



**County of San Diego**  
**PLANNING & DEVELOPMENT SERVICES**

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February 28, 2014

Update No. 95  
2-14

**TO:** Persons Holding Copies of the San Diego County Zoning Ordinance  
**FROM:** Planning & Development Services  
**RE:** AMENDMENT PAGES FOR THE COUNTY ZONING ORDINANCE

Attached are pages containing changes to the San Diego County Zoning Ordinance amended by adoption of Ordinance No. 10322 (N.S.), effective February 28, 2014. This Ordinance makes additions and amendments to the Definitions and the Off-Premise Sign Regulations. These amendment pages are known as “Signs and Banners in the Public Right-of-Way”, adopted by the Board of Supervisors on January 29, 2014.

Please substitute these pages in your copy of the Zoning Ordinance by removing the obsolete pages and adding the new pages as follows:

<b>REMOVE</b>	<b>ADD</b>	<b>SECTION CHANGES/DESCRIPTION</b>
Def. B - Def. B (1 page)	Def. B - Def. B (1 page)	Added definition of “Banner”
Def. S - Def. S (1 page)	Def. S - Def. S (1 page)	Amended definition of “Sign”
6203 - 6217 (6 pages)	6203 - 6217 (9 pages)	Amended 6203 to add allowance for “seasonal decorations” Amended 6205.g to make minor amendment Amended 6207.a. to address signs in the right-of-way Amended 6207.b.2 to allow “Community Identification Signs” across roads and other clarifications Amended 6207.b.3 to allow “Directional Wayfinding Signs” in the right-of-way Added 6207.b.6 to add regulations for “Neighborhood and Business Watch Signs” Added 6207.b.7 to add regulations for “Temporary Community Event Banners” Added 6207.b.8 to add regulations for

		<p>“Community Information Signs” Amended 6212 to add reference to County Code Amended 6217 to add reference to County Code Pagination changes</p>
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Upon insertion of these pages, we suggest you fill in the space provided for Update No. 95 inside the front cover of your Zoning Ordinance. This will serve as a record that your copy has been updated. If you have any questions regarding this update, please contact Heather Lingelser at (858) 495-5802.



Todd Snyder, Chief  
Advance Planning Division  
Department of Planning and Development Services

## DEFINITIONS (B)

**Background Sound Level ( $L_{90}$ ):** The sound level that is exceeded for 90 percent of the total measurement period as described in the current edition of Quantities and Procedures for Description and Measurement of Environmental Sound by the American National Standard Institution. Background Sound Level may be measured relative to A-weighting or C-weighting, in which case it would be denoted as  $L_{A90}$  and  $L_{C90}$ , respectively.

(Added by Ord. No. 10262 (N.S.) adopted 5-15-13)

**Banner:** A sign usually made of flexible material that has limited durability, such as paper, cloth or plastic.

(Added by Ord. No. 10322 (N.S.) adopted 1-29-14)

**Barn:** A building used for the shelter of livestock raised on the premises, the storage of agricultural products produced or consumed on the premises, or the storage and maintenance of farm equipment and agricultural supplies used for the agricultural operations on the premises. A barn may be located within or adjacent to an Animal Enclosure, but a barn is not considered an Animal Enclosure. A Barn is considered an accessory residential or agricultural use.

(Amended by Ord. No. 10285 (N.S.) adopted 9-11-13)

**Base Units:** The number of dwelling units proposed for a housing development, exclusive of the density bonus units. The number of base units cannot exceed the maximum allowable residential density.

(Added by Ord. No. 10068 (N.S.) adopted 8-4-10)

**Basement:** Any floor level below the first story in a building, except that a floor level in a building having only one floor level shall be classified as a basement unless such floor level qualifies as a first story as defined herein.

(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)

**Bed and Breakfast Home:** A single-family dwelling in which more than two bedrooms are made available for rent on a less than weekly basis to provide lodging, including overnight sleeping accommodations and breakfast.

(Added by Ord. No. 7160 (N.S.) adopted 6-18-86)

(Amended by Ord. No. 7363 (N.S.) adopted 8-19-87)

(Amended by Ord. No. 7515 (N.S.) adopted 7-13-88)

Def. B

**Bedroom:** Attached room which is intended, arranged, or designed to be occupied by one or more persons primarily for sleeping purposes and shall have an area of not less than 70 square feet or be less than 7 feet in any dimension with a closet opening on it or within it.

(Added by Ord. No. 6134 (N.S.) adopted 7-22-81)

**Bicycle Space:** An area that is permanently reserved and maintained for parking one bicycle either in an open rack or an enclosed structure or locker.

(Added by Ord. No. 5976 (N.S.) adopted 1-28-81)  
(Amended by Ord. No. 6940 (N.S.) adopted 4-10-85)

**Bird:** An avian species other than poultry.

(Added by Ord. No. 5786 (N.S.) adopted 6-4-80)  
(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)

**Block:** All property fronting upon one side of a street between intersecting and intercepting streets, or between a street and a right-of-way, waterway, terminus of dead end street, or city boundary. An intercepting street shall determine only the boundary of the block on the side of the street which it intercepts.

**Bluff:** A scarp or steep face of rock, decomposed rock, sediment or soil resulting from erosion, faulting, folding, filling or excavation of the land mass. The bluff may be simple planar or curved surface or it may be steplike in section.

(Amended by Ord. No. 5329 (N.S.) adopted 12-13-78)

**Bluff Edge:** The upper termination of a bluff. When the top edge of the bluff is rounded away from the face of the bluff as a result of erosional processes related to the presence of the steep bluff face, the edge shall be defined as that point nearest the bluff beyond which the downward gradient of the land surface increases more or less continuously until it reaches the general gradient of the bluff. In a case where there is a steplike feature at the top of the bluff face, the landward edge of the topmost riser shall be taken to the bluff edge. In those cases where irregularities, erosion intrusions, structures or bluff stabilizing devices exist on a subject property so that a reliable determination of the bluff edge cannot be made by visual or topographic evidence, the Director shall determine the location of the bluff edge after evaluation of a geologic and soil report.

(Added by Ord. No. 5329 (N.S.) adopted 12-13-78)

they are outstanding examples of the community type as identified by the California Department of Fish and Game listing of community associations.) Sensitive Habitat Lands includes the area which is necessary to support a viable population of any of the above species in perpetuity, of which is critical to the proper functioning of a balanced natural ecosystem or which serves as a functioning wildlife corridor.

(Added by Ord. No. 7630 (N.S.) adopted 05-23-89)

**Setback:** A required, specified distance between a building or structure and a lot line or lines, measured perpendicularly in a horizontal plane extending across the complete length of said lot line or lines.

**Setback, Front Yard:** The setback applicable in the front yard of a building or structure. When a parcel or lot abuts a public road, the front setback shall be measured from the centerline of the public road.

(Amended by Ord. No. 9958 (N.S.) adopted 12-10-08)

**Setback, Rear Yard:** The setback applicable in the rear yard of a building or structure.

**Setback, Side Yard:** The setback applicable in the side yard of a building or structure.

**Sexual Encounter Establishment:** An establishment, other than a hotel, motel or similar establishment offering public accommodations, which, for any form of consideration, provides a place where two or more persons may congregate, associate or consort in connection with specified sexual activities or the exposure of specified anatomical areas. This definition does not include an establishment where a medical practitioner, psychologist, psychiatrist or similar professional person licensed by the State of California engages in sexual therapy. For the purposes of these regulations, sexual encounter establishment shall include massage or rap parlor and other similar establishments.

(Added by Ord. No. 5840 (N.S.) adopted 7-30-80)

**Sexual Activities:** (See Specified Sexual Activities)

(Added by Ord. No. 5840 (N.S.) adopted 7-30-80)

**Shaft:** A vertical opening through a building for elevators, dumbwaiters, mechanical equipment or similar purposes.

**Shrub:** A woody perennial plant generally with multiple basal stems.

(Added by Ord. No. 7735 (N.S.) adopted 3-13-90; operative 10-01-90)

**Sidewalk Cafe:** An area adjacent to and directly in front of a street level eating or drinking establishment located within the sidewalk area of the public right-of-way used exclusively for dining, drinking and pedestrian circulation. The encroachment area of a sidewalk cafe may be separated from the remainder of the sidewalk by railings, fencing or landscaping planter boxes or a combination thereof.

(Added by Ord. No. 6924 (N.S.) adopted 2-20-85)

Def. S

**Sign:** Any structure, device, material or substance placed, attached or applied in any manner on or above a building, structure or site so as to be visible at or beyond the property boundaries and which displays by shape, color, light or symbol any attention arrestor device, model, banner, numeral, letter, word, trademark, logo, emblem or other representation.

(Added by Ord. No. 6691 (N.S.) adopted 11-30-83)  
(Amended by Ord. No. 10322 (N.S.) adopted 1-29-14)

**Sign, Abandoned:** A sign which remains in place after expiration of the permit authorizing it or after the date, event or purpose for which it was installed has passed or terminated.

(Added by Ord. No. 6691 (N.S.) adopted 11-30-83)

**Sign Area:** The entire area within a continuous perimeter enclosing the extreme limits of sign display including any frame or border. Curved, spherical, or any other shaped sign face shall be computed on the basis of actual surface area. The copy of signs composed of individual letters, numerals or other devices shall be the sum of the area of the smallest rectangle or other geometric figure encompassing each of said letter or devices. The calculation of a double-faced signs shall be the area of one face only. Double-faced signs shall be so constructed that the perimeter of both faces coincide and are parallel and not more than 24 inches apart.

(Added by Ord. No. 6691 (N.S.) adopted 11-30-83)

**Sign, Arcade/Marque:** An on-premise sign painted on, attached to or suspended from an arcade, marque or similar architectural feature.

(Added by Ord. No. 6691 (N.S.) adopted 11-30-83)

**Sign, Freestanding:** Any sign supported wholly by uprights, braces, or poles in or upon the ground including poster panels, painted bulletins, signs on fences, and signs on structures other than buildings and/or canopies.

(Added by Ord. No. 6691 (N.S.) adopted 11-30-83)  
(Amended by Ord. No. 8015 (N.S.) adopted 12-4-91)

**Sign, Freeway-Oriented:** An on-premise freestanding or roof sign which is located within 350 feet of the nearest point of the through lane of the adjacent freeway and not more than 1,500 feet from the nearest point where a freeway exit providing access to the premises on which the sign is located contacts the edge of said through lane. Such signs shall be used to identify premises where food, lodging, goods or services essential to the traveling public are available.

(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)

**Sign, Height:** The vertical distance from the average ground elevation at the sign supports or base of a freestanding sign and the highest point of the sign/sign structure. For signs affixed to other structures the grade from which the structure height is measured.

(Added by Ord. No. 6691 (N.S.) adopted 11-30-83)

- I. Scenic Area and Historic Preservation District Area directional and identification signs subject to Site Plan review.
- m. Seasonal decorations not defined in Section 6207 and permitted by the Director, Department of Public Works, in accordance with Section 51.123 of the San Diego County Code.
- n. In each instance and under the same conditions as this Chapter permits any sign, a sign containing an ideological, political or other non-commercial message and constructed to the same physical dimensions and characteristics shall be permitted.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)  
 (Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)  
 (Amended by Ord. No. 7169 (N.S.) adopted 7-09-86)  
 (Amended by Ord. No. 8028 (N.S.) adopted 1-15-92)  
 (Amended by Ord. No. 8406 (N.S.) adopted 5-18-94)  
 (Amended by Ord. No. 9472 (N.S.) adopted 5-15-02)  
 (Amended by Ord. No. 10322 (N.S.) adopted 1-29-14)

#### 6204 PORTABLE OFF-PREMISE SIGNS LIMITED.

Portable off-premise signs shall be prohibited; provided, however, that portable off-premise signs advertising temporary events may be permitted by Administrative Permit for a period not to exceed 60 days.

(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)

## 6205 OFF-PREMISE SIGNS.

Off-premise signs may be erected, constructed, placed or maintained only in the locations specified herein and in accordance with an Administrative Permit. No application shall be accepted which is not accompanied by evidence of current approval by the applicable section of the Outdoor Advertising Act, Division 3 of the Business and Professions Code, State of California.

- a. Permitted Locations: Off-premise signs may be placed only in the following locations, unless otherwise prohibited:
  1. On a lot or parcel in zones subject to the C37, C38, M54 and M58 Use Regulations.
- b. Prohibited Locations. Off-premise signs are not permitted in any of the following locations:
  1. In any zone subject to the Community Design Review Area Regulations (Section 5750 et seq.), Scenic Area Regulations (Section 5200 et seq.) or Historic/Archaeological Landmark and District Area Regulations (Section 5700 et seq.) of the Zoning Ordinance.
  2. In any area that is located within the California Coastal Zone.
  3. Within 300 feet of any residential zone having frontage on the same street.
  4. Upon, projected over, or supported in whole or in part, by or painted onto, any portion of a building; or situated on or attached in any manner to a wall or fence.
  5. Upon or over the right-of-way of any public street.
- c. Setbacks. Off-premise signs with an area per face of more than 32 square feet shall conform to all street frontage setback requirements of the zone in which located. No sign shall be located within the setback for an established official centerline route per Section 4815.
- d. Sign Area. Signs may be single-faced or double-faced with a maximum area per face of 300 square feet.
- e. Height.
  1. No portion of any sign or sign structure shall exceed a height of 25 feet.
  2. All signs shall maintain a minimum clearance of 8 feet between the lowest extremity of the sign and the highest ground elevation directly thereunder.

- f. Spacing. Signs shall be located no closer than 500 feet from any other off-premise sign; said distance to be measured on a direct line between signs on the same street and measured along right-of-way lines for signs on intersecting streets.
- g. Construction. Double-faced signs, unless otherwise specified, shall be so constructed that the area and perimeter of both faces coincide and are back-to-back in parallel planes not more than 24 inches apart. Supporting members of signs with an area per face greater than 128 square feet will be constructed of noncombustible materials.
- h. Appearance and Maintenance. Signs shall be maintained as required to assure a well-kept appearance free from graffiti and cracking or peeling paint. The back of single faced signs visible from adjacent property or a public road shall be solid painted or stained in subdued colors or shall be screened from view.
- i. Lighting. Signs may be illuminated unless otherwise specified, provided such signs are so constructed that no light bulb, tube, filament or similar source of illumination is visible beyond the property lines. Signs making use of lights to convey the effect of movement, or flashing, intermittent or variable intensity lighting shall not be permitted. This restriction shall not apply to signs which convey information such as time, temperature, or weather.
- j. Movement. No sign shall move or rotate, nor display any moving and/or rotating parts. Wind propellers and other noise creating devices shall not be permitted.
- k. Attention Attracting Devices. Flags, banners, pennants, spinners, streamers and similar devices may not be attached to an off-premises sign.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)  
(Amended by Ord. No. 6743 (N.S.) effective 1-11-85)  
(Amended by Ord. No. 7169 (N.S.) effective 7-09-86)  
(Amended by Ord. No. 8028 (N.S.) adopted 1-15-92)  
(Amended by Ord. No. 8114 (N.S.) adopted 7-29-92)  
(Amended by Ord. No. 9472 (N.S.) adopted 5-15-02)  
(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)  
(Amended by Ord. No. 10322 (N.S.) adopted 1-29-14)

6207 SPECIAL PURPOSE OFF-PREMISE SIGNS.

The regulations generally applicable to off-premises signs set forth in Sections 6204 and 6205 shall not be applicable to special purpose off-premises signs. Special purpose off-premise signs may be constructed, placed and maintained in accordance with the following regulations:

a. General Standards Applicable to Special Purpose Off-Premise Signs.

1. Spacing. Signs shall be located no closer than 300 feet from any other special purpose off-premise sign unless otherwise specified in this section; said distance to be measured on a direct line between signs on the same street and measured along right-of-way lines for signs on intersecting streets.
2. Setbacks. No portion of any sign shall extend beyond private property lines into the street right-of-way, except as permitted pursuant to subsections b.2, b.3, b.6, or b.7, or Chapter 1 of Division 1 of Title 5 of the San Diego County Code commencing with Section 51.101.
3. Prohibitions. Signs are prohibited in any zone subject to Scenic Area Regulations or Historic/Archaeological Landmark and District Area Regulations, except scenic or historic site directional wayfinding signs, community information signs or community identification signs subject to Site Plan review. For signs to be located within a street right-of-way, the zone shall be considered that of the abutting parcel closest to the sign location. For street spanning banners or other sign installations where the closest abutting parcels have different zones, the more restrictive zone as determined by the Director, Planning and Development Services, shall apply.

b. Special Purpose Off-Premise Sign Types.

1. Temporary Real Estate Directional Signs

Off-premise signs providing direction to new residential, commercial or industrial development are allowed if the following requirements are met:

- i. Size. Signs located within the California Coastal Zone and all Residential Zones shall be limited to 16 square feet. The maximum size in all other areas/zones shall be 32 square feet.
- ii. Height. Signs shall not exceed the following heights:  
  
0 to 16 square feet = 8 feet  
17 to 32 square feet = 12 feet
- iii. Location. Signs shall not be permitted upon, projected over, or supported in whole or in part, by or painted onto, any portion of a building; or situated on or attached in any manner to a wall or fence.

- iv. **Grouping.** Not more than two temporary real estate directional signs may be permitted on a lot or parcel, each relating to a different development. Each sign shall have an area of 32 square feet or less, and shall be grouped so as to present a unified appearance (i.e., uniform height and configuration). No signs shall be less than five feet apart. No sign in such group shall be located within 300 feet of any other off-premise sign that is not part of the group, said distance to be measured in the manner specified in Section 6207(b)5.
  - v. **Number of Signs.** The maximum number of signs shall be limited to 4 for each development.
  - vi. **Distance from Development.** Signs shall not be located more than three air miles from the advertised development within the Coastal Zone and 5 miles in all other unincorporated areas. Signs located within the Coastal Zone may only advertise developments within the Coastal Zone.
  - vii. **Construction.** Double-faced signs shall be so constructed that the area and perimeter of both faces coincide and are back to back in parallel planes at a distance not to exceed 24 inches apart.
  - viii. **Sign Copy.** Copy shall be limited to name of the development and the developer; size, type, address, telephone number and price range of properties being offered and directional information.
  - ix. **Lighting.** Signs shall not be illuminated.
  - x. **Appearance and Maintenance.** Signs shall be maintained as required to assure a well-kept appearance free from graffiti and cracking or peeling paint. The back of single faced signs visible from adjacent property or a public road shall be solid painted or stained in subdued colors or shall be screened from view.
  - xi. **Movement.** No sign shall move or rotate, nor display any moving and/or rotating parts. Wind propellers and other noise creating devices shall not be permitted.
  - xii. **Time Limit.** Temporary Real Estate Directional Signs are allowed for a period not to exceed 2 years.
2. **Community Identification Signs.** Community Identification Signs are permitted to identify a community, its civic, fraternal, and religious organizations, and its community slogan or motto, if the following requirements are met:

- i. **Number and Location.** Not more than one sign may be located along any principal approach route to community village areas as delineated by the General Plan. Community Identification Signs installed in the public right-of-way shall be installed entirely within County of San Diego General Plan Mobility Element Roads rights-of-way.
- ii. **Area and Height.** Community Identification Sign area and height are subject to the following restrictions:
  - (a) **Area:** A ground-mounted sign may be single-faced or doublefaced with no face to exceed an area of 100 square feet. A street-spanning sign located in the public right-of-way may be single-faced or doublefaced with no face to exceed an area of 225 square feet.
  - (b) **Height:** A street-spanning sign located in the public right-of-way may be allowed up to a height of 30 feet in order to provide a 16 foot minimum clearance between the lowest extremity of the sign and the highest ground elevation directly below. Ground-mounted signs shall not exceed a height of 20 feet.
- iii. **Movement.** With the sole exception of a clock, no part of any sign shall move or rotate, nor display any moving and/or rotating parts. The sign shall not include changeable copy or lights used to convey any messages or convey the effect of movement, or flashing, intermittent or variable intensity lighting.
- iv. The applicable community or sponsor group shall review the location to ensure that it is placed at the entrance of the community.
- v. **Site Plan.** Obtain Site Plan permit prior to installation and modification of Community Identification Signs. Waivers, exemptions or exceptions to the Site Plan review process shall not be granted. Repair or replacement of community identification signs in a manner that substantially conforms to the approved Site Plan or complete removal of community identification signs shall not require subsequent Site Plan review. A site plan permit, an encroachment permit and a construction permit shall be obtained prior to installation of any Community Identification Sign in the public right-of-way.
- vi. No advertising messages, including business or corporate names, shall be allowed on Community Identification Signs.

3. **Directional Wayfinding Signs.** Directional Wayfinding Signs are a network of uniform directional signs to identify and provide directional information along County maintained General Plan Mobility Element roads to local points of interest which are of a civic, cultural, visitor oriented or recreational nature. A site plan permit, an encroachment permit and a construction permit shall be obtained prior to installation of any Directional Wayfinding Sign.
- i. **Number and Location.** Directional Wayfinding Signs may be placed no more than 5 miles from the destination. Directional Wayfinding Signs shall be installed entirely within County of San Diego General Plan Mobility Element Road right-of-way. No more than 50 Directional Wayfinding Signs may be used in any community planning area. Directional Wayfinding Signs shall not direct motorists off of any County maintained General Plan Mobility Element road.
  - ii. **Point of Interest.** Points of Interest eligible for Directional Wayfinding Signs must be open to the general public and be for one of the following types of destinations:
    - (a) **Civic Oriented:** Business districts, town centers, fair grounds, and event centers that promote a community.
    - (b) **Cultural:** Performing arts centers, concert halls, exhibit centers, live theatres or other venues open to the public for viewing art or crafts.
    - (c) **Educational:** Zoos, botanical gardens, nature centers, science centers and other facilities that provide educational opportunities.
    - (d) **Historic:** Any structures listed on the National Register of Historic Places and open to the public for guided tours.
    - (e) **Recreational:** Areas open to the general public for sporting events and leisure activity such as hiking, boating, fishing, pick nicking and public golf courses offering at least 9 standard holes of play.
    - (f) **Museum:** Facility open at least 100 days per year in which works of artistic, historical or scientific value are exhibited.
    - (g) **Winery/Brewery District:** The center of a region or district containing at least two state licensed wineries or breweries that are open to the public at least 100 days per year for guided tours, tasting or sales.
    - (h) **Transportation:** Facilities providing regular transportation by air or charter vehicle to at least 1,000 passengers per year.

- iii. Spacing.
  - (a) Signs shall be a minimum of 500 feet apart, measured along the right-of-way.
  - (b) Signs shall be installed between 150 and 400 feet of the closet intersection where motorists must make a decision to turn or continue on a path to arrive at a Point of Interest.
  - (c) Each Point of Interest may be designated on no more than 4 Directional Wayfinding Signs.
- iv. Area, Height and Dimensions. Each sign shall be single-faced or double-faced with no face to exceed 32 square feet. The bottom most portion of each sign shall be 7 feet above the ground. Each sign shall contain up to six destination shingles. The total area of the sign shall assume six shingles have been placed when calculating total sign area.
  - (a) Each destination shingle shall be an interchangeable sign no more than 1 foot high by 4 feet wide. Each destination shingle shall contain one directional arrow pointing left, right or forward.
  - (b) Each destination shingle may contain one line of information with letters no more than 6 inches tall and 3 inches wide generally descriptive of the destination.
  - (c) Each destination shingle may indicate the distance to the destination in miles.
  - (d) No more than one shingle shall be provided on any one sign for each Point of Interest
- v. Design. All signs within a Community Planning Area shall contain a consistent color and design theme, as approved by the Design Review Board or Community Planning or Sponsor Group. Signs shall not contain a scrolling or variable message, moving parts or be illuminated.
- vi. Site Plan. Obtain Site Plan permit for installation and modification of Directional Wayfinding Signs. Waivers, exemptions or exceptions to the Site Plan review process shall not be granted. Repair or replacement of Directional Wayfinding Signs or destination shingles in a manner that substantially conforms to the approved installation or complete removal of Directional Wayfinding Signs shall not require subsequent Site Plan review.
- vii. Advertising Prohibited. No advertising messages or slogans shall be allowed on Directional Wayfinding Signs. The name of a business when descriptive of the Point of Interest is allowed.

4. **Temporary Open House Directional Signs.** Temporary Open House Directional Signs are off-premise signs providing directions to an existing individual dwelling that is offered for resale. Such signs are permitted if the following conditions are met:
  - i. Display shall be limited to daylight hours, after which time the signs shall be removed.
  - ii. Placement shall be only on private property, not in public road rights-of-way, and shall be subject to the property owner's permission.
  - iii. Signs shall be limited to no larger than four square feet in area.
  - iv. No more than one such sign shall be placed on any parcel, except for corner lots which may have one such sign on each street frontage.
  - v. Sign copy shall state "Open House" and, in addition shall be limited to the name and phone number of the person and/or agency offering the property for sale, the address of or direction to the property, and a directional arrow.
  - vi. Signs must be related to an individual dwelling that is offered for resale only.
  
5. **Commercial or Industrial Center Identification Signs.** Upon issuance of an Administrative Permit, freestanding or monument signs may be authorized to identify a multi-tenant commercial or industrial center, and/or its tenants which are on more than one contiguous lot or parcel. If the sign is proposed in an area having zoning that requires Site Plan review of such signs, then no Administrative Permit is required. The following requirements shall be met:
  - i. **Location.** Commercial or Industrial Center Identification Signs may be located within the boundaries of a commercial or industrial center that can visually and functionally be identified as a unified development.
  - ii. **Number, Area, Height and other standards.** Commercial or Industrial Center Identification Signs may be substituted for on-premise signs normally permitted by Section 6263, provided they comply with the sign standards that would apply to such on-premise signs.
  - iii. **Site Plan.** Obtain any required Site Plan permit, or Site Plan permit exemption.
  
6. **Neighborhood and Business Watch Program Signs.** Neighborhood Watch and Business Watch Program Signs installed as part of a County Sheriff's Department or other federal, state or local police force program to deter crime.

- i. Size.
    - (a) Neighborhood Watch Signs. Neighborhood Watch Signs may be installed within areas zoned and developed for residential use. The signs shall be no more than 18 inches wide and 24 inches tall.
    - (b) Business Watch Signs. Business Watch Signs may be installed in areas zoned and developed for commercial, retail, office or industrial uses. The signs shall be no more than 18 inches wide by 24 inches tall.
  - ii. Location and Height. Signs shall be mounted at right angles to the road right-of-way. Signs shall be mounted at least 10 feet above the ground on poles approved by the Director of Public Works. Neighborhood and Business Watch Program Signs that are not located entirely on private property shall be installed entirely within County of San Diego road right-of-way. An encroachment permit shall be required for signs installed within County maintained right-of-way.
  - iii. Design. Signs shall be subject to approval by the Director of Public Works
7. Temporary Community Event Banners. Banners to announce or promote a community, cultural, or civic event open to the general public or of general public interest such as a street fair or parade may be located within the right-of-way of a County maintained road identified on the Mobility Element of the General Plan. The banners may be either Street Spanning Banners or Vertical Pole Mounted Banners. Banners shall not be used for commercial advertising for the sale or promotion of goods or services.
- i. Horizontal Street Spanning Banners.
    - (a) Size. Streets Spanning Banners may be up to 4 feet high and no wider than the traveled lanes up to a maximum of 70 feet. Banners may not be illuminated.
    - (b) Height. The lowest portion of the Street Spanning Banner shall be at least 19 feet above the highest portion of the road right-of-way where vehicles may travel. Supporting cords or other elements of the banner shall be at least 10 feet above the ground if located outside the portion of the right-of-way where vehicles travel.
    - (c) Location. Street Spanning Banners may only be attached to poles located entirely within the County maintained right-of-way. Street spanning banners shall be limited to village areas designated by the General Plan. Attaching banners to trees, utility poles, vehicles, or other structures not designed to accommodate the banners is

prohibited. An encroachment permit shall be obtained prior to installation of any Horizontal Street Spanning Banners. A construction permit shall be obtained prior to installation of any Horizontal Street Spanning Banner pole.

- (d) Duration: Banners shall be installed no more than 30 days before the community event and shall be removed within 7 days after the event.
- (e) Number of Signs. No more than 1 Street Spanning Banner shall be allowed in each village.
- (f) Design. Street Spanning Banners must include the name, date and location of the event. The banners shall be subject to approval of the Director, Department of Public Works, and shall be made from durable material that is capable of withstanding at least a 60 MPH wind without tearing, breaking away or collapse. The banners may be double sided and may include graphic designs, images or art relating to the event. The name and logo of sponsors shall be limited to 20% of the area of the sign. Signs shall not be illuminated.
- (g) Site Plan. Obtain Site Plan permit for installation and modification of banner and permanent banner poles. Waivers, exemptions or exceptions to the Site Plan review process shall not be granted. Repair or replacement of event banners in a manner that substantially conforms to the approved installation or complete removal of banners shall not require subsequent Site Plan review.

ii. Vertical Pole Mounted Banners.

- (a) Size.
  - (1) On poles 20 feet in height or taller, the banners shall be 30 inches wide by 72 inches tall.
  - (2) On poles of less than 20 feet in height, the banners shall be 24 inches wide by 60 inches tall.
- (b) Height. The bottom most edge of all banners shall be a minimum of 10 feet above the highest point of the grade below; except, that if any part of the banner extends over the edge of a travel way where vehicles may drive, the bottom most edge of the banner shall be at least 19 feet above the surface of the travel way.

- (c) Location. Vertical Pole Mounted Banners may be installed on street light poles maintained by the San Diego County Street Lighting District within the right-of-way of Mobility Element Roads in village areas identified in the General Plan. An encroachment permit shall be obtained prior to installation of any Vertical Pole Mounted Banners.
  - (d) Duration: Banners shall be installed no more than 30 days before the community event and shall be removed within 7 days after the event. Community oriented banners generally identifying the community or neighborhood may be installed as placeholder banners between community events.
  - (e) Number of Signs and Spacing. No more than 50 light poles for a total of 100 banners (up to 2 side-by-side banners per pole) may be used for banner installations for any one event. Minimum spacing as described in 6207.a.1 does not apply.
  - (f) Design. The banners shall be subject to approval of the Director, Department of Public Works, and shall be made from durable material that is capable of withstanding at least a 60 MPH wind without tearing, breaking away or collapse. The banners may be double sided and may include graphic designs, images or art relating to the event. The name and logo of sponsors shall be limited to 20% of the area of the sign. Banners shall not be illuminated.
  - (g) Attachment. Banners shall be installed with a top and bottom hanging bracket system as approved by the Director of the Department of Public Works.
  - (h) Site Plan. Obtain Site Plan permit for installation and modification of banner or banner pole locations. Waivers, exemptions or exceptions to the Site Plan review process shall not be granted. Repair or replacement of banners on approved poles in a manner that substantially conforms to the approved installation or complete removal of banners shall not require subsequent Site Plan review.
8. Community Information Signs. Community Information Signs are permitted to identify community events and enhance community character if the following requirements are met:
- i. Number and Location. Not more than four signs may be located in a village area as delineated in the General Plan. Community Information Signs shall be installed entirely within County of San Diego General Plan Mobility Element Road right-of-way. Signs shall not be located within 500 feet of intersections. A site plan permit, an encroachment permit and a construction permit shall be obtained prior to installation of any Community Information Sign.

- ii. **Area and Height.** Each sign shall be single-faced or double-faced with no face to exceed 32 square feet. Each sign shall contain up to six changeable community event shingles. The total area of the sign shall assume six shingles have been placed when calculating total sign area.
  - (a) Each event shingle shall be an interchangeable sign no more than 1 foot high by 4 feet wide.
  - (b) Each event shingle may contain one or more lines of information with letters no more than 6 inches tall and 3 inches wide.
  - (c) No more than one shingle shall be provided on any one sign for each event.
  - (d) Each shingle may only specify the name, location, date and time of an event. The event must be open to the public and have an anticipated attendance of at least 200 people. Blank placeholder shingles are allowed when no community events are scheduled.
- iii. **Movement.** No part of any sign shall move or rotate, nor display any moving and/or rotating parts. The sign shall not include changeable copy or lights used to convey any messages or convey the effect of movement, or flashing, intermittent or variable intensity lighting.
- iv. **Design.** The applicable community or sponsor group shall review the location to ensure that it is placed at community centers. All signs within a Community Planning Area shall contain a consistent color and design theme, as approved by the Design Review Board or Community Planning or Sponsor Group.
- v. **Site Plan.** Obtain Site Plan permit for installation and modification of Community Information Signs. Waivers, exemptions or exceptions to the Site Plan review process shall not be granted. Repair or replacement of Community Information Signs in a manner that substantially conforms to the approved Site Plan or complete removal of Community Information Signs shall not require subsequent Site Plan review.
- vi. **No advertising messages, including business or corporate names, shall be allowed on Community Information Signs.**

6207

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)  
(Amended by Ord. No. 6389 (N.S.) adopted 7-7-82)  
(Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)  
(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)  
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)  
(Amended by Ord. No. 6864 (N.S.) adopted 11-07-84)  
(Amended by Ord. No. 7169 (N.S.) adopted 7-09-86)  
(Amended by Ord. No. 7658 (N.S.) adopted 08-02-89)  
(Amended by Ord. No. 8028 (N.S.) adopted 1-15-92)  
(Amended by Ord. No. 8114 (N.S.) adopted 7-29-92)  
(Amended by Ord. No. 8555 (N.S.) adopted 7-14-95)  
(Amended by Ord. No. 8962 (N.S.) adopted 9-23-98)  
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)  
(Amended by Ord. No. 9472 (N.S.) adopted 5-15-02)  
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)  
(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)  
(Amended by Ord. No. 10322 (N.S.) adopted 1-29-14)

6208 ADMINISTRATIVE PERMIT APPLICATION.

An Administrative Permit may be issued as provided by the Procedure at Section 7050 and pursuant to these regulations. The application for an Administrative Permit shall include the written consent of the owner, lessee, or other person having legal possession of the property upon which a sign is to be situated and shall be accompanied by the fee fixed pursuant to Section 7602.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)  
(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)  
(Amended by Ord. No. 9472 (N.S.) adopted 5-15-02)

**6211 BUILDING PERMIT REQUIRED.**

Issuance of Administrative Permits does not eliminate the need for obtaining a building permit pursuant to the Uniform Building Code.

(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)

(Amended by Ord. No. 9472 (N.S.) adopted 5-15-02)

**6212 ISSUANCE OR DENIAL**

The Director or whomever is charged with permitting a particular sign pursuant to this Zoning Ordinance shall, within sixty (60) days of the filing of a complete permit application, approve and issue the permit if the standards and requirements of this part have been met, unless the time is mutually extended by the parties. No action by the Director within 60 days shall constitute a denial. All signs to be installed within County maintained road right-of-way are subject to the requirements and timeframe to obtain an encroachment permit from the Director, Department of Public Works, as specified in Title 7, Division 1, commencing with Section 71.101 of the San Diego County Code.

(Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)

(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)

(Amended by Ord. No. 7169 (N.S.) adopted 7-09-86)

(Amended by Ord. No. 9472 (N.S.) adopted 5-15-02)

(Amended by Ord. No. 10222 (N.S.) adopted 9-25-12. Opr. 11-26-12)

(Amended by Ord. No. 10322 (N.S.) adopted 1-29-14)

**6214 NONCONFORMING SIGNS - ABATEMENT SCHEDULE.**

Notwithstanding the Nonconformity Regulations commencing at Section 6850 every sign that does not conform to these regulations shall be deemed to be nonconforming and shall be removed, or altered to conform with these regulations as follows:

- a. **Illegal/Abandoned Signs.** Illegal and/or abandoned signs shall be removed or brought into conformance immediately.
- b. **Signs in residential and agricultural zones.** Nonconforming signs located on property subject to Residential Use Regulations or Agricultural Use Regulations shall be removed without compensation in accordance with Section 5412.1 and 5412.3, respectively, of the California Business and Professions Code.

(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)

(Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)

(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)

(Amended by Ord. No. 7169 (N.S.) adopted 7-09-86)

(Amended by Ord. No. 9472 (N.S.) adopted 5-15-02)



**6217 ABATEMENT OF SIGN VIOLATIONS.**

In the event a nonconforming sign is not removed or brought into compliance, or a sign is constructed or maintained in violation of these regulations, the Director shall order such sign to be abated by the owner thereof, or by the owner of the premises upon which it is located, or by any other person responsible for the sign by notice in the form of registered mail. If the Director orders the abatement of any nonconforming, abandoned or illegal sign, such abatement shall be completed within 30 days after receipt of notice to abate by the sign owner, landowner, or any person responsible for the sign. However, the person so notified may within 10 days request, in writing, an informal administrative hearing by the Director; the decision of said hearing to be final.

If the sign is not abated at the end of the 30 day period, or if a hearing is requested, at the end of the time specified, the Director may inform the Director of Public Works who may cause County forces to enter the property forthwith to remove and impound the sign. The remedy provided in this paragraph shall not be exclusive but shall be in addition to the remedies provided in the Enforcement Procedure at Section 7700 and Title 7, Division 1, commencing with Section 71.101 of the San Diego County Code for off-premises signs installed in County road right-of-way.

(Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)  
 (Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)  
 (Amended by Ord. No. 8555 (N.S.) adopted 7-14-95)  
 (Amended by Ord. No. 8962 (N.S.) adopted 9-23-98)  
 (Amended by Ord. No. 10322 (N.S.) adopted 1-29-14)

**6218 MANNER OF ABATEMENT OF NONCONFORMING SIGNS.**

Unless some other means of abatement is approved by the Director, abatement of nonconforming signs shall be accomplished in the following manner:

- a. Signs Painted on Buildings, Walls, Fences and Other Structures or Things. By removal of the paint that constitutes the sign, or by painting over it with a color that matches or closely resembles the color of the building or structure, wall, fence, or thing, so that the sign shall not thereafter be visible.
- b. Other Signs. By complete removal of the sign and all dependent structures and supports; or, after issuance of an Administrative Permit therefore, by modification, alteration, relocation or replacement thereof in conformance with these regulations.

(Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)  
 (Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)  
 (Amended by Ord. No. 8555 (N.S.) adopted 7-14-95)  
 (Amended by Ord. No. 8962 (N.S.) adopted 9-23-98)  
 (Amended by Ord. No. 9472 (N.S.) adopted 5-15-02)

**6219 MAINTENANCE OF NONCONFORMING SIGNS.**

Nothing in these regulations shall prevent normal maintenance or repair of any nonconforming sign or sign structure. Normal maintenance or repair shall be limited to only the following:

- a. Advertising changes.
- b. Routine cleaning and painting.

6219

- c. Replacement of nuts, bolts, screws, or nails.
- d. Re-leveling or plumbing the structure without the addition of guys or struts for stabilization.

Any changes such as extensions, enlargements, replacements, or the rebuilding of a non-conforming sign is prohibited.

(Amended by Ord. No. 6691 (N.S.) adopted 11-30-83)  
(Amended by Ord. No. 7169 (N.S.) adopted 7-09-86)

6220            **COMPENSATION FOR SIGN REMOVAL.**

Compensation shall be awarded as provided by the Outdoor Advertising Act (Business and Professions Code, Section 5412 et seq.), State of California.

(Added by Ord. No. 7169 (N.S.) adopted 7-09-86)

6221            **SEVERABILITY.**

If any section, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, sentence, clause or phrase be declared invalid or unconstitutional.

(Added by Ord. No. 9472 (N.S.) adopted 5-15-02)