

Sign Standards for the Fish Camp Town Planning Area

From Fish Camp Town Plan

c. Sign Standards

No sign shall be placed, erected, altered or relocated on any property within the Fish Camp Community Planning Area as indicated in the Fish Camp Community Planning Area Specific Plan unless such sign shall, as to its exterior appearance and location, be compatible with the mountain resort atmosphere of the Fish Camp area, and unless it shall comply with all of the following requirements:

1. Each sign shall be affixed to a building except that where the building is set back from the street, or where a building is not easily visible, then a sign need not be so affixed, but may be located in some other manner as the Planning Commission shall approve.
2. No sign shall project above the eave or parapet line of the building to which it is affixed.
3. No single sign shall exceed thirty-two (32) square feet in area.
4. The aggregate area of all signs of any one business entity shall not exceed ninety-six (96) square feet.
5. The area of an irregular shaped sign shall be the area of the smallest rectangle which can wholly contain the sign.
6. No sign shall contain any flashing, blinking or moving letters, lights, characters or other elements, and the sign itself shall not move.
7. No sign shall contain any lighted outline tubing, internal lighting or be constructed of plastic.
8. Signs may be spotlighted or floodlighted if the source of such lighting is not visible.
9. No sign illumination shall be of such intensity that is objectionable and out of character with surrounding uses as determined by the Planning Director,
10. Materials used in sign construction:
 - a. Signs may be constructed of metal, wood or stone with letters or designs painted, carved or applied on them.
 - b. There shall be no fluorescent or similar light-reflecting paint used on any signs.
 - c. Brackets or standards shall be constructed of wood.
 - d. Any material may be substituted for the materials specified in subsections a. and c. above, provided that it can be made to appear like a specified material.
11. No free standing sign shall extend more than twenty-seven (27) feet above ground level.
12. Signs placed inside a window for the purpose of attracting attention to a business shall be considered to be exterior signs and shall be covered by all standards heretofore described.

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13. The provisions of these review standards shall not apply to the following signs:
 - a. Official notices issued by a court or public body or officer, and notices posted by any public officer in the performance of a public duty, or any person in giving legal notice, or by any person or public body in placing signs for safety purposes.
 - b. Directional signs not exceeding four (4) square feet in area for off-street parking and loading facilities, and for public facilities.
 - c. Signs not exceeding four (4) square feet in area pertaining to the sale, lease or rental of the property on which such signs are placed.
 - d. Temporary political, election, or campaign signs not exceeding four (4) square feet in area, provided that such signs shall be removed within two weeks after the election.
 - e. Temporary construction signs, not exceeding twenty-four (24) square feet, identifying a building under construction, or the contractor or architect therefore, provided that such a sign shall be removed upon the expiration of six (6) months after its erection, or upon the completion of the building, whichever event shall first occur.
 - f. Signs proclaiming "OPEN" or "CLOSED" or giving business hours of business establishments, not to exceed two square feet in area for each business, and provided that no such sign shall contain any lighted outline tubing.
 - g. Exterior signs giving directions for opening doors, or pointing out safety hazards such as steps, glass doors, etc.
14. Community information boards not to exceed ninety-six (96) square feet in area may be located within the Fish Camp Community Planning Area. Such signs may include a map of the community, the location of groups and civic organizations such as churches and clubs, and matched business advertisements, each of which may not exceed two (2) square feet in area.
 - f. Sign Standards
 - (1) Only signs for a non-commercial nature shall be permitted in a residential land use, except that a commercial sign, advertising a commercial use which does not have frontage to Hwy 41, may be allowed subject to the approval of a conditional use permit
 - (2) No sign shall exceed two square feet in area, except when a home occupation, bed & breakfast or transient rental use has been permitted. All signs shall comply with the sign standards in Section VI B 6 g 3.

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- a. A sign of not more than four (4) square feet shall be posted and clearly visible from the nearest road. The sign shall require the street address and may contain the name of the owner or the establishment.
- b. The area of an irregular shaped sign shall be the area of the smallest rectangle which can wholly contain the sign.
- c. No sign shall contain any lighted outline tubing, or be internally illuminated or constructed of plastic.
- e. Signs may be spotlighted or floodlighted if the source of such lighting is not visible.
- f. No illumination shall be of such intensity that is objectionable and out of character with the surroundings as approved by the Planning Director.
- g. Signs shall be located no more than eighty-four (84) inches above the ground when mounted to a post; and below the height of a roof eave when located on a building.
- h. Materials used in sign construction:
 - (i) Signs maybe constructed of metal, wood or stone with letters or designs painted, carved or applied on them.
 - (ii) There shall be no fluorescent or similar light-reflecting paint used on any signs.
 - (iii) Brackets or standards shall be constructed of wood
 - (iv) Any material may be substituted for the materials specified in subsections a. and c. above, provided that it can be made to appear like a specified material.

From County Code, Section 17.108.190

1. Off-site signs are prohibited unless specifically permitted by the principal zone.
2. A sign or signs, which convey specific information as described herein, shall be a permitted use on all parcels within the county, including parcels within town planning areas with or without adopted specific plans, notwithstanding anything to the contrary contained in any regulatory language in any specific plan, existing or adopted in the future. Such signs shall include, but not be limited to, outline tubing signs, however such signs shall contain no flashing lights or moving parts. Such signs shall be limited to a maximum aggregate area of 3 sq. ft. per business, which shall be in addition to the sign area permitted by this title or by other specific sign standards adopted pursuant thereto. An additional 3 sq. ft. of informational signage, in accordance with the standards contained herein, may be approved for businesses which have a second public entrance, provided that no more than 3 sq. ft. of informational signage is visible from any location on any public right-of-way. Such signs shall be installed inside a building, and shall be limited to the following information:
 - a. OPEN, or CLOSED
 - b. VACANCY, or NO VACANCY
 - c. HOURS OF OPERATION

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Such signs shall not advertise the business or contain the business logo or trademark, and shall not advertise or identify products sold within or services provided by the business.

3. All signs which do not conform with the standards of this title shall be considered non-conforming and shall be permitted to remain on a parcel for a period of 15 years from May 1, 1991 or until such sign becomes an illegal sign or is subject to any of the following conditions:

- a. The sign is remodeled beyond a change in facial copy or relocated.
- b. The property owner requests permission to expand, remodel or enlarge the building or land use on the parcel containing the sign and the sign is affected by the construction.

4. Unless otherwise prohibited by this chapter, signs may be illuminated provided such illumination does not shine light upon a public street or on to an adjacent parcel or in any way create a public safety hazard. No sign shall be illuminated after 11:00 p.m. or close of business, whichever occurs last, or prior to 6:00 a.m.

5. The following exterior signs shall be prohibited:

Moving or rotating signs; sign with flashing, moving, or animated illumination except signs which display time and temperature information; advertising signs that include the words "Stop, Look, Listen" or any word, phrase, symbol, lights, motion, sound, fumes, mist, or other effluent that may interfere with, mislead, or confuse the driving public; portable signs except for temporary real estate signs which advertise the particular property; signs on inflatable advertising devices when the device is attached or secured to the ground or building and signs extending above the peak of the roof.

6. Illegal signs, as defined by this title, shall be considered a zoning violation and a public nuisance and subject to the abatement procedures established in section 17.144 of this title.

7. Political signs, as defined by this title, shall comply with all of the following conditions:

- a. No political sign shall be placed within the right-of-way of any state highway.
- b. No political sign shall be placed within the easement or right-of-way or on or over any portion of a county maintained road.
- c. No political sign shall impair traffic safety, sight distance, or traffic flow on any county maintained road, privately maintained county easement, or state highway.
- c. No political sign shall be placed on county property.
- e. No political sign shall be placed sooner than ninety (90) days prior to the scheduled election.
- f. All political signs shall be removed within ten (10) days after the election.
- g. No individual political sign shall be larger than thirty-two (32) square feet.

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- h. Political signs shall contain no outline tubing, flashing lights, or moving parts.
- i. These standards shall apply to all political signs throughout Mariposa County, including in planning areas, unless there are specific standards established for a political sign in the adopted area plan for a planning area.