

Chapter 20.84

SIGN REGULATIONS

Sections:

- 20.84.010 Purpose of sign regulations.
- 20.84.020 Policies.
- 20.84.030 Definitions.
- 20.84.040 Prohibited signs.
- 20.84.050 Permits required.
- 20.84.060 Signs in commercial and manufacturing zones.
- 20.84.070 Signs allowed without a permit in any zone.
- 20.84.080 Signs allowed without permit in residential zones.
- 20.84.090 Maintenance.
- 20.84.100 Sign programs.
- 20.84.110 Service station signs.
- 20.84.120 Changeable copy signs.
- 20.84.130 Legal nonconforming signs.

20.84.010 Purpose of sign regulations.

The objectives, justification, and basis for the various regulations relative to signs as contained in this chapter include, but are not limited to, the following:

- (1) To direct persons to various activities and enterprises in order to provide for the public convenience.
- (2) To provide a responsible system of controls of signs, integrated within and a part of the comprehensive zoning plan set forth by this code, and not as a distinct police power exercise separate and apart from the zoning power.
- (3) To encourage signs which are well design relationship, and spacing.
- (4) To which has a minimum of overhead clutter.
- (5) To enhance the economic value of the community and each area thereof through the regulation of such things as size, location, and the illumination of signs.
- (6) To encourage the signs which are compatible with adjacent land uses.
- (7) To reduce possible traffic and safety hazards through good signing.
- (8) To relate sign area and height to viewing distance and optical characteristics of the eye. (Ord. 587 § 20-1.2200).

20.84.020 Policies.

(1) No sign or advertising structure which in any way endangers the safety of any person or vehicle shall be permitted.

(2) All signs and advertising structures shall be maintained in a neat and orderly condition.

(3) Signs for an establishment within a commercial or industrial center shall be in harmony with the signing of the entire center and consistent with an approved signs program for the center.

(4) No person shall place, erect, construct, or otherwise maintain any sign which is not established in compliance with the regulations ordinance or statute, and except when otherwise indicated in this title, no outdoor advertising sign shall be so established without such license and permits as are required by applicable state statutes and city ordinances.

(5) Commercial signs shall identify the name, type, and address of the business or activity to which they refer.

(6) It is the policy of the city to encourage commercial establishments to use at least some English text to enable the city and the public to identify an establishment for public safety purposes and to promote the economy of the city by broadening the market identification of its businesses. However, no sign will be disapproved solely because it fails to include English text. (Ord. 587 § 20-1.2205).

20.84.030 Definitions.

For purposes of this chapter:

“Banner signs” shall mean nonpermanent signs, other than a flag, generally made of flexible materials such as pliable plastic, fabric, paper or other lightweight material not enclosed in a rigid frame and may not contain copy.

“Billboard” shall mean a sign in excess of 100 square feet designed for changing advertisement copy and which is normally used for advertisement of goods, products, or services rendered at locations other than the premises on which the sign is located.

“Changeable copy sign” shall mean a sign with characters, letters, or illustrations that can be changed or rearranged without altering the surface of the sign.

“Construction sign” shall mean a sign at the site of a construction project identifying the individuals

or firms directly connected with the project or the owner or ultimate user.

“Director” shall mean the director of community development.

“Flag” shall mean fabric of distinctive design that is used as a symbol of a government, institution, or other entity.

“For sale, rent, or lease sign” shall mean a sign which advertises the sale, rent, or lease of a property.

“Freestanding sign” shall mean any sign that is completely supported by structures or supports that are placed on, or anchored in, the ground and are independent from any building or other structure.

“Identification sign” shall mean a sign which identifies the occupants of a building, lot or premises or the merchandise available at the building, lot, or premises where the sign is located.

“Inflatable sign” shall mean a sign which may be inflated with air or another gas such as helium and includes balloons.

“Legal nonconforming sign” shall mean a sign which was legally installed prior to the date of the ordinance which adopted this chapter, but which is inconsistent with the provisions of this chapter.

“Marquee sign” shall mean any sign affixed to a permanent projection extending from a building or beyond the wall of a building.

“Monument sign” shall mean a freestanding, low-profile sign that has been a solid base.

“Pennants” shall mean made of flexible materials, such as plastic, paper, or cloth, suspended from a rope, wire, or string, and designed to move in the wind.

“Portable sign” shall mean any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including but not limited to the following:

- (a) Signs designed to be transported on wheels.
- (b) A-frame or T-frame signs.
- (c) Menu signs and sandwich signs.
- (d) Umbrellas used for advertising.
- (e) Signs attached to or painted on a vehicle parked and visible from the public right-of-way unless the vehicle is normally used for some purpose other than bearing a sign.

“Premises” means one or more lots or parcels devoted to common use, as in a commercial strip center located on one or more lots or parcels.

“Roof sign” shall mean any sign erected upon or over the roof of any building or which is partially or totally supported by the roof or roof structure of a building.

“Sign area” shall mean the surface area within a single continuous perimeter containing words, letters, figures, or symbols, together with any frame or material forming an integral part of the display but excluding support structures, the face of a building, and incidental part not drawing attention to the subject matter. Sign area shall include only the area of the larger face of a double-faced sign.

“Temporary sign” shall mean a sign constructed of paper, cloth, canvas, or other similar lightweight material, with or without frames, including window displays, intended to be displayed for no more than 60 days.

“Wall-mounted on an exterior sign” shall mean a sign mounted on an exterior wall of a building. (Ord. 587 § 20-1.2210).

20.84.040 Prohibited signs.

The following signs and sign structures are prohibited:

(1) Signs painted directly on an exterior wall, fence, freestanding sign face, parapet, or fascia except murals, paintings, and similar works approved pursuant to Chapter 20.40 CMC.

(2) Signs which are hazards to pedestrians, or in any other way pose a threat to public safety.

(3) Billboards.

(4) Obscene signs. Signs that display “obscene matter” as that term is defined in Section 311 of the California Penal Code.

(5) Inflatable signs, banners, and pennants except as provided in CMC 20.84.060.

(6) Signs that rotate, move, glare, flash, change, reflect, blink, or appear to do so.

(7) Signs on public property, except when authorized by the appropriate public agency.

(8) Portable signs and A-frame signs.

(9) Signs which utilize two or more light bulbs suspended from a wire or cord.

(10) Roof signs.

(11) There shall be no additions, tag signs, display boards, appurtenances, or cutouts added to a sign as originally approved except as permitted by the director of community development. Any such unauthorized addition shall be deemed a violation

of the permit and shall be cause for removal of the entire sign. (Ord. 587 § 20-1.2215).

20.84.050 Permits required.

A sign permit shall be obtain prior to the installation, construction, or alteration of any sign except as otherwise provided in this chapter. Building permits or electrical permits shall also be obtained in accordance with the building and electrical codes. Any change in color, message, copy design, or size of a sign shall require a permit and shall comply with any applicable sign program.

Applications for sign permits shall be submitted to the director and shall be accompanied by the following materials:

- (1) Three copies of the sign proposal showing the proposed height, size, shape, color, and design of each sign and supporting structure.
- (2) A site plan illustrating the placement of the sign in relation to buildings and other structures on the property on which the sign is to be located.
- (3) An elevation drawing showing the position of each sign as it will appear on a building or, for a freestanding sign, as it will appear in relation to adjacent buildings or structures.
- (4) The name and address of the applicant and the property owner.
- (5) The endorsement of either the owner of the site or an authorized representative of the owner.
- (6) Such additional information as the director may require to determine compliance with this chapter and all other ordinances of the city.
- (7) Any application for a sign permit shall not be complete unless accompanied by an application fee in an amount established by resolution of the city council or by other lawful means.
- (8) All sign applications shall be reviewed by the director. The director shall approve, approve with modifications or conditions, or deny an application in accordance with the standards established by this chapter and other applicable requirements and standards of the city. (Ord. 587 § 20-1.2220).

20.84.060 Signs in commercial and manufacturing zones.

Except as otherwise provided in this chapter, the following signs are permitted in the commercial and manufacturing districts of the city:

(1) Wall-Mounted Signs.

(a) One wall-mounted identification sign shall be permitted for each exterior elevation of that portion of a building under the control of a single occupant.

(b) Except as otherwise permitted in this chapter, the maximum allowable sign area for wall-mounted identification signs shall not exceed one and one-half building frontage on the front elevation of a building. Signs mounted on the side or rear elevation of a building shall not exceed one square foot of sign area for each foot of building frontage.

(i) Larger sign area may be permitted for commercial buildings, including office buildings, of three or more stories and for occupancies with an unusually small proportion of building frontage to square footage, if the director determines that the additional sign area is necessary for adequate identification or for harmony of signs.

(ii) For buildings containing over 50,000 square feet of gross floor area, at least 20 feet of building frontage on the front elevation, the maximum allowable sign area for wall-mounted identification sign area for shall not exceed three square feet of sign area for each foot of a building frontage on the front elevation of the building.

(c) No signs shall be permitted on any elevation of a building that is adjacent to residentially or a building that is adjacent to residentially zoned or occupied property which is not separated by a street or substantial parking area.

(d) Industrial signs shall not be mounted more than 20 shall not exceed 100 square feet in sign area.

(2) Monument Sign.

(a) No more than one monument sign shall be permitted on a premises, except that if an office building, or an integrated shopping complex comprised of five or more stores, has frontage on two or more commercial streets it shall be permitted two monument signs, provided the premises has at least 100 lineal feet of frontage on each street and the two signs are not located on the same street.

(b) All monument signs shall meet the following standards:

(i) The sign face shall not exceed five feet from top to bottom nor 12 feet from top to bottom nor 32 square feet in area.

(ii) The top of the sign shall not be more than six feet from any the grade of the nearest sidewalk.

(iii) The sign shall be located at least 10 feet from any property line or street right-of-way, whichever is closer.

(iv) The sign may be internally or externally illuminated.

(v) The supporting structure of the sign shall be no taller than 18 inches above the finished grade.

(3) Freestanding Signs. A conditional use permit is required for freestanding signs.

(a) Not more than one freestanding sign shall be permitted on a premises, except that if an integrated shopping complex comprised of five or more stores has frontage on two or more commercial streets, it shall be permitted two freestanding signs, provided the signs are not located on the same street.

(b) The height and area of freestanding signs shall comply with the following standards:

Frontage of Site on a Commercial Street	Maximum Height	Maximum Area
Less than 100 feet		(No sign permitted)
100 – 199 feet	20'	40 sq. ft. per face
200 – 499 feet	23'	50 sq. ft. per face
500 or more feet	26'	60 sq. ft. per face

(c) A site with at least 100 feet of frontage on two or more major highways, as that term is defined in the Cudahy general plan, may exceed the standards pursuant to Chapter 20.44 CMC.

(d) The face of a freestanding sign shall not exceed 10 feet from top to bottom nor 15 feet from side to side.

(e) No part of a freestanding sign, with the exception of its supporting column, may be lower than 12 feet above grade.

(f) The lowest point of any freestanding sign, with the exception of its supporting column, which projects over a driveway or other vehicular traffic-way shall be at least 15 feet above grade.

(g) No portion of any freestanding sign shall project into or over a public right-of-way. The nearest part of the sign shall be located at least 10 feet from the closer of the property line or any right-of-way.

(4) Special Events.

(a) Temporary signs for special events including, without limitation, grand openings, inventory sales, and end-of-the-year sales shall be permitted up to four times per calendar year; provided, that the total time which the signs are displayed does not exceed 60 days in any calendar year. If a business generates gross revenue receipts of 3/4 of a million or more per year, temporary signs may be permitted up to six months per calendar year; provided, that the time which the signs are displayed at one time does not exceed 60 days.

(b) Signs for special events may include balloons, pennants, and banners.

(c) All special event signs require a sign permit for each special event, pursuant to the provisions of this chapter.

(d) Only one banner sign shall be displayed per building elevation. No sign shall be permitted on any elevation of a building that is adjacent to residentially zoned or occupied property which is not separated from the residential property by a street or parking area of the same width as a public street.

(e) No banner sign shall exceed three feet from top to bottom, nor 12 feet from side to side, nor 36 square feet in area.

(f) Upon the expiration of a permit for a temporary sign, the applicant shall cause the sign to be removed within 24 hours thereafter.

(g) Window Signs. Temporary signs displayed behind a window or within a building which occupy up to 25 percent of the window area of the building frontage on which they appear. (Ord. 587 § 20-1.2225).

20.84.070 Signs allowed without a permit in any zone.

The following signs are permitted in any land use district without a permit:

- (1) Governmental or other legally authorized posters, notices, or signs;
- (2) Traffic, directional, warning, or informational signs or advertising structures required or authorized by a public body;

(3) Permanent memorial or historical signs, plaques or markers erected with the authorization of a public entity;

(4) One building directory sign of up to 10 square feet shall be permitted for a multiple occupancy building. The sign shall be mounted flat on a wall near the primary entrance to the building;

(5) Flags subject to the following conditions:

(a) Only one flag shall be permitted per non-residential occupied parcel or per dwelling unit;

(b) No flag pole shall exceed 35 feet in height above grade;

(c) No flag shall exceed a vertical dimension of five feet nor a horizontal dimension of eight feet;

(d) The flag pole shall be set back at least 20 feet from any property line;

(e) The individual or group seeking to install a flag pole shall provide structural integrity and safety of the flag pole. The applicant shall obtain a building permit for the flag pole if it is required by the building code;

(6) For sale, rent or lease signs subject to the following:

(a) Only one such sign shall be displayed per street frontage of the property to which it refers;

(b) No such sign shall exceed 10 square feet in sign area;

(c) Any such sign shall be placed at least five feet from any property line;

(7) Construction signs not more than 20 square feet in area may be established upon the site of any building or structure under construction, alteration or in the process of removal but shall be removed immediately upon issuance of a certificate of occupancy. (Ord. 587 § 20-1.2230).

20.84.080 Signs allowed without permit in residential zones.

The following signs are permitted in the residential land use districts without a permit:

(1) Up to five noncommercial signs; provided, that each such sign shall not exceed an area of 12 square feet conform to the new regulations within three years of the effective date of the ordinance which generated the nonconformity.

(2) A legal nonconforming sign may be maintained longer than the time permitted in subsection (1) of this section pursuant to the terms of Chapter 20.24 CMC. (Ord. 587 § 20-1.2235).

20.84.090 Maintenance.

All signs and advertising structures shall be maintained in a clean and attractive condition. All signs shall be cleaned, required, or replaced within 30 days following notification by the city that such action is necessary. (Ord. 587 § 20-1.2240).

20.84.100 Sign programs.

(1) A sign program shall be adopted for all commercial or industrial developments in the city that contain two or more uses where individual sign based upon maximum allowable sign area, colors, type of sign, and size of letters. Each sign program shall promote harmony of this chapter. Each sign program shall be submitted to the director for review and approval.

(2) No permit shall be issued for any sign in or for a multiple-tenant development that is not in conformance with an approved sign program. (Ord. 587 § 20-1.2245).

20.84.110 Service station signs.

In addition to the sign area allowed for identification signs, service stations will be permitted an additional 50 square feet of sign area for fuel prices. Other products shall not be advertised on the exterior of the building. The display and placement of all signs is subject to the approval of the director. (Ord. 587 § 20-1.2250).

20.84.120 Changeable copy signs.

A changeable copy sign shall be permitted; provided, that the sign meets the requirements and standards of this chapter, as well as the following:

(1) Changeable copy shall be allowed on the face of freestanding signs only. Changeable copy shall not be allowed on wall-mounted signs.

(2) The changeable copy portion of a sign face shall not exceed 33 percent of the area of that sign face.

(3) Changeable letters shall be subject to the approval of the director. (Ord. 587 § 20-1.2255).

20.84.130 Legal nonconforming signs.

(1) Any sign which becomes a legal nonconforming use as a result of adoption of the ordinance which adopted this chapter or of any subsequent amendment thereto shall be removed or altered to conform to the new regulations within three years

of the effective date of the ordinance which generated the nonconformity.

(2) A legal nonconforming sign may be maintained longer than the time permitted in subsection (1) of this section pursuant to the terms of Chapter 20.24 CMC. (Ord. 587 § 20-1.2260).

Chapter 20.88

ENVIRONMENTAL PERFORMANCE STANDARDS

Sections:

- 20.88.010 Purpose and intent.
- 20.88.020 Noise.
- 20.88.030 Vibration.
- 20.88.040 Dust and paint.
- 20.88.050 Smoke.
- 20.88.060 Light, glare, and heat.
- 20.88.070 Hazardous materials.
- 20.88.080 Radioactive materials.
- 20.88.090 Electromagnetic interference.
- 20.88.100 Odors and gases.
- 20.88.110 Hours of operation.
- 20.88.120 Enforcement.

20.88.010 Purpose and intent.

The following performance standards are included in the zoning code to:

(1) Ensure that residential neighborhoods and the business community in Cudahy will be free from environmental hazards of noise, vibration, dust, glare, and other negative influences; and

(2) Contribute to regional efforts to protect and enhance the environmental quality of life. (Ord. 587 § 20-1.2300).

20.88.020 Noise.

The following provisions limit unwanted and harmful emission of sound:

(1) Maximum permissible exterior sound levels by receiving land uses are:

(a) Noise standards for the various categories of land uses set forth in Table 20.88-1 shall, unless otherwise specified, apply to each property or portion of property in the community. Where two or more dissimilar land uses occur on a single property, the more restrictive noise standard shall apply;

(b) In the event of a dispute over the identification of a receiving land use, interpretation is to be made by the city;

(c) No person shall operate or cause to be operated any source of sound or noise at any location within the city, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, which causes the noise level to exceed the levels indicated on Table 20.88-1.