag, pennant, or propeller; oscillating, rotating, or pulsating light; or other contrivance except a sign used to attract attention for the purpose of promoting the sale of products.~~
- C. ~~Advertising display means any device, contrivance, statue or structure or sign used as a display, regardless of size and shape, for the purpose of attracting attention or making anything known, the origin or place of sale of which is on the property with such advertising display.~~
- D. ~~Area, sign means the area of a sign within a single continuous perimeter of not more than eight (8) straight lines enclosing the extreme 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. In the case of a sign designed with more than one (1) exterior surface, the area shall be computed as including only the maximum single display surface which is visible from any ground position at any one (1) time. The supports, uprights, or structures on which any such sign is supported shall not be included in determining the sign area unless such supports, uprights, or structures are designed in such a manner as to form an integral background of the display.~~
- E. Area, sign means the area in square feet determined by drawing a line around the outer perimeter of the 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. Supporting framework or bracing that is clearly incidental to the display itself shall not be computed as sign area.

- F. Awning sign means any sign or graphic attached to, painted on or applied to an awning or awning canopy.
- G. ~~Building means, in addition to its common meaning, any structure requiring a building permit.~~
- H. Banner means a strip of cloth, thin plastic or other flexible material on which a sign is painted, printed, or otherwise displayed.
- I. Business park means a single site containing more than one building, with all buildings sharing an integrated design. Buildings may have one or more tenants.
- J. *Business sign* means a sign displaying information pertaining to goods, services, or entertainment offered or produced by the business located on the same property as the business sign, but not including advertising devices or advertising displays.
- K. ~~Combination sign means any sign incorporating any combination of the features of freestanding, projecting and roof signs.~~
- L. *Commercial or business complex* means a group of two (2) or more businesses which are situated as an integral unit on a single parcel of land or separate parcels of land and which businesses utilize common off street parking or access.
- M. ~~Community event sign means a city owned, low profile, ground mounted, monument style sign.~~
- N. *Construction sign* means a temporary sign stating the names of those individuals or firms directly connected with the construction or development project, their addresses and their telephone numbers.
- O. *Directional sign* means an on-site sign on private property the sole purpose of which is to direct the flow of traffic, transmit parking information or convey similar such information.
- P. Director means the Director of Planning and Community Development or such Director's designee.
- Q. ~~Directory monument sign means a low profile ground sign incorporating the design and building material of the primary use of the property, the name and address of a multiple tenant commercial center or business park complex, and the name of individual tenants within the center or complex. No poles for the support of the sign shall be permitted, and the base of such sign shall be at least fifty (50) percent of the dimension of the width of the sign.~~
- R. Directory sign means a freestanding sign containing the name of the commercial or business park complex on which the sign is located and the names of the separate businesses also located within that complex.

- S. *Eternally lighted sign* means a sign whose immediate source of illumination is not enclosed by the surface of the sign structure.
- T. ~~*The face or wall of a building* means the outer surface of any main exterior wall or foundation of a building, including windows and store fronts.~~
- U. *Frontage, building* means the exterior building wall facing or oriented towards a public or private right-of-way. The amount of frontage shall be measured continuously along such building wall for the entire length of the subject business or use.
- V. *Frontage, primary* means the frontage which provides the subject building with its main or principal orientation to a public or private right-of-way, whether or not such frontage has a public entrance to the building.
- W. *Frontage, secondary* means any frontage, other than the primary frontage, that has a public entrance to the subject building.
- X. ~~*Moved to General Provisions and revised. Height of sign* means the distance from the lowest horizontal surface immediately within five (5) feet of the base of the sign to the top of its highest element. In the event that the grade of the property where the base of the sign is located is below the grade of the immediately adjacent roadway, the height of the sign shall be measured from the top of the centerline of the roadway closest to the base of the sign to the highest element of the sign.~~
- Y. *Halo illumination* means a form of internal illumination where channel lettering is used and the light source is hidden behind and glows around the edges of letters or symbols giving the effect of a light halo.
- Z. *Identification sign* means a sign limited to the identifying name, symbol or insignia, or any combination thereof, of a building, use or persons occupying the premises on which the sign is located.
- AA. *Informational sign* means a sign stating the hours of operation of a business, emergency telephone numbers, credit card usage, or other information of a similar nature.
- BB. *Internally lighted sign* means a sign with an immediate source of illumination that is completely enclosed by the surface of the sign structure.
- CC. *Legal nonconforming sign* means a sign that was originally erected or installed in compliance with all structural, locational, design, building, and electrical regulations at the time of its erection or installation, but which no longer conforms to the provisions of this Division.
- DD. *Logo* means an individual sign, separated from the business letters, consisting of any name, symbol, trademark, letter style, words, figures, or decorative motifs.

- EE. *Monument sign* means a sign that is completely self supporting, has its sign face or base on the ground or a maximum of 12 inches above the adjacent grade or base of the sign, low-profile ground sign incorporating the design and building material of the primary use of the property. No poles for the support of the sign face shall be permitted, and the base of such sign shall be at least fifty (50) percent of the dimension of the width of the sign face.
- FF. *Nameplate* means a ~~sign stating only the name of the occupant, the street address and his or her occupation or specialty.~~
- GG. *Neon sign* means an illuminated sign affected by a colorless, odorless light source consisting of a neon or gas tube which is bent to form letters, symbols or other shapes.
- HH. *Outdoor advertising display, structure or sign* means a commercial sign placed for the purpose of advertising products or advertising services that are not produced, stored, or sold on the property upon which the sign is located. This shall also mean a billboard.
- II. *Political sign* means any sign concerning candidates for political office or involving a ballot issue.
- JJ. ~~*Freestanding-Pole sign* means a sign that is supported by one or more poles or uprights or braces placed upon or into the ground and detached from any building.~~
- KK. *Price sign* means a sign limited to the name or identification of items, products or services offered for sale on the premises and the price of the items or products at gasoline service stations.
- LL. *Primary sign* means a sign located on a primary frontage.
- MM. *Portable or movable sign* means any commercial sign which is intended to be movable or capable of being moved, whether or not on wheels or other special supports, including but not limited to "A frame" type signs. Portable or movable signs also include placards, signs, banners, or similar devices attached to vehicles for advertising purposes unless such devices are an integral part of such vehicle used in the normal course of business. Portable or movable signs also include signs that are carried or worn by a person, including but not limited to sandwich boards, are not attached to a sign structure or any other structure, and are not affixed to or resting on the ground. "For Sale" signs in vehicle windows shall not be classified as a portable sign. This definition does not include real estate advertising signs or political signs.
- NN. *Projecting sign* means a sign other than a wall sign suspended from or supported by a building or structure and projecting outward more than six (6) inches therefrom.
- OO. *Real estate sign* means a temporary sign advertising the sale, lease, or rental of the property upon which it is located, and the identification of the person or firm handling such sale, lease or rental.

- PP. Revolving sign means a sign that turns around or rotates, as on an axis.
- QQ. *Right-of-way, public* means a public street or highway, but not including a freeway.
- RR. *Right-of-way, private* means an off-street parking area for a business or group of businesses that does not abut a public right-of-way ~~and is not located within two hundred (200) feet of any property zoned for residential uses.~~
- SS. *Roof sign* means a sign ~~affixed on or over the roof of any building, supported by the roof structure that is mounted on the roof of a building, or which is dependent upon a building for support, and which projects above the highest point of a building with a flat roof, the eave line of a building with a gambrel, gable, or hip roof, or the deck line of a building with a mansard roof. extending vertically above the highest portion of the roof~~ A roof sign shall also mean any sign affixed to the wall of a building so that it projects more than five (5) feet above the lowest point of the roof of such building ~~and does not meet the definition of a wall sign.~~
- TT. *Sign* means any thing of visual appearance primarily used for, or having the effect of, attracting attention from streets, sidewalks or other outside public areas for identification purposes. A sign shall not mean displays of merchandise, products for sale on the premises, ornamentation, design, recreational equipment, statuary, architecture, landscaping pictures, paintings and other such art forms unless the ~~attraction~~ display, because of the location, size, use or nature thereof, has the substantial effect of attracting attention for identification purposes when viewed from an outside public area. "Sign" shall include a neon sign at any location inside a building if such sign can be viewed from an outside public area. For the purpose of this part, a sign is not a sign if it is inside a building, more than three (3) feet behind a window and not facing a window in such a way as to be viewed from an outside public area.
- UU. *Sign face* means the surface or that portion of a sign that is visible from a single point as a fault surface or a plane and considered as such together with the frame and the background.
- VV. ~~*Subdivision directional sign* means an offsite sign used for the purpose of providing travel directions to a subdivision development offered for sale or lease for the first time.~~
- WW. *Single ~~purpose~~ tenant building* means a building used by one (1) occupant for an individual business.
- XX. *Temporary sign* means any sign intended to be displayed for a limited period of time and capable of being viewed from any public right-of-way, parking area or neighboring property. A temporary sign is any sign constructed of cloth, canvas, light fabric, cardboard, wallboard or other light materials, with or without frames, and mounted in a nonpermanent manner.
- YY. *Under canopy sign* means a sign attached to or suspended from the underside of a projecting canopy protruding over a public or private sidewalk or right-of-way.

- ZZ. *Vehicle-related portable freestanding sign* means a portable commercial sign affixed to a vehicle or on a trailer attached to a vehicle for the advertising products or advertising services that are not produced, stored, or sold on the property upon which the sign is located. ~~purpose of directing people to a business in close proximity to where the vehicle is parked.~~
- AAA. *Wall sign* means a sign attached to or erected on the exterior wall of the building or structure or on a canopy, marquee or similar overhang with the exposed face of the sign in a plane approximately parallel to the plane of the exterior wall. ~~and not extending more than five (5) feet above the lowest point of the roof of such building or structure.~~ A sign may be attached to a wall incorporated into a sloping roof plane ~~or may be attached to a four-sided parapet located above a mansard roof. Such sign attached to a wall incorporated into a sloping roof plane or a sign on a parapet may be permitted to extend more than five (5) feet above the lowest point of the roof provided that it is designed as an integral part of the roofline and is architecturally and aesthetically appropriate to the building as determined by the director of planning and community development or the planning commission.~~
- BBB. *Window sign* means a sign directing attention to the principal business, profession or industry attached to or within three (3) feet of the inside of the window upon the premises where the sign is displayed, or to the type of products sold, manufactured or assembled, or to services or entertainment offered on said premises.

9655.3. Prohibited signs.

Except for those signs allowed under the provisions of section 9655.4, "Special permits," as otherwise provided in this Division, the following signs are prohibited:

- A. Outdoor advertising displays, structures or signs.
- B. Portable signs.
- C. Exposed neon, flashing or scintillating signs, except for public service time and temperature signs, which shall not be flashing, animated or revolving in nature.
- D. Revolving signs.
- E. Devices dispensing bubbles and free floating particles of matter.
- F. Any notice, placard, bill, card, poster, sticker, banner, sign, advertising or other device affixed or attached to or upon any public street, walkway, crosswalk, other right-of-way, curb, lamppost, hydrant, tree, telephone booth or pole, lighting system or any fixture of the police or fire alarm system except for government signs.
- G. Devices projecting or otherwise producing the image of an advertising sign or message on any surface or object.

- H. ~~Projecting signs.~~
- I. Signs which project or encroach into any existing or future street right-of-way.
- J. Automatic changing signs or electronic message center signs, except for public service time and temperature signs.
- K. Streamers, banners, balloons, flares, flags, pennants, propellers, twirlers, and similar attention-getting displays or devices ~~with the exception of the following: except as allowed by Section 9655.4 (General Entitlement) or Section 9655.10 (Special Purpose Signs).~~
 - 1. ~~One (1) each national, state, and local governmental flag properly displayed upon a maximum of one (1) flagpole per flag not to exceed thirty five (35) feet in height.~~
 - 2. ~~Holiday decorations, in season, displayed for an aggregate period not exceeding sixty (60) days in any one (1) calendar year, except no advertising of the business or products shall be permitted.~~
 - 3. ~~Grand opening and special event displays approved by the Director in the manner hereinafter provided.~~
- L. ~~Except as hereinafter provided, freestanding or Pole signs, except for on-site directional signs.~~
- M. A vehicle-related portable freestanding sign or any sign placed within, affixed or attached to any vehicle or trailer on a public right-of-way, or on public or private property, for the purpose of advertising an event or attracting people to a place of business, unless the vehicles or trailer is used in its normal business capacity and not for the primary purpose of advertising an event or attracting people to a place of business.
- N. Signs or sign structures which by color, wording or locations resemble or conflict with traffic control signs or devices.
- O. Signs that create a safety hazard by obstructing the view of pedestrian or vehicular traffic.
- P. Sign structures and supports no longer in use, for a period of sixty (60) days, by the owner, tenant, or lessee.
- Q. Signs painted directly on an exterior wall, fence, fascia or parapet.
- R. Signs that display an obscene message or graphic representation ~~that is lewd, indecent, or offensive to public morals~~ of nudity or sexual acts.
- S. Signs for the purpose of commercial advertising created by the arrangement of vegetation, rocks, or other objects such as on a hillside visible to pedestrians or motorists.

- T. Roof signs.
- U. Combination signs.
- V. Awnings that are internally illuminated.
- W. Signs which are enacted after this date that do not conform to the provisions of these sections are prohibited.

9655.4. ~~Exempted signs~~ General Entitlements.

The following signs if not illuminated, shall be permitted without the requirement of a sign permit in the applicable land use districts. Such signs shall be located in a manner that does not create a traffic hazard or a hazardous condition for persons using a public right-of-way for persons using a public right-of-way, as determined by the City Engineer.

Moved from Section 9655.4.D Permit Requirements and procedures

- A. ~~One (1) identification sign not exceeding two (2) square feet in area display only the name and/or street address of owner, occupant, or use. except that agricultural uses may have one (1) identification sign not exceeding six (6) square feet in area.~~
- B. ~~Directional or safety signs required by law.~~
- C. ~~One (1) each national, state, and local government flag properly displayed upon a maximum of one (1) per pole, not to exceed thirty five (35) feet in height.~~
- D. ~~Holiday decorations, in season, displayed for an aggregate period not exceeding sixty (60) days in any one (1) calendar year.~~
- E. ~~Religious, charitable, civic, homeowner association, educational or cultural posters, affixed to a building wall or window area, not exceeding sixteen (16) square feet in area which are installed in a temporary condition.~~
- F. ~~Signs expressing a political, social, religious or other noncommercial message, but not including political signs as defined by Section 9655.2Z in this Division. that comply with paragraph 10 hereof, which are located in residential or agricultural zones. If located on a stake or fence, such signs shall not be more than six (6) feet in height.~~

~~Subject to the granting of a sign permit as provided by this part, such signs are permitted in the commercial and industrial zones as part of the basic sign entitlement.~~

- G. ~~Utility and pay telephone pay station signs.~~
- H. ~~Official traffic, fire, & police related signs, temporary traffic control signs used during construction, utility facilities and substructure location and identification signs and markers required to protect said facilities, and other signs and markers required by the City of Agoura Hills, the State Department of Transportation, or any other public agency.~~

- I. ~~Notices required to be posted by law.~~
- J. ~~Political signs, when placed outside of a building, each sign not to exceed six (6) square feet in sign area and six (6) feet in height. Political signs may be placed anywhere on the inside of a window, provided the total sign area per window does not exceed six (6) square feet. Such signs shall not be placed more than thirty (30) days prior to an election and must be removed within seven (7) days after said election. Such signs shall not be permitted to be attached or affixed to any public property or public right-of-way, or posted on any privately owned property without the express prior consent of the property owner or other person controlling the property.~~
- K. Government signs. Traffic, fire, & police related signs, temporary traffic control signs used during construction, utility facilities and substructure location and identification signs and markers required to protect said facilities, and other signs and markers required by the City of Agoura Hills, the State Department of Transportation, or any other public agency. Signs for historical locations, interpretive signs, or city-sponsored community events.
- L. Noncommercial flags. Flags bearing only noncommercial copy that meet the following criteria: 1) a maximum vertical dimension of five feet; 2) a maximum horizontal dimension of eight feet; 3) a maximum cumulative square footage of all flags on a parcel of forty-five feet (one side); a maximum of one flag pole per site; and 4) a maximum height of thirty-five (35) feet. Flag poles are subject to the issuance of a building permit.
- M. Required signs. Official notices required to be posted by law, a court, or other government agency.

Moved from Section 9655.6.C Permitted Signs – Commercial and Business Park

- N. Informational signs within window areas. ~~Informational signs not to exceed a maximum of five (5) square feet of the window area of a business may be used. Signs within window areas that indicate addresses, hours and day of operation; whether a business is open or closed, credit card information and emergency address and telephone numbers.~~ Such signs shall be located on the inside of the window and shall not require a sign permit, and shall not be used for the name of the business in excess of twenty (20) percent of said area.
- O. ~~Sale/special event signs.~~ Window signs. ~~During the period of time that a sale of goods or services is being conducted~~ Temporary non-illuminated window signs advertising products for sale on the premises. One (1) sale sign per window located on the inside of such window is allowed on each public street frontage. Such sign shall be in addition to the total authorized sign area but shall not exceed twenty-five (25) percent of the total window area. Said sign shall be compatible in terms of colors with the permanent signs, except fluorescent color shall be prohibited. Said sale/special event sign shall be limited to a maximum fourteen-day period, not to exceed a total of four (4) said events per year.
- P. ~~Listing of Business associates signs.~~ In addition to the basic sign entitlement, each separate business shall be allowed, without a sign permit, lettering on or behind windows facing the public view indicating the owners, operators, or business associates exercising

the use, provided that such lettering shall be enclosed within a single area and shall not exceed a total of three (3) square feet.

Moved from Section 9655.6.D Permitted Signs – Special Purpose Signs

~~Q. Signs for public or quasi-public uses. Directional and public convenience signs for public and quasi-public uses may be permitted on public property. The design of such signs shall conform to standard directional sign specifications promulgated by the Director of Community Development and approved by the planning commission the architectural review procedure. The total number of signs allowed shall be based on the minimum number necessary for adequate public identification as determined by the director of community development.~~

Moved from Section 9655.6.A Permitted Signs – Single Family

~~R. Garage sale signs. One (1) nonilluminated double-faced sign is permitted during the time of a garage sale. Such sign shall not exceed six (6) square feet in area and, if located on a fence or stake, shall not be more than six (6) feet in height. In addition, off site directional signs may be permitted during the same period subject to the following provisions:~~

- ~~_____ a. _____ Such signs shall not exceed three (3) square feet in area;~~
- ~~_____ b. _____ Such signs shall be located on private property only; and~~
- ~~_____ c. _____ Such signs shall be limited to four (4) in number.~~

~~S. Open house signs. During the period when real estate is offered for sale or rent and while a salesperson is physically present on the premises, an on site sign indicating that an open house is being conducted is permitted. The sign shall not exceed three (3) square feet in area; and if located on a stake, no part of the sign shall exceed four (4) feet above ground level.~~

~~Off site directional signs may be permitted for an open house, subject to the following provisions:~~

- ~~_____ a. _____ Such signs shall not exceed three (3) square feet in area;~~
- ~~_____ b. _____ No flags or banners shall be used;~~
- ~~_____ c. _____ Such signs shall be located on private property only;~~
- ~~_____ d. _____ Such signs shall be allowed only during daylight hours; and~~
- ~~_____ e. _____ Such signs shall be located not less than five (5) feet from the _____ inside-line of the sidewalk or, if there is no sidewalk, from the _____ property line.~~

~~T. Temporary open house and garage sale signs. During the period when real estate is offered for sale or rent and while a salesperson is physically present on the premises or during the time of a garage sale, one (1) non-illuminated three (3) square foot on-site sign indicating that an open house or garage sale is being conducted is permitted.~~

~~Off-site directional signs may be permitted only for an open house, subject to the following provisions:~~

1. Such signs shall not exceed three (3) square feet in area or four (4) feet in height if located on a stake;
2. No flags or banners shall be used;
3. A maximum of four (4) signs are allowed;
4. Such signs shall be located on private property only and must be approved by the private property owner;
5. Such signs shall be allowed only during daylight hours; and
6. Such signs shall be located not less than five (5) feet from the inside line of the sidewalk or, if there is no sidewalk, from the property line.

Moved from Section 9655.6.A Permitted Signs - Single Family and Multifamily combined

- U. ~~Residential real estate advertising signs. Residential properties may have one (1) real estate sign is permitted per unit being offered for sale, lease or rent. Such signs shall not exceed six (6) square feet in area and six (6) feet in height, and shall be designed and located in a manner approved by the Director of Community Development. Such sign shall be removed within seven (7) days after the property is sold or rented or the offer for sale or rent is terminated. Property shall be deemed to be sold upon the close of escrow. Violations of this section is an infraction and shall be punishable as provided in section 1200(b) of the Agoura Hills Municipal Code.~~
- V. Temporary residential real estate advertising signs. Residential properties may have one (1) real estate sign per unit being offered for sale, lease or rent. Such signs shall not exceed six (6) square feet in area and six (6) feet in height, and shall be designed and located in a manner approved by the Director. Such sign shall be removed within seven (7) days after the property is sold or rented or the offer for sale or rent is terminated. Property shall be deemed to be sold upon the close of escrow.
- W. Temporary noncommercial signs and banners. Temporary signs and banners are permitted in all zones subject to the following regulations: Two temporary freestanding signs per lot containing only noncommercial messages are permitted at all times. In addition, one temporary freestanding campaign sign shall be allowed for each political candidate or issue on each street frontage per lot. All campaign signs shall be removed within ten (10) days after the election for which they are intended. Each sign shall not exceed six (6) square feet in sign area with a maximum height of six (6) feet. Such signs are in addition to all other signage allowed in this chapter.

Such signs shall not be illuminated or posted on trees, fence posts or public utility poles, or located within any public right of way.

9655.5. Permit requirements and procedure.

- A. Sign permit. Sign permits shall only be constructed, displayed or altered with a Sign Permit approved by the Director or appropriate decision-making body. Sign permits shall be prepared, filed, processed, and approved or denied in compliance with this section.

B. Application. ~~No person shall place, erect, modify, alter or repaint, or permit the placement, erection, modification, alteration or repainting of any sign, unless otherwise specifically exempted by this part, without first obtaining a sign permit in accordance with the provisions of this section.~~(Moved to 9655.2 Applicability) ~~The~~ An application for ~~such a~~ sign permit shall be made on the form provided by the Department of Planning and Community Development and shall be accompanied by the required fee. Such application shall set forth and contain the following information and materials:

1. The location and size of any existing or proposed buildings or structures on the property, which are or will be under the ownership or control of the applicant.
2. The location of off-street parking facilities, including major points of entry and exit for motor vehicles where directional signs are proposed.
3. The position of the proposed sign and its relationship to existing or proposed adjacent buildings and structures which are or will be under the ownership or control of the applicant.
4. The proposed design, size, exact colors, materials and location of the sign or sign structure.
5. The method of attachment to any structure.
6. A statement showing sizes and dimensions of all other signs existing on the property under the ownership or control of the applicant.
7. A statement showing the size and color relationships of such sign or sign structure to the appearance and design of existing or proposed buildings and structures on the property.
8. Photographs of all sides of any building or renderings of proposed buildings.
9. Such other information as the Department of Planning and Community Development may require to secure compliance with this Part.

C. Review and Approval Authority. A sign permit shall be approved or disapproved by the Director ~~or appropriate decision-making body in compliance with the~~ criteria set forth in subsection D and the provisions of this part. ~~An application~~ for a sign permit for the placement or erection of a new sign for an existing building or the modification, alteration or repainting of an existing sign shall be reviewed by the director of community development. ~~The director shall approve the application if the director finds that such application satisfies the criteria set forth in subsection C of this section and the provisions of this part.~~ ~~An application~~ for a sign permit for the placement or erection of a new sign for a proposed building or other proposed development shall be reviewed by the planning commission. ~~The commission shall approve the application if it finds that such application satisfies the criteria set forth in subsection C of this section and the provisions of this part.~~ *Moved to E.* Any decision made by the Director of Community Development or the Planning Commission may be appealed in

~~accordance with the provisions of this title. The decision of the city council on any appeal shall be final.~~

D. Criteria. The following criteria shall be the only criteria used in reviewing an application for a sign permit:

1. ~~That any business sign is necessary for the applicant's enjoyment of substantial trade and property rights;~~
2. That the sign is consistent with the General Plan and the provisions of this part and title;
3. ~~That the sign is not detrimental to the public health, safety, or welfare.~~
4. ~~That the size, shape, color and placement of the sign is compatible with the building it identifies;~~
5. ~~That the size, shape, color, and placement of the sign is compatible with the neighborhood and other lawful signs in the area;~~
6. That both the location of the proposed sign and the design of its visual elements (lettering, words, figures, colors, decorative motifs, spacing, and proportions) are legible under normal viewing conditions prevailing where the sign is to be installed;
7. ~~That the location and design of the proposed sign does not obscure from view or unduly detract from existing or adjacent signs;~~
8. That the location and design of the proposed sign, its size, shape, illumination, and color are compatible with the visual characteristics of the surrounding area so as not to detract from or cause significant depreciation of the value or quality of adjacent properties; Depreciation shall be based on an independent property appraisal.
9. ~~That the location and design of a proposed sign in close proximity to any residential district does not adversely affect the quality or character of such residential area.~~
10. That the proposed sign is consistent with the Sign Standards found in Subsection E below.
11. That the proposed sign is consistent with the adopted Sign Design Guidelines available at the Planning and Community Development public counter.

E. Sign Standards (*Moved from 9655.5 General Provisions*)

The following standards are in addition to the standards set forth in Section 9655.5.

1. Sign integration requirement. All signs shall be designed as an integral part of the total building design.

2. ~~Sign orientation. All signs shall face a public or private right of way, either on or abutting the property upon which such signs are located.~~
3. Number of colors. All permanent signs, except as hereinafter provided, shall contain no more than ~~two (2)~~ three (3) different colors. Different shades shall be considered separate colors. A Sign Program with a multi-color sign palette utilizing a maximum of five (5) colors may be considered by the Planning Commission for shopping centers with one (1) or more major tenants. For the purposes of this provision, white and black shall not be considered colors. Logos with trademarked colors are exempt from this provision. The size of the logo, exclusive of the remaining business letters, shall not exceed twenty (20) percent of the total combined permitted sign area.
4. Sign copy. Not more than twenty-five (25) percent of the total area of any sign shall include descriptive wording which is not a part of the name of the business.
5. Types of material. The types of materials for sign structures shall, if possible and practicable, be similar to or the same as materials used in the related buildings.
6. Illumination of signs. Unless otherwise prohibited by this part, signs may be illuminated subject to the approval of the director of community development to ensure that such illumination does not interfere with the use and enjoyment of adjacent properties or create any public safety hazards. The approval of any illuminated sign shall not be final until thirty (30) days after installation during which period the director may order the dimming of any illumination found to be excessively brilliant, and no sign approval shall be valid until such order has been carried out to the satisfaction of the director. Illumination shall be considered excessive when it prevents perception of objects or buildings beyond or in the vicinity of the sign. In no case shall an illuminated sign or lighting device be so placed or directed as to permit the beams and/or illumination therefrom to be directed or beamed upon a public street, walkway, or adjacent properties so as to cause glare or reflection that may constitute a traffic or safety hazard or interfere with the use and enjoyment of adjacent properties. ~~Except for automated teller machines, no sign shall be illuminated after 11:30 p.m. or close of business, whichever occurs last.~~
 1. ~~In no event shall the following limits be exceeded:~~
 - a. ~~Four (4) 430-milliamp tubes for fluorescent internal lighting,~~
 - b. ~~30-milliamp for neon internal lighting,~~
 - c. ~~Two (2) 40-watt floods for external lighting.~~

F. Standards for Specific Types of Signs.

1. Wall Signs.

- a. Location. The sign shall not be placed to obstruct any portion of a window, doorway, transom, or other architectural detail.
- b. Maximum Area and Height. The maximum area and height shall be as defined in 9655.8 - Sign Entitlement by Land Use. In no case shall the sign project above the edge of the roof of a structure.

- c. Projection from Wall. The sign shall not project from the surface upon which it is attached more than required for construction purposes and in no case more than twelve inches.

2. Monument signs (Identification, Directory or Address).

- a. Location. The sign shall be located a minimum of five (5) feet from any public or private right-of-way and shall comply with city standards for vehicular sight distance at the driveway intersection with the frontage street.
- b. Maximum Area and Height. The sign shall be a maximum of forty-eight (48) square feet in area. Only one side of a double-faced (back to back) sign shall be included when calculating sign area. Sign area calculations shall not include architectural treatments or support structures.
- c. Maximum Height. The maximum height of a monument sign shall be six (6) feet. Architectural treatments or support structures shall be included in the height measurement.
- d. Materials and Lighting. The use of plastic material as a background is not permitted. The sign background material shall be opaque, which means that any interior light source shall not penetrate the material and illuminate the background but shall be limited to illuminating the sign letters.
- e. Landscaping Requirements. Landscaping shall be provided at the base of the supporting structure equal to twice the area of one face of the sign. The Director may reduce or waive this requirement if it is determined that the additional landscaping would not contribute significantly to the overall aesthetic character of the project.

3. Awning and Canopy Signs. Awning and canopy signs may be allowed only as an integral part of the awning or canopy to which they are attached or applied, as follows.

- a. Location. Signs may be placed only on awnings that are located on first story building frontages, including those fronting a parking lot or pedestrian way.
- b. Maximum Area. The sign area shall be included within the basic sign entitlement.
- c. Maximum Height. No structural element of an awning or canopy shall be located less than eight feet above finished grade.
- d. Sign text or logo areas shall not occupy more than 30% of the awning panel.
- e. Lighting. Awnings shall not be internally illuminated. Lighting directed downwards that does not illuminate the awning is allowed.
- f. Required Maintenance. Awning and canopy signs shall be regularly cleaned and kept free of dust and visible defects.

4. Under Canopy Signs.

- a. Location. The sign shall be placed or hung only on a ground floor facade, near the main entrance of the business, except for businesses located above the ground level with direct exterior pedestrian access.
- b. Maximum Height. The lowest point of an under canopy sign shall be at least eight feet above finished grade.
- c. Sign Structure. Sign supports and brackets shall be compatible with the design and scale of the sign.

5. Projecting signs.

- a. Maximum Area. The sign area shall be included within the basic sign entitlement. Size uniformity should be maintained along street frontages to the greatest extent possible. The text, copy and logo should not exceed 75% of the sign background.
- b. Maximum Height. The height shall not be less than eight feet above the ground level, unless the architectural features of the structure prohibit this height.
- c. Sign Structure. Sign supports and brackets shall be compatible with the design and scale of the sign.

G. Findings. If a sign permit application is denied, specific and detailed finding setting forth the reasons why the proposed sign violates the criteria set forth above or other provisions of this Division shall be prepared in writing and mailed to the applicant or his agent and sign contractor within seven (7) days.

H. Appeals. Any decision made by the Director of ~~Community Development~~ or the Planning Commission may be appealed in accordance with the provisions of this title and Section 9655.14. The decision of the City Council on any appeal shall be final.

Moved to Exempt Signs D.—~~Exemptions to sign permit requirement. The following signs, if not illuminated, shall be permitted without the requirement of a sign permit in all land use zones:~~

~~1.— One (1) identification sign not exceeding two (2) square feet in area displaying only the name and/or address of the owner, occupant or use, except that agricultural uses may have one (1) identification sign not exceeding six (6) square feet in area.~~

~~2.— Directional or safety signs required by law.~~

~~3.— One (1) each national, state, and local governmental flag properly displayed upon a maximum of one (1) per pole, not to exceed thirty five (35) feet in height.~~

~~4.— Holiday decorations, in season, displayed for an aggregate period not exceeding sixty (60) days in any one (1) calendar year.~~

~~5.— Religious, charitable, civic, homeowner association, educational or cultural posters, affixed to a building wall or window area, not exceeding sixteen (16) square feet in area which are installed in a temporary condition.~~

~~6.— Signs expressing a political, social, religious or other noncommercial message, but not including political signs as defined by section 9655.2Z, that comply with paragraph 10 hereof, which are located in residential or agricultural zones. If located on a stake or fence, such signs shall not be more than six (6) feet in height.~~

~~—Subject to the granting of a sign permit as provided by this part, such signs are permitted in the commercial and industrial zones as part of the basic sign entitlement.~~

~~7.— Utility and telephone pay station signs.~~

~~8.— Official traffic, fire and police related signs, temporary traffic control signs used during construction, utility facilities and substructure location and identification signs and markers required to protect said facilities, and other signs and markers required by the City of Agoura Hills, the state department of transportation, or any other public agency.~~

~~9.— Notices required to be posted by law.~~

~~10.— Political signs, when placed outside of a building, each sign not to exceed six (6) square feet in sign area and six (6) feet in height. Political signs may be placed anywhere on the inside of a window, provided the total sign area per window does not exceed six (6) square feet. Such signs shall not be placed more than thirty (30) days prior to an election and must be removed within seven (7) days after said election. Such signs shall not be permitted to be attached or affixed to any public property or public right-of-way, or posted on any privately owned property without the express prior consent of the property owner or other person controlling the property.~~

~~Deleted F. Special permits. Nothing contained in this part shall prohibit the city council from granting a temporary special permit or otherwise permitting, on such terms as it deems proper, sign or like advertising pertaining to any civic, patriotic or special event of general public interest provided that the council finds that such signs or advertising will not be materially detrimental to the public health, safety or welfare, nor harmful to adjacent properties or uses. The director of community development shall be permitted to grant minor special permits. Said signs shall be limited to a maximum of two (2) per parcel and shall not exceed twelve (12) square feet in size. Said signs shall be located a minimum of ten (10) feet from any public right-of-way.~~

~~Moved to Special Purpose Signs G.— Community event sign. The city council may permit community event signs as defined in section 9655.2.H to display temporary messages pertaining to events of civic, philanthropic, educational or religious organizations; time and temperature; and other public service and emergency announcements. The design, size, configuration, materials, color, format, style and location of such signs shall be within the discretion of the city council. The signs shall not be materially detrimental to the public health, safety or welfare, nor harmful to adjacent properties or uses. The city council may, by resolution, adopt policies and fees for the use of the community event signs to display temporary messages.~~

~~Moved to Administration and Enforcement H.— Violations. Violation of this section is an infraction and shall be punishable as provided in section 1200(b) of the Agoura Hills Municipal Code.~~

9655.6 Sign Program

A. Purpose. A sign program is intended to: (1) Integrate the design of the signs proposed for a development project with the design of the structures, into a unified architectural statement; and (2) Provide a means for defining common sign regulations for multi-tenant projects and other users of multiple signs, in order to encourage maximum incentive and latitude in the design and display of multiple signs, and to achieve, not circumvent, the intent of this chapter. For the purposes of this provision, a development project is a project involving the construction or remodeling of improvements on privately owned property.

- B. Applicability. The approval of a sign program shall be required whenever any of the following circumstances exist, or whenever an applicant applying for any of the following found land use entitlements requests the approval of a sign program:
1. New multi-tenant developments of three or more separate tenants that share either the same parcel or structure and use common access and parking facilities.
 2. New multi-family developments whenever five or more signs are proposed.
 3. Whenever five or more signs are proposed for a new or existing development;
 4. When an existing shopping center requests an increase in the size, height, location and number of monument or directory signs pursuant to 9655.11 D.
 5. The Director determines that a sign program is needed to ensure compliance with the provisions of this Chapter).
- C. Review and Approval Authority. The Planning Commission may approve a Sign Program through the granting of a sign permit for a Sign Program.
- D. Application Requirements. A sign permit application for a sign program shall include all information and materials listed in 9655.5 and the filing fee set by the City's Fee Resolution.
- E. Standards. A sign program shall comply with the criteria established in Section 9655.5 D. and the following standards:
1. The program shall comply with the purpose of this Division and the overall intent of this section;
 2. The program shall accommodate future revisions that may be required because of changes in use or tenants; and
 4. The program shall comply with the standards of this chapter, except that flexibility is allowed with regard to sign area, number, location, or height to the extent that the sign program will enhance the overall development and will more fully accomplish the purposes of this Division.
- F. Revisions to Sign Programs. Revisions to a Sign Program determined to be minor in nature may be approved by the Director with a standard sign permit if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require the approval of a new comprehensive sign program approved by the Planning Commission..
- G. All noncommercial speech is exempt from the requirements under this Section.

9655.7 General provisions

- A. ~~Purpose. The following general provisions are limitations or guidelines that relate to the sign criteria or entitlements established by this part. These general provisions establish the parameters in which the specific regulations apply.~~

- ~~B. Entitlements strictly construed. Since the regulations provided by this part are established to protect and promote the public health, safety, and general welfare, any sign entitlement authorized hereunder shall be strictly construed to further the purposes of this part.~~
- A. Sign Area. The maximum allowable sign area shall be calculated by drawing a line around the outer perimeter of the 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. Supporting framework or bracing that is clearly incidental to the display itself shall not be computed as sign area. Only one (1) face of a double-faced sign with parallel opposing faces, and bearing identical copy shall be used in computing the area of a sign.
- B. Sign Height. The maximum allowable sign height of a monument sign shall be measured by the distance from the average adjacent ground level within five feet of the base of the sign to the top of the sign, including the superstructure and any design element
- C. Owners consent required. The consent of the property owner or person in control or possession of the property is required before any assign may be erected in any private property in the City.
- D. Obstruction of public passage. No signs shall be installed so as to obstruct any window, door, fire escape or other emergency exit of any building.

~~Deleted J. Required information on signs. All permanent signs approved under these regulations shall have the name of the maker, the date of installation and the city sign permit number legibly placed on the lower righthand corner of the face of the sign in a conspicuous place. As an alternative, such information may be placed on the base of such sign at a location visible and readable from the adjacent public or private right-of-way.~~

- E. Maintenance of signs. All signs shall be maintained in a neat and attractive, well-repaired condition. The display surface of all signs shall be kept clean, neatly painted and free from rust, cracking, peeling, corrosion or other states of disrepair.
- F. Prohibited locations. No signs shall be located in such a manner as to face in the direction of or be visible to property in a residential district when such sign would be less than two hundred (200) feet from such residential property unless such sign faces and is parallel to a public right-of-way.
- G. Noncommercial signs. Noncommercial signs are allowed wherever commercial signage is permitted and are subject to the same standards and total maximum allowances per site or building of each sign type specified in this chapter. An approval is required for a permanent noncommercial sign only when a permanent commercial sign has not been previously approved. For purposed of this Division, all noncommercial speech messages shall be deemed to be “on-site”, regardless of location.
- H. Substitution of noncommercial message. Subject to the consent of the property owner or person in control or possession of the property, a noncommercial message of any type may be substituted for all or part of the commercial or noncommercial message on any sign allowed pursuant to this chapter. Design criteria that may apply to commercial signs, such as

color, lettering style or compatibility with other signs on the same parcel or other signs subject to a sign program, do not apply to noncommercial signs. No special or additional approval is required to substitute a noncommercial message for any other message on an allowable sign, provided the sign structure is already approved or exempt from the approval requirement. When a noncommercial message is substituted for any other message, the sign is still subject to the same locational and structural regulations, such as size, height, illumination, maintenance, duration of display, building and electrical code requirements, as would apply if the sign were used to display a commercial message or some other noncommercial message. In the event of any perceived or actual conflict between the general provisions of this subsection and other specific provisions in this chapter, the provisions of this subsection shall prevail.

- I. Substitution of commercial messages. The substitution of one commercial message for another commercial message is not automatically allowed nor is the free substitution of a commercial message in a place where only a noncommercial message is allowed. In addition, no off-site commercial messages may be substituted for on-site commercial messages.

Revised and moved to Sign Standards

- J. ~~Shopping center signs. All signs in shopping centers shall have the following elements:~~

- ~~a. Each sign, not including the logo portion of the sign, shall contain the same two (2) colors as every other sign throughout the center;~~
- ~~b. Each sign, not including the logo portion of the sign, shall consist of the same, subdued and uniform background in terms of color, illumination and material;~~
- ~~c. All sign lettering, not including the logo portion of the sign, shall be the same style and color. Alternative letter styles are permitted for state or federally registered business logos;~~
- ~~d. The sign structure and any related supports, not including logos, shall be the same letter style, color, and material throughout the center. The color of the structure and supports must consist of one (1) of the two (2) permitted shopping center sign colors; and~~
- ~~e. One (1) logo per each permitted sign area is allowed, subject to the following criteria:
 - ~~1. The site of the logo, exclusive of the remaining business letters, shall not exceed twenty (20) percent of the total combined permitted sign area unless the Director of planning and community development determines that a larger logo, not exceeding one third of the total combined permitted sign area, will be consistent with the purposes set forth in section 9655.1, based upon signage location, height, proximity to other signs, and setback to adjacent streets or highways in relation to the size and mass of the building upon which the sign will be placed.~~
 - ~~2. The logo sign must be located in the area of tenant frontage that is designated in the zoning ordinance for tenant signage;~~
 - ~~3. Any number of subdued colors are is allowed for the logo portion of the sign. Exposed neon is prohibited.~~
 - ~~4. The logo shall be integrated into the total sign area.~~~~

- f. ~~Deviations from the requirements of section 9655.5.E may be considered by the Director of planning and community development in those instances where the intent of section 9655.5.E is met, subject to approval of an administrative site plan/architectural review application.~~

9655.9 Permitted signs. Basic Sign Entitlement by Land Use

The sign entitlements provided by this section shall be considered the maximum permitted sign entitlements under this part. Such sign entitlements may be reduced as a condition of approval for the sign permit for a particular sign or signs if necessary to satisfy the sign criteria set forth in section 9655.4C of this part. ~~A. Purpose.~~—The purpose of sign regulations in the residential, commercial, business and office land use zones is to limit the number of signs to eliminate cluster and to promote compatibility, proportion, simplicity and sign effectiveness.

A. Residential land use districts.

~~Deleted 1. Nameplates. Each residential dwelling is permitted, without a sign permit, one (1) nameplate per street frontage indicating the names of the occupants and/or the street address of the residence. The sign shall not exceed two (2) square feet in area and if located on a stake or fence, shall not be more than four (4) feet in height.~~

~~Deleted 2. Agricultural uses. Each agricultural use is permitted, without a sign permit, one (1) unilluminated sign indicating the name and address of such use. Such sign shall not exceed six (6) square feet in area and if located on a fence or stake, shall not be more than six (6) feet in height.~~

~~Moved to Exempt. 3. Real estate advertising signs. One (1) unilluminated, double-faced real estate advertising sign is permitted, not to exceed six (6) square feet in area and six (6) feet in height. Such sign shall contain information restricted to the sale or rental of the premises on which located. Such sign shall be situated not less than five (5) feet from the inside line of the sidewalk, or if there is no sidewalk, from the property line. Such sign shall remain on the premises only during the period of time that the premises are being offered for sale and in any event shall be removed seven (7) days after the property is sold or rented or the offer for sale or rent is terminated. Property shall be deemed to be sold upon the close of escrow. Violation of this section is an infraction and shall be punishable as provided in section 1200(b) of the Agoura Hills Municipal Code.~~

~~Moved to Exempt 2. Open house signs. During the period when real estate is offered for sale or rent and while a salesperson is physically present on the premises, a sign indicating that an open house is being conducted is permitted. The sign shall not exceed three (3) square feet in area; and if located on a stake, no part of the sign shall exceed four (4) feet above ground level. Off-site directional signs may be permitted for an open house, subject to the following provisions:~~

- ~~a. Such signs shall not exceed three (3) square feet in area;~~
- ~~b. No flags or banners shall be used;~~
- ~~c. Such signs shall be located on private property only;~~
- ~~d. Such signs shall be allowed only during daylight hours;~~

- e. ~~Such signs shall be located not less than five (5) feet from the inside line of the sidewalk or, if there is no sidewalk, from the property line.~~
- f. ~~Violation of this section is an infraction and shall be punishable as provided in section 1200(b) of the Agoura Hills Municipal Code.~~

~~Moved to Exempt 5.—Signs for special events. Temporary signs not exceeding six (6) square feet in area pertaining to events of civic, philanthropic, educational or religious organizations may be permitted provided that such signs are posted for no more than thirty (30) days prior to and seven (7) days after such event. Violation of this section is an infraction and shall be punishable as provided in section 1200(b) of the Agoura Hills Municipal Code.~~

~~Moved to Exempt 6.—Garage sale signs. One (1) nonilluminated double-faced sign is permitted during the time of a garage sale. Such sign shall not exceed six (6) square feet in area and, if located on a fence or stake, shall not be more than six (6) feet in height. In addition, off-site directional signs may be permitted during the same period subject to the following provisions:~~

- a. ~~Such signs shall not exceed three (3) square feet in area;~~
- b. ~~Such signs shall be located on private property only; and~~
- c. ~~Such signs shall be limited to four (4) in number.~~

~~B.—Multiple residential districts:~~

~~1.—Purpose. In authorizing signs for this zone, it is recognized that larger residential complexes and other permitted uses require identification as separate identities. The intent of these regulations is to strive for a single sign per complex or use to eliminate clutter and to promote compatibility, proportion, simplicity and sign effectiveness.~~

~~2. Combined with Condominiums Signs—Apartments. One (1) monument identification sign not exceeding forty-eight (48) square feet in area, including the base, and six (6) feet in height may be erected on the public street frontage upon which the apartment complex has access. Such sign shall be set back a minimum of five (5) feet from any property line. In addition, a directory sign not exceeding one (1) square foot of sign area per apartment and five (5) feet in height may be installed on each building wall facing a public street upon which the apartment complex has access.~~

~~1. Signs—Apartments and Condominiums. One (1) monument identification sign not exceeding forty-eight (48) square feet in area, including the base, and six (6) feet in height may be erected on each public street frontage upon which the complex has public access. Such signs shall be set back from any property line at least five (5) feet. In addition, interior directional signs which are visible from any public right-of-way, may be approved by the Director of Community Development to identify special elements of such complexes such as clubhouses and other common area facilities provided that such signs do not exceed six (6) square feet in area and four (4) feet in height. Interior directional signs not visible from any public right-of-way shall not be subject to the requirements of this paragraph.~~

~~2. Other permitted uses except for family day care, residential care, and congregate housing. For each nonresidential use not more than one (1) monument identification sign per public street frontage upon which such use has public access may be erected to identify the use except as~~

otherwise allowed as part of a Conditional Use Permit. ~~provided that such sign does not exceed forty-eight (48) square feet in area, including the base, and six (6) feet in height. Such signs shall be set back a minimum of five (5) feet from any property line.~~

~~Moved to exempt. 5. Real estate advertising signs. One (1) real estate sign is permitted per unit being offered for sale, lease or rent. Such signs shall not exceed six (6) square feet in area and six (6) feet in height, and shall be designed and located in a manner approved by the director of community development. Such sign shall be removed within seven (7) days after the property is sold or rented or the offer for sale or rent is terminated. Property shall be deemed to be sold upon the close of escrow. Violations of this section is an infraction and shall be punishable as provided in section 1200(b) of the Agoura Hills Municipal Code.~~

~~Moved to Exempt 6.—Signs for special events. Temporary signs not exceeding six (6) square feet in area pertaining to events of civic, philanthropic, educational or religious organizations may be permitted provided that such signs are posted for no more than thirty (30) days prior to and seven (7) days after the event.~~

B. Commercial and business park land use districts.

~~1.—Purpose. The purpose of sign regulation in the commercial and business land use zones is to limit the number of signs per complex to eliminate cluster and to promote compatibility, proportion, simplicity and sign effectiveness.~~

~~1. Basic sign entitlement--Business parks, offices and retail uses. Each separate business shall be limited to one (1) primary business sign integrated into the design of the building. Accessory signs shall be used only to improve the effectiveness of the sign program in relationship to the mass of the building or to indicate legitimate accessory uses. Office buildings shall be limited to one (1) business sign solely identifying the name of the building. The signs permitted under this paragraph ~~2~~ shall be referred to as the "basis sign entitlement." Except as otherwise provided by this part, the following sign area limitations shall apply:~~

~~a. Buildings located within 100 feet of a right-of-way. The total aggregate area of a primary sign and accessory signs for any business in a building or any office building located within one hundred (100) feet of any public or private right-of-way shall not exceed one (1) square foot of sign area for each foot of primary building frontage. In no event, however, shall such sign area exceed fifty (50) square feet. ~~and such sign shall be located on primary frontage. In the event that one side of the building does not abut a street and exceeds one hundred twenty five (125) feet in length, there shall be permitted a total of one (1) secondary sign on the building which shall not exceed twenty five (25) square feet in sign area. The secondary sign may be increased up to fifty (50) square feet in lieu of a primary sign. Such sign shall advertise solely the name of the business center or primary tenant. No secondary signs shall be illuminated.~~~~

~~Unless otherwise approved by the planning commission, no signs shall be closer than six (6) feet from any other sign permitted under this part. For retail tenants located in a complex or center, the maximum sign length shall not exceed sixty-five (65%) percent of the storefront length in order to provide clear definition between signs and avoid a crowded~~

appearance. The maximum of any one dimension shall not exceed twenty (20) percent of the building wall, or thirty (30) feet, whichever is less.

b. Buildings located more than 100 feet from a right-of-way. The total aggregate area of a ~~primary sign and accessory signs~~ for any business in a building or an office building located more than one hundred (100) feet of any public or private right-of-way shall not exceed one (1) square foot of sign area for each foot of primary building frontage. In no event, however, shall such sign area exceed seventy (70) square feet. ~~and such sign shall be located on the primary frontage. In the event that one (1) side of the building does not abut a street and exceeds one hundred twenty five (125) feet in length, there shall be permitted a total of one (1) secondary sign on the building which shall not exceed thirty five (35) square feet in sign area. The secondary sign may be increased up to seventy (70) square feet in lieu of a primary sign. Such sign shall advertise solely the name of the business center or primary tenant. No secondary sign shall be illuminated.~~

Unless otherwise approved by the planning commission, no signs shall be closer than six (6) feet from any other sign permitted under this part. For retail tenants located in a complex or center, the maximum sign length shall not exceed sixty-five (65%) percent of the storefront length in order to provide clear definition between signs and avoid a crowded appearance The maximum of any one dimension shall not exceed twenty (20) percent of the building wall, or thirty (30) feet, whichever is less.

2. In addition to the basic sign entitlement, monument signs are allowed as follows:

The following three items d, e, and f were one paragraph located as a separate item (#5) under Commercial and Business Park Land Use Districts

a. Commercial and business complex center or park with common name. In addition to the basic sign entitlement, any commercial and business complex, center or park which has a common name is permitted one (1) complex identification sign or one (1) directory monument sign or one (1) address monument sign, as ~~permitted in sections 9655.6.C.2.f and 9655.6.C.3.d of this part.~~

b. Commercial and business complex center or park larger than 2 acres. Any commercial and business complex, center or park which has a common name and is in excess of two (2) acres in area, is permitted one (1) complex identification sign or one (1) directory monument sign or one (1) address monument sign for each public street frontage. ~~Said sign shall be a monument sign not exceeding forty eight (48) square feet in area, including the base, and a maximum of six (6) feet in height. Such signs shall be set back a minimum of five (5) feet from any public right-of-way and shall be used solely to identify the complex, center or park.~~

c. ~~Commercial and business complex, center or park located more than 50 feet from right-of-way. Any commercial and business complex, center or park, in which buildings are located fifty (50) feet or more from public right-of-way, shall be allowed one (1) address monument sign, identifying solely the address of the property, per main driveway, not to exceed a total of one (1) sign per five hundred (500) feet of public right-of-way. Address monument signs shall not exceed sixteen (16) square feet in area, including the base, and shall not exceed~~

~~five (5) feet in height, and shall be set back a minimum of five (5) feet from any public right of way. Complex identification signs and address monument signs may be combined, provided that the combined complex/address sign not exceed sixteen (16) square feet in area, including the base, and shall not exceed five (5) feet in height, and shall be set back a minimum distance of five (5) feet from any public right of way.~~

c. ~~Single purpose tenant building or office building.~~ For a single business totally occupying a commercial building, which is not part of a larger complex, project, center or park, ~~or an outdoor display; and within the limitations of the provisions of subparagraphs a. and b, above, or for an office building, a freestanding monument sign is permitted. subject to the following standards:~~

- ~~i. The sign shall be a maximum of forty-eight (48) square feet in area, including the base.~~
- ~~ii. The sign shall have a maximum height of six (6) feet.~~
- ~~iii. The sign shall be located a minimum of five (5) feet from any public or private right of way.~~
- ~~iv. The maximum length of any side of the sign shall not exceed two (2) times the dimension of any other side.~~

3. In addition to the basic sign entitlement, the following signs are allowed:

a. Signs on awnings. Painted, nonilluminated signs may be permitted on the borders of marquees, canopies, awning, arcades, or similar structures or attachment. ~~if located and erected in a manner satisfactory to the Director of community development. Such signs shall be included in the basic sign area entitlements. Externally lighted signs shall be permitted on the upper or lower surface of fixed marquees and similar structures, the front face of which faces the public right of way; provided that the outer dimensions of such signs shall not exceed sixteen (16) inches in height; and provided further that each letter or image on such a sign does not exceed twelve (12) inches in height. The location and design of such signs shall be approved by the Director of community development. Such signs shall be included in the total basic sign area entitlement.~~

b. Projecting signs and under canopy signs. One projecting sign or under canopy sign shall be permitted. Such signs shall be included in the basic sign area entitlements.

c. Major tenants in shopping centers. Major tenants in shopping centers which have a frontage greater than one hundred (100) feet are permitted to have a maximum sign area of two hundred (200) square feet.

d. Businesses located on second floor. Businesses maintained exclusively on the second floor of a two (2) story commercial center building may be allowed one (1) sign, provided that the square footage of the sign not exceed one-quarter of the tenant frontage, or ten (10) square feet, whichever is greater.

~~e. Business Directory Sign. In lieu of the on-site free-standing monument signs permitted herein, a business directory sign may be permitted in the CS, CRS, BP-OR, and BP-M zones if all buildings within the center have a setback of fifty (50) feet or more from the front property~~

line; or if a majority of the building storefronts face in a direction other than towards the primary frontage road; or if the business center has more than four (4) tenants.

—Said sign shall be subject to the following standards:

- i.—The sign shall be a maximum of forty-eight (48) square feet in area, including the base.
- ii.—The sign shall have a maximum height of six (6) feet.
- iii.—The maximum length of any side of the sign shall not exceed two (2) times the dimension of any other side.
- iv.—The sign shall be located a minimum of five (5) feet from any public or private right of way. The sign shall be located in a landscaped planter as near to the primary entrance of the property as possible, and shall comply with city standards for vehicular sight distance at the driveway intersection with the frontage street.
- v.—The top panel of the sign shall have a minimum height of eighteen (18) inches and shall contain only the name of the center in letters with a maximum height of six (6) inches. The copy may also include a logo of the center.
- vi.—The sign shall have the address(es) of the property in maximum six-inch high characters in a prominent location immediately under the top panel of the sign.
- vii.—Any individual business sign panels shall be located below the top panel and address(es) and shall have a minimum height of six (6) inches, and shall not exceed two (2) square feet in area. If the face of the directory monument sign displays less than eight (8) tenant names, the area of the business sign panel may be increased in size, subject to review and approval by the director of planning and community development. Individual businesses shall not display more than one (1) sign panel per each business directory sign face. All business panel lettering shall have a minimum height of four (4) inches. The bottom most panel shall not be less than twelve (12) inches from top of grade. The directory monument sign may be double faced. No more than eight (8) business tenant names shall be on either side of the sign. Differing business names may be displayed on each of the sign.
- viii.—The sign may be internally or externally illuminated. If the sign is internally illuminated, the background shall be of an opaque material so that only the letters (copy) are illuminated. If external illumination is utilized, it shall be of a low profile design shielded to prevent light spillage onto adjacent properties and public rights-of-way. The fixtures shall be screened from view with low profile landscaping.
- ix.—Each tenant name on the sign shall consist of the same background color of the sign panels, and the color and style of the letters, which shall match the approved color(s) of the center, as determined by the director of planning and community development.

3.—~~Basic sign entitlement—Office uses.~~ Office buildings, that is buildings which are primarily occupied by office uses as defined in section 9120.250(O)(D), shall be limited to one (1) primary sign solely to identify the name of the building, integrated into the design of the building. The signs permitted under this paragraph 3 shall be referred to as the "basic sign entitlement." Except as otherwise provided by this part, the following sign area limitations shall apply:

— a. ~~Buildings located within 100 feet of a right of way.~~ The total aggregate area of a primary sign for any office building located within one hundred (100) feet of any public or private right-of-way shall not exceed one (1) square foot of sign area for each foot of primary building frontage. In no event, however, shall such sign area exceed fifty (50) square feet and

such sign shall be located on the primary frontage. In the event that one side of the building does not abut a street and exceeds one hundred twenty five (125) feet in length, there shall be permitted a total of one secondary sign on the building which shall not exceed twenty five (25) square feet in sign area. The secondary sign may be increased up to fifty (50) square feet in lieu of a primary sign. Such sign shall advertise solely the name of the office center or primary tenant. No secondary sign shall be illuminated. Unless otherwise approved by the planning commission, no signs shall be closer than six (6) feet from any other sign permitted under this part. the maximum of any one dimension shall not exceed twenty (20) percent of the building wall, or thirty (30) feet, whichever is less. The maximum height of the sign shall be determined by the director of planning and community development.

~~———— b. Buildings located more than 100 feet from a right of way. The total aggregate area of a primary sign and accessory signs for a building located more than one hundred (100) feet of any public or private right of way shall not exceed one (1) square foot of sign area for each foot of primary building frontage. In no event, however, shall such sign area exceed seventy (70) square feet and such sign shall be located on the primary frontage. In the event that one side of the building does not abut a street and exceeds one hundred twenty five (125) feet in length, there shall be permitted a total of one (1) secondary sign on the building which shall not exceed thirty five (35) square feet in sign area. The secondary sign may be increased up to seventy (70) square feet in lieu of a primary sign. Such sign shall advertise solely the name of the office center or primary tenant. No secondary sign shall be illuminated. Unless otherwise approved by the planning commission, no signs shall be closer than six (6) feet from any other sign permitted under this part. The maximum of any one dimension shall not exceed twenty (20) percent of the building wall, or thirty (30) feet, whichever is less. The maximum height of the sign shall be determined by the director of planning and community development. ———~~

~~———— c. Monument Sign. In lieu of a sign on the building as specified in (a) and (b) above, an office building is permitted to have a freestanding monument sign. Said sign shall be a monument sign not exceeding forty eight (48) square feet in area, including the base, and a maximum of six (6) feet from any public right of way and shall be used solely to identify the name of the office building.~~

~~———— d. Business Directory Sign. In lieu of the on-site free-standing monument signs permitted herein, a business directory sign may be permitted in the CS, CRS, BP-OR, and BP-M zones if all buildings within the center have a setback of fifty (50) feet or more from the front property line; or if a majority of the building storefronts face in a direction other than towards the primary frontage road; or if the business center has more than four (4) tenants. Said sign shall be subject to the following standards:~~

~~i. The sign shall be a maximum of forty eight (48) square feet in area, including the base.~~

~~ii. The sign shall have a maximum height of six (6) feet.~~

~~iii. The maximum length of any side of the sign shall not exceed two (2) times the dimension of any other side.~~

~~iv. The sign shall be located a minimum of five (5) feet from any public or private right of way. The sign shall be located in a landscaped planter as near to the primary entrance of the property as possible, and shall comply with city~~

~~standards for vehicular sight distance at the driveway intersection with the frontage street.~~

~~v. The top panel of the sign shall have a minimum height of eighteen (18) inches and shall contain only the name of the center in letters with a maximum height of six (6) inches. The copy may also include a logo of the center.~~

~~vi. The sign shall have the address(es) of the property in maximum six-inch high characters in a prominent location immediately under the top panel of the sign.~~

~~vii. Any individual business sign panels shall be located below the top panel and address(es) and shall have a minimum height of six (6) inches, and shall not exceed two (2) square feet in area. If the face of the directory monument sign displays less than eight (8) tenant names, the area of the business sign panel may be increased in size, subject to review and approval by the director of planning and community development. Individual businesses shall not display more than one (1) sign panel per each business directory sign face. All business panel lettering shall have a minimum height of four (4) inches. The bottom-most panel shall not be less than twelve (12) inches from top of grade. The directory monument sign may be double-faced. No more than eight (8) business tenant names shall be on either side of the sign. Differing business names may be displayed on each of the sign.~~

~~viii. The sign may be internally or externally illuminated. If the sign is internally illuminated, the background shall be of an opaque material so that only the letters (copy) are illuminated. If external illumination is utilized, it shall be of a low-profile design shielded to prevent light spillage onto adjacent properties and public rights-of-way. The fixtures shall be screened from view with low-profile landscaping.~~

~~ix. Each tenant name on the sign shall consist of the same background color of the sign panels, and the color and style of the letters, which shall match the approved color(s) of the center, as determined by the director of planning and community development.~~

e. *Frontage on two or more streets.* A business located in a building having frontage on more than one (1) public right-of-way may use the basic sign entitlement on one (1) frontage, and one-half of the allowance on the second public frontage. Said allowance shall only be utilized on the frontage on which the allowance is based. ~~For the purposes of this paragraph, frontage shall include any entrance or exit to the premises upon which the subject business is located from a public right-of-way even though the subject business does not actually front such right-of-way. In addition, a business with a public entrance on a secondary frontage on a private right-of-way may have a sign located on such frontage which does not exceed ten (10) square feet in area.~~

f. *Freeway facing signage.* Freeway facing signage. All commercial or business park buildings, which either directly back or side upon Highway 101, may be permitted a total of one (1) secondary sign which shall not exceed twenty-five (25) square feet in sign area. The secondary sign may be increased up to fifty (50) square feet in lieu of a primary sign. Such sign shall advertise solely the name of the business center or primary tenant. This would not apply to those buildings or uses which are separated by a public frontage road from the freeway.

To ensure compliance with the Freeway Corridor Overlay District and to minimize night lighting in the scenic corridor, the Director may refer illuminated signs to the Planning Commission.

Moved following 2 items from separate item under Commercial and Business Park to Basic Sign Entitlement under Commercial and Business Park Land Use Districts.

g. Vehicle Directional signs. Directional signs shall be limited in number to the greater of five (5) signs or four (4) signs per frontage for any business premises that has more than one (1) frontage. The maximum area for such signs shall be three (3) square feet, and such signs shall not exceed three (3) feet in height. A directional sign may display a logo of a business located on the subject property as well as an arrow or other directional symbol and/or words, including but not limited to "parking," "enter," "exit," "do not enter," "drive-thru," "welcome" and other similar messages.

h. Pedestrian directional signs. ~~Signs for pedestrian traffic.~~ Where the principal sign for a business is located so that it cannot be seen by pedestrian traffic, an identification sign, in addition to that otherwise allowed under this part, is permitted. Such sign shall be no larger than three (3) square feet per side and shall be designed and located so as to not distract from the appearance of the building or violate the purposes of this part.

~~Moved to Commercial and Business Park. 5. Commercial and business complex, center or park. In addition to the basic sign entitlement, any commercial and business complex, center or park which has a common name is permitted one (1) complex identification sign, or one (1) directory monument sign as permitted in sections 9655.6.C.2.f and 9655.6.C.3.d of this part. Any commercial and business complex, center or park which has a common name and is in excess of two (2) acres in area, is permitted one (1) complex identification sign, or one (1) directory monument sign for each public street frontage. Said sign shall be a monument sign not exceeding forty eight (48) square feet in area, including the base, and a maximum of six (6) feet in height. Such signs shall be set back a minimum of five (5) feet from any public right of way and shall be used solely to identify the complex, center or park. Any commercial and business complex, center or park. Any commercial and business complex, center or park, in which buildings are located fifty (50) feet or more from public right of way, shall be allowed one (1) address monument sign, identifying solely the address of the property, per main driveway, not to exceed a total of one (1) sign per five hundred (500) feet of public right of way. Address monument signs shall not exceed sixteen (16) square feet in area, including the base, and shall not exceed five (5) feet in height, and shall be set back a minimum of five (5) feet from any public right of way. Complex identification signs and address monument signs may be combined, provided that the combined complex/address sign not exceed sixteen (16) square feet in area, including the base, and shall not exceed five (5) feet in height, and shall be set back a minimum distance of five (5) feet from any public right of way.~~

~~Rewritten as part of Comprehensive Sign Program 6.—Early review. An application for the first new sign in a commercial or business complex, center or park shall be accompanied by a sign program for the entire complex, center or park in order that all future signs are uniform and consistent with the requirements of this part.~~

~~Rewritten and Moved to General Provisions 7.—Prohibited locations. No signs shall be located in such a manner as to face in the direction of or be visible to property in a residential district~~

~~when such sign would be less than two hundred (200) feet from such residential property unless such sign faces and is parallel to a public right-of-way.~~

8.—Reserved.

Moved from Special Purpose Signs

~~Moved to Exempt -11.— Signs within window areas. Informational signs not to exceed a maximum of five (5) square feet of the window area of a business may be used. Such signs shall be located on the inside of the window and shall not require a sign permit, and shall not be used for the name of the business in excess of twenty (20) percent of said area.~~

~~Moved to Exempt -12.— Sale/special event signs. During the period of time that a sale of goods or services is being conducted, one (1) sale sign per window located on the inside of such window is allowed on each public street frontage. Such sign shall be in addition to the total authorized sign area but shall not exceed twenty five (25) percent of the total window area. Said sign shall be compatible in terms of colors with the permanent signs, except fluorescent color shall be prohibited. Said sale/special event sign shall be limited to a maximum fourteen day period, not to exceed a total of four (4) said events per year.~~

~~Moved to Exempt -13.— Listing of business associates. In addition to the basic sign entitlement, each separate business shall be allowed, without a sign permit, lettering on or behind windows facing the public view indicating the owners, operators, or business associates exercising the use, provided that such lettering shall be enclosed within a single area and shall not exceed a total of three (3) square feet.~~

~~Rewritten and Moved to Specific Land Uses under Theater. 14.— Use of attraction boards by nightclubs. In addition to the basic sign entitlement, one (1) attraction board to advertise nightclub, theater, or restaurant entertainment is permitted. The maximum permitted size for an attraction board shall be fifty (50) square feet if placed on a building wall facing a public street or twenty five (25) square feet on each side if such board is incorporated into a monument sign otherwise permitted by this part. The advertising on the attraction board shall be limited to coming and current entertainment only.~~

9655.10. – Specific Land Uses

Moved from Commercial and business complex center or park.

1. Gasoline service stations. In addition to the basic sign entitlement, gasoline service stations are allowed the following:

- a. One (1) gasoline or fuel price sign per street frontage, placed on the ground, not to exceed twenty (20) square feet in area and six (6) feet in height, advertising the actual price per gallon or liter including all taxes at which all grades of legally permitted fuels are sold. Any special conditions required for sale at such price including but not limited to "cash," "credit," "full-service," "mini-service," or "self-service," shall also be indicated.

b. One (1) wall sign advertising the company name and/or logo; the operator; and accessory uses, including but not limited to, "mini-mart," "car wash," not to exceed fifteen (15) square feet in area; or a monument sign advertising the information listed above, ~~which does not exceed forty-eight (48) square feet in area, and complies with the provisions governing monument signs included in section 9650.560C2e.~~

c. ~~The restrictions imposed by this part shall not be applicable to displays located on or above the actual fuel pumps, nor shall they apply to stand-up or other type displays of service related products such as motor oil, windshield wipers, credit card applications and similar items.~~

d. One (1) informational sign located on a building wall not to exceed ten (10) square feet in area.

2. Fast service restaurants. In addition to the basic sign entitlement, fast service restaurants with drive-up or walk through facilities are permitted two (2) menu or reader boards with a maximum area of ~~twenty-five (25)~~ thirty (30) square feet each. For the purposes of determining this maximum area, any pictures or photographs of food products on the perimeter of the board shall not be included within the computation of the maximum area for such board.

3. ~~Use of attraction boards by nightclubs. Theaters. In addition to the basic sign entitlement,~~ one (1) attraction board to advertise nightclub or theater, ~~or restaurant~~ entertainment is permitted. The maximum permitted size for an attraction board shall be fifty (50) square feet if placed on a building wall facing a public street or twenty-five (25) square feet on each side if such board is incorporated into a monument sign otherwise permitted by this part. The advertising on the attraction board shall be limited to coming and current entertainment only.

4. Automated or manual service facilities. Signs for drive-up or walk-up service windows or machines, whether freestanding or incorporated into a building, require special consideration which, because of their unlimited variety and character, a uniform sign entitlement cannot be established. Therefore, the sign allowance for such facilities shall be determined when the sign permit application is being reviewed on the basis of their function and use and such signs shall not be allowed as a method for increasing the basic sign entitlement for the principal use or to function as off-site advertising of the principal use. Examples of such facilities are drive-up or walk-up windows for banks, restaurants, liquor and grocery stores, and film processors.

~~Moved to Exempt 18.—Sale, lease and rental signs. Commercial and industrial properties may have sale, lease or rental signs on the following basis:~~

~~a.—Under two and one-half (2 1/2) acres, one (1) sign;~~

~~b.—Over two and one-half (2 1/2) acres, but less than five (5) acres, two (2) signs;~~

~~c.—Over five (5) acres, one (1) sign per street frontage.~~

~~Such permitted signs shall not exceed fifteen (15) square feet in area or six (6) feet in height and shall be designed and located in a manner satisfactory to the director of community development.~~

~~Such signs shall be removed within seven (7) days after the property is sold or rented or the offer for sale or rent is terminated. The property shall be deemed to be sold upon the close of escrow.~~

9655.11. - Special purpose signs

A. The following signs are permitted in any land use zone, with a Temporary Use Permit, unless otherwise specifically prohibited:

1. Trade construction signs. One (1) nonilluminated sign per street frontage advertising the various construction trades is permitted on construction sites during the period that valid building permit approval exists. Such signs shall not exceed ~~three (3) square feet per twenty thousand (20,000) square feet of land area~~ with a maximum of thirty-two (32) square feet in sign area and shall be removed before a notice of completion is issued for the building being constructed. No trade construction sign shall exceed six (6) feet in height.

Moved from Section 9655.6 Permitted Signs Commercial and Business Park

2. Commercial and industrial: for sale, lease and rental signs. Commercial and industrial properties may have sale, lease or rental signs on the following basis:

- a. Under two and one-half (2 1/2) acres, one (1) sign;
- b. Over two and one-half (2 1/2) acres, but less than five (5) acres, two (2) signs;
- c. Over five (5) acres, one (1) sign per street frontage.

~~Such permitted signs shall not exceed fifteen (15) square feet in area or six (6) feet in height and shall be designed and located in a manner satisfactory to the Director of Community Development.~~

Ground signs shall not exceed four (4) feet by four (4) feet, or a total of sixteen (16) square feet in area or four (4) feet in height. Wall or window signs shall not exceed two (2) feet by two (2) feet, or a total of four (4) square feet in area.

Each sign shall be designed and located in a manner satisfactory to the Director. No commercial and industrial real estate sign shall be illuminated and no banners are allowed.

Permits for commercial and industrial real estate signs shall expire six (6) months from the date of issuance or upon completion of the sale, lease or rental of the property, whichever occurs first. Such signs shall be removed within seven (7) days after the property is sold or rented or the offer for sale or rent is terminated. The property shall be deemed to be sold upon the close of escrow.

2. ~~"No trespassing" signs. "No trespassing" or "no dumping" signs per one hundred (100) feet of street frontage not exceed three (3) square feet in area or six (6) feet in height are permitted for each parcel of land. Such signs shall be designed and located on such parcel in a manner approved by the director of community development.~~

3. Land subdivision signs. Signs advertising land subdivisions shall be limited to one (1) double-faced sign of ~~thirty-two (32)~~ twenty-five (25) square feet per side, placed at a right angle to the street or two (2) ~~thirty-two square foot signs facing the street~~ for each street frontage. The

maximum height shall be ~~six (6)~~ ten (10) feet. Such signs shall be at least two hundred (200) feet apart and shall be located within the subdivision. Such signs shall be removed when all lots within the subdivision are initially sold. Such signs shall not be illuminated.

4. ~~Lease potential~~ Future development signs. One (1) sign advertising a future development or lease potential for future development, not to exceed twelve (12) square feet in area ~~and located a minimum of fifteen (15) feet from any property line~~, is permitted for a single-parcel multiple-unit development. However, such sign shall not be erected until the architectural review approval is received for the proposed project, and all such signs shall be removed before a notice of completion for the development or upon expiration of the ~~architectural review~~ project approval. Such signs shall face a public right-of-way and shall not be illuminated.

Moved to Commercial and Business Park Land Use District ~~6. Signs on awnings. Painted, nonilluminated signs may be permitted on the borders of marquees, canopies, awnings, arcades, or similar structures or attachments, if located and erected in a manner satisfactory to the director of community development. Such signs shall be included in the basic sign area entitlement. Externally lighted signs shall be permitted on the upper or lower surface of fixed marquees and similar structures, the front face of which faces the public right-of-way; provided that the outer dimensions of such signs shall not exceed sixteen (16) inches in height; and provided further that each letter or image on such a sign does not exceed twelve (12) inches in height. The location and design of such signs shall be approved by the director of community development. Such signs shall be included in the total basic sign area entitlement.~~

~~7. Signs for public or quasi-public uses. Directional and public convenience signs for public and quasi-public uses may be permitted on public property. The design of such signs shall conform to standard directional sign specifications promulgated by the director of community development and approved by the planning commission the architectural review procedure. The total number of signs allowed shall be based on the minimum number necessary for adequate public identification as determined by the director of community development.~~

5. Grand opening signs. During an authorized grand opening event, temporary signs, not exceeding twenty (20) square feet in area may be approved by the Director of ~~community development~~. Such signs may consist of one (1) banner on the exterior wall of the building within which the subject business is located. Such signs shall not be displayed more than thirty (30) days from the issuance of the sign permit.

In addition, during the first four (4) days of a grant opening event, captive balloons, without regard to number, may be permitted provided that such balloons do not extend beyond the lowest point of the roofline of the business, obstruct other business in the vicinity or interfere with pedestrians or vehicle traffic.

These restrictions shall not in any way prohibit any person from handing out or giving away balloons as part of the normal activities of a business as long as such balloons are not in a captive state attached to a structure.

9. *Moved to Commercial and Business Park Land Use District.* ~~Directional signs. Directional signs shall be limited in number to the greater of five (5) signs or four (4) signs per frontage for any business premises that has more than one (1) frontage. The maximum area for such signs~~

~~shall be three (3) square feet, and such signs shall not exceed three (3) feet in height. A directional sign may display a logo of a business located on the subject property as well as an arrow or other directional symbol and/or words, including but not limited to "parking," "enter," "exit," "do not enter," "drive thru," "welcome" and other similar messages.~~

~~6. Community event sign. The city council may permit community event signs as defined in section 9655.2.H to display temporary messages pertaining to events of civic, philanthropic, educational or religious organizations; time and temperature; and other public service and emergency announcements. The design, size, configuration, materials, color, format, style and location of such signs shall be within the discretion of the city council. The signs shall not be materially detrimental to the public health, safety or welfare, nor harmful to adjacent properties or uses. The city council may, by resolution, adopt policies and fees for the use of the community event signs to display temporary messages~~

~~6. Special events signs for events of civic, philanthropic, educational or religious organizations not exceeding six (6) square feet in size and posted no more than 30 days before event and removed within 7 days after the event.~~

9655.13. - Administration and Enforcement.

A. Duty to enforce.

~~The Director of Community Development shall have the duty to enforce the provisions of this part.~~

B. Ambiguity.

Whenever any ambiguity arises as to the interpretation of the provisions of this part. the applicant for a sign permit may request that the Planning Commission make a determination as to the meaning and application of the ambiguous provisions.

C. ~~Minor~~ Modifications to Sign Standards.

Pursuant to Division 6 (Section 9676 through 9676.7) the Planning Commission may approve minor modifications to the regulations relating to the size, height, number, and location of new or existing signs after a public hearing in those cases where an applicant is faced with exceptional circumstances related to the type or location of its business, or is trying to achieve a special design effect. The applicant shall have the burden of proving that:

- ~~1. The sign is or will be integrated into the architecture of the building;~~
1. The sign is or will not be detrimental to surrounding uses or properties or the community in general; and
3. The approval of such modification is consistent with the purposes of the general plan and this part, ~~and~~ the sign criteria set forth in section 9655.5.D and the adopted Sign Guidelines.

Notwithstanding the foregoing, the size or height entitlement of a sign shall not be increased by more than thirty (30) percent.

D. Special Consideration for Additional Signs with Landscape Maintenance Agreement

To avoid conflicts between the visibility of business signs and the City's parking lot shade coverage requirements, the Planning Commission may approve a sign modification for a retail center or complex to allow modifications to the size, height, number, and location of monument or directory signs if the property owner enters into a Landscape Maintenance Agreement with the City. The Landscape Maintenance Agreement shall among other items, include a provision to ensure that proper tree trimming methods are utilized. All proposed signage shall meet the following criteria:

1. The sign shall not be detrimental to surrounding uses or properties or the community in general; and
2. The approval of such modification shall be consistent with the purposes of the General Plan and this part, the sign criteria set forth in section 9655.5.D and the adopted Sign Design Guidelines.

D. Removal of Unsafe Signs.

Any sign that presents an immediate danger to the public health or safety may be removed by the city without prior notice. Alternatively, the Director may issue a notice of violation and give the permit holder, property owner, or person in possession and control of the property (15) days to cure the violation. In the case of an unsafe sign removed by the city, the costs of such removal and storage shall be borne by the permit holder, property owner, or person in possession and control of the property, as applicable and may be collected by the city in the same manner as it collects any other debt or obligation. No unsafe sign which has been removed and stored by the city shall be released until the costs of removal and storage have been paid. If an unsafe sign remains unclaimed for a period of thirty (30) days after notice of removal is sent to the permit holder, property owners, or person in possession and control of the property, it shall be deemed to be unclaimed personal property and disposed of in accordance with the law.

E. Removal of illegal signs on public property.

The Director ~~of community development~~ shall remove or cause to be removed any temporary sign unlawfully placed or located on public property. The Director shall notify the owner of such sign, if such owner is known, that its sign is being held at city hall and that it will be destroyed if not claimed by the owner within ten (10) days after the date of such notice. In the event that the owner does not claim such sign within said ten-day period, the director may destroy or otherwise dispose of such sign.

F. Violations.

Violation of this section is an infraction and shall be punishable as provided in section 1200(b) of the Agoura Hills Municipal Code.

9655.14 - Nonconforming Signs

This Section recognizes that the eventual elimination of existing signs (on site and off site) that

are not in conformity with the provisions of this Chapter is as important as the prohibition of new signs that would violate these regulations.

- A. Continuation of nonconforming sign. A legally established sign that does not conform to the provisions of this Chapter may continue to be used, except that the sign shall not be:
1. Structurally altered to extend its useful life;
 2. Expanded, moved, or relocated;
 3. Re-established after a business has been discontinued for 60 days or more; or
 4. Re-established after damage or destruction of more than 50 percent of the sign value, as determined by the Director.

Nonconforming sign maintenance.

~~Except for normal repair or maintenance not exceeding fifty (50) percent of the replacement cost of the sign, as determined by the building official, no nonconforming sign shall be modified or moved unless it complies first with the provisions of this part.~~

- B. Sign copy changes. The sign copy and sign faces of a nonconforming sign may be changed upon obtaining a sign permit provided that the change does not include a structural change in the display.
- C. Correction of nonconformities required. Approval of any structures on a site or a change in the land use on a site shall require that all nonconforming signs on the site be brought into conformity with this Chapter.
- D. Within ~~thirty (30)~~ sixty (60) days after the discontinuance of a business in any commercial or industrial zone or before a new business occupies the premises, whichever comes first, all nonconforming signs and support structures shall be removed and the wording or advertising relating to the discontinued business shall be removed from all conforming signs. This section shall not be applicable to the assignment, lease or sublease of an existing business which continues to conduct the same business on the same premises.

9655.14. - Appeal of Approval or Denial of Sign Approval

- A. Any person seeking to appeal any decision of the Director or Planning Commission must file a written notice of appeal with the city clerk and pay the applicable appeal fee established by City Council resolution no later than fifteen (15) days after the date of the notice of the decision. The appeal notice shall state, with specificity, the factual and legal basis of the appeal. The city clerk shall expeditiously schedule a hearing before the City Council and notify the appellant, in writing, of the day, time and location of the hearing, which shall be held not later than thirty (30) days after the notice of appeal is received by the city; provided, however, the hearing may be held after such thirty (30) day period upon the request or concurrence of the appellant. The time for compliance of any original order shall be stayed during the pendency of the hearing before the City Council.
- B. The City Council shall provide the appellant with a written decision within ten (10) days of the conclusion of the hearing. In the event any such sign approval, denial or revocation, or

remediation or removal order is upheld by the City Council, the approval, denial, revocation or order shall be effective on the date of the action by the City Council, and that action shall be final and conclusive.

9655.9. Amortization periods.

~~— A. Removal of nonconforming signs.~~

~~Notwithstanding the provisions of section 9709, any sign, including its supporting structure, which is non conforming to the requirements of this part shall either be removed or made to comply with the requirements of this part within the period of time prescribed in this section. The applicable amortization periods shall commence to run on the date such sign becomes nonconforming to the provisions of this part.~~

~~— B. Amortization schedule I.~~

~~The following schedule shall be applied to signs that are determined to have only minor nonconforming elements. The application of this schedule shall be limited to only those signs that do not conform to one or more of the classifications listed in schedule I. If any portion or element of the nonconforming sign falls within schedule II, the following schedule I shall not be applicable.~~

<i>Nonconforming Classifications</i>	<i>Period for removal or modification</i>
Directional or safety signs	Life of sign
Signs that exceed the maximum sign area or height entitlement by less than thirty (30) percent	Life of sign
Signs facing private property	Life of sign
Required information on signs	Life of sign
Number of colors allowed	Life of sign
Location of right angle signs	Life of sign
Signs closer than six (6) feet to another sign	Life of sign
More than the permitted number of signs exist but the maximum sign area is not exceeded	Life of sign
Outdoor advertising displays not subject to schedule III	Life of sign, unless removal required as a part of a project
Neon signs	Life of sign
Signs that are designated by resolution of the city council as being architecturally unique and an important part of the history, character or design of the community	Life of sign
Roof signs not internally illuminated	Three (3) years
Glare from signs	One (1) year
Revolving signs	Immediately

~~C. Amortization schedule II.~~

~~The following signs shall be removed or made conforming to the requirements of this part within seven (7) years from the date of nonconformance: have these all been removed?~~

~~Signs on public property or right-of-way~~

~~Combination signs~~

~~Roof signs which are internally illuminated~~

~~Signs in multiple family residential districts not listed in schedule I~~

~~Double footage sign entitlements~~

~~Signs in commercial and business districts not listed in schedule I~~

~~By March 19, 1990, the city council shall complete a review of the appropriateness of a seven year amortization period for nonconforming freestanding pole signs in the commercial and industrial zones. Such review shall consider the following factors, in addition to any other relevant matters:~~

- ~~1. Whether a freeway logo signing program has been established, and if established, its effectiveness.~~
- ~~2. Existing economic and development conditions in the city.~~
- ~~3. The findings of any independent study prepared by or on behalf of the city relating to the impact of prohibiting freeway oriented businesses from having freestanding pole signs.~~

~~D. Amortization schedule III.~~

~~The following removal schedule shall apply to a nonconforming outdoor display located in residential land use districts provided that such displays are not located within six hundred sixty (660) feet from the edge of the right of way of an interstate or primary highway with their copy visible from the highway or are not placed or maintained beyond six hundred sixty (660) feet from the edge of the right of way of an interstate or primary highway with the purpose of their message being read from the main traveled way:~~

Fair market value on date of notice of removal requirement	Period for removal (years)
Under \$1,999.00	2
\$ 2,000.00 to \$3,999.00	3
\$ 4,000.00 to \$5,999.00	4
\$ 6,000.00 to \$7,999.00	5

\$ 8,000.00 to \$9,999.00	6
\$10,000.00 and over	7

After January 1, 1983, the fair market values provided in this subsection shall be adjusted each July 1 in accordance with the changes in building costs as indicated in the United States Department of Commerce "Composite Cost Index for Construction Costs."

1. Within fifteen (15) days after notice of the removal requirement is given, the owner of the subject advertising display shall provide the Director of Planning and Community Development the following information:
 - a. A copy of the sign permit for the subject display issued by the County of Los Angeles and/or State of California prior to December 8, 1982.
 - b. The estimated fair market value of the subject display based upon the United States Department of Commerce "Composite Cost Index for Construction Costs."
 - c. The failure to provide the required information shall result in the subject display being deemed to have a fair market value of less than \$1,999.00.
2. The provisions of this subsection D are adopted pursuant to Sections 5412.1 and 5412.2 of the Business and Professions Code.

E. Removal of nonconforming signs.

Any sign that does not comply with the provisions of this part shall be removed prior to or upon the applicable date designated for removal in schedules I, II and III above. The failure to remove a nonconforming sign within the time provided hereunder shall constitute a violation of this title and a public nuisance. If the owner of the sign or the property upon which the sign is located fails to remove the nonconforming sign within thirty (30) days following written notification thereof, the city council may, in addition to any other remedies, order the commencement of abatement proceedings as follows:

1. The Director and Community Development shall give written notice to the owner of the nonconforming sign and the owner of the property upon which such sign is located that unless such sign is removed or a hearing is requested within thirty (30) days, the city will cause the sign to be removed and all costs related to such removal shall be charged against the property.
2. If a hearing is not requested and the nonconforming sign is not removed within said thirty day period, the Director of Community Development shall cause such sign to be removed. If a hearing is timely requested by any affected person, the director shall set a hearing and give such person ten (10) days prior notice thereof. After giving an opportunity to all interested persons to be heard at the hearing, the director shall determine whether the subject sign is nonconforming and must be removed under the requirements of this part. The director shall notify all such persons of the director's

~~decision. If the director determines that the subject sign is required to be removed, the director shall cause such sign to be removed unless an appeal of the director's decision is made in accordance with the provisions of this title.~~

- ~~3. The Director of Community Development shall determine the cost of removing the sign, including all incidental and administrative expenses incurred in connection therewith. Thereafter, the director shall notify the owner of the sign and the owner of the property upon which the sign is located of the costs of removing the subject sign. Within thirty (30) days after such notice, any affected person may request in writing a hearing before the director on the amount of said cost.~~

~~— Upon receipt of said request, the director shall set a hearing to review the reasonableness of the charge, and give such person ten (10) days prior notice thereof. After giving an opportunity to all interested persons to be heard at the hearing, the director shall determine the reasonableness of the charges for removing the sign. The director shall notify all such persons of the director's decision. Unless an appeal of the director's decision is filed in accordance with the provisions of this title, if the total charge is not paid within thirty ((30) days after said notice, such charge shall be made a special assessment against the property to be collected at the same time and in the same manner as ordinary municipal taxes are collected pursuant to Government Code Section 38773.5. The director shall take the necessary steps to cause such charges to be entered on a tax bill on the property, and shall also cause a notice of a lien therefore to be filed with the county recorder to constitute a lien on the real property.~~

- ~~4. The assessment shall be collected at the same time and in the same manner as ordinary county taxes are collected, and shall be subject to the same penalties and the same procedures and sale in case of delinquency as provided for ordinary taxes. All laws applicable to the levy, collection and enforcement of county taxes shall be applicable to such special assessment.~~