

ORDINANCE NO 2013-02

AN ORDINANCE OF THE CITY OF FERNDALE STATE OF CALIFORNIA REGULATING THE USE, LOCATIONS, DIMENSIONS, TYPE, AND CONTENT OF SIGNS; SPECIFYING MAXIMUM DIMENSIONS AND TYPES OF SIGNS FOR VARIOUS LAND USES AND ZONES; DEFINING WORDS AND TERMS; PROVIDING FOR THE ISSUANCE OF USE PERMITS AND FOR RELATED STANDARDS AND CONDITIONS; SPECIFYING PROCEDURES FOR THE ADMINISTRATION AND AMENDMENT OF, AND PRESCRIBING PENALTIES FOR THE VIOLATION OF, ANY OF THESE PROVISIONS; AND REPEALING ORDINANCE 02-02 §3.66, §5.10.1f, §7.23 AND §7.27.4.

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THE CITY COUNCIL OF THE CITY OF FERNDALE DOES ORDAIN AS FOLLOWS:

Article 1 ADOPTION, SHORT TITLE, PURPOSE AND REPEAL

§1.1 **Adoption:** There is hereby adopted a Sign Ordinance for the City of Ferndale, State of California, pursuant to California Government Code §65000 et seq., §65850(b), §38774, §38775, Business and Professions Code §5200 et seq. and §5490 et seq., Civil Code §713, and other applicable State laws. This Ordinance constitutes a precise plan for the regulation of signs and sign structures in conformity with the General Plan and General Plan Standards. The provisions of this Ordinance shall apply to all lands and all landowners within the incorporated areas of the City of Ferndale.

- §1.2 **Short Title:** This Ordinance shall be known and cited as the “Sign Ordinance.” In any administrative action taken by any public official under the Authority set forth in the Ordinance, the use of the term “Sign Ordinance,” unless further modified, shall also refer to and mean this Ordinance.
- §1.3 **Purpose:** This Ordinance is adopted to protect community safety and values through the regulation of signs and sign structures. The regulations established by this Ordinance are intended to appropriately limit the placement, type, size, and number of signs allowed within the City, and to require proper sign maintenance. The purposes of these limitations and requirements are to:
- 1.3.1 Promote historic preservation of contributing structures and downtown Ferndale;
 - 1.3.2 Ensure that Ferndale signage conforms to the purposes and objectives of the Design Review Combining Zone as per Zoning Ordinance 02-02;
 - 1.3.3 Promote the community’s aesthetic and economic values by providing for signs that do not impair the attractiveness of the City as a place to live, work, shop, and visit;
 - 1.3.4 Provide for signs as an effective channel of communication, while ensuring that signs are designed in a manner consistent with Ferndale’s historical styles and aesthetically proportioned to the structures to which they are associated;
 - 1.3.5 Safeguard and protect the public health, safety and general welfare by allowing safe and effective signage while avoiding visual clutter, distractions and obstructions; and
 - 1.3.6 Defend and preserve the rights of freedom of association, speech and expression in all matters pertaining to signage.
- §1.4 **Repeal:** The adoption of this ordinance shall repeal Ordinance 02-02 §3.66, §5.10.1f, §7.23 and §7.27.4.

Article 2 STATUTORY AUTHORITY / ENFORCEMENT AUTHORITY

- §2.1 The statutory authority for this Ordinance is California Government Code §65000 et seq., §65850(b), §38774, §38775, Business and Professions Code §5200 et seq. and §5490 et seq., Civil Code §713, and other applicable State laws.
- §2.2 All departments, officers and public employees vested with the duty or authority to issue permits shall issue no sign permit within the City in conflict with these regulations, and any such permit issued in conflict with these regulations shall be null and void.
- §2.3 Any person whether principal, agent, employee or otherwise, violating or causing or permitting the violation of any one of the provisions of these regulations shall be guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not more than \$500.00 per violation or by imprisonment for not more than 6 months or by both such fine and imprisonment.
- §2.4 Any sign installed or maintained contrary to the provisions of these regulations shall be a public nuisance subject to injunction and abatement.
- §2.5 The remedies provided herein shall be cumulative and not exclusive.
- §2.6 The City Manager (or in his/her absence the Mayor), or his/her designee shall be responsible for the enforcement of the provisions of these regulations.

§2.7 In the event that any fee or charge is not paid within the time period specified by the City, the City shall retain the right to seek enforcement and/or collection in court, at the expense of the responsible party. Expenses shall be recoverable by the City whether by assessment by the City Council following a hearing at a regularly scheduled City Council meeting or by a court of competent jurisdiction and shall further include the actual costs of collection such as staff time, administrative costs, court costs, attorneys' fees and penalties.

Article 3 APPLICABILITY

§3.1 **Signs Regulated.** Any alteration to the structure, area, height, or placement of an existing regulated sign, shall require that the existing sign be modified to comply with all applicable provisions of this Ordinance. The requirements of this Ordinance shall apply to all new signs and all changes to existing signs in all zones except the following:

3.1.1 **Art and Decorations.** A display designed and intended as a decorative or ornamental feature that does not contain advertising text or identifying symbols such as numbers, address, registered trademarks, or registered logos.

3.1.2 **Government and Required Signs.** Signs required and/or installed by a Federal or State governmental agency, the City, County, or local agency, including but not limited to the following. Such signs shall not require a Design Review Use Permit.

3.1.2.1 Emergency and warning signs necessary for public safety or homeland security;

3.1.2.2 Traffic control, directional, and street name signs erected and maintained by an authorized public agency;

3.1.2.3 Signs showing the location of public facilities (e.g., civic buildings and facilities, public telephones, restrooms, and underground utilities);

3.1.2.4 Any sign, posting, public notice, or similar sign placed by or required by a governmental agency in carrying out its responsibility to protect public health, safety, and general welfare;

3.1.2.5 Notices, licenses, permits, and other signs required by law; and

3.1.2.6 Service station fuel price signs no larger than required by State law.

3.1.3 **Historical Signs.** An existing sign shown by an applicant to be older than 50 years or found to be of historical significance by the Planning Commission is exempt from the provisions of this Ordinance. The applicant for this exemption shall incur a fee to cover the costs of staff time and materials. Changes to such signs, including relocation but not including nonstructural modifications and nonstructural maintenance (e.g., painting, rust removal), shall nullify this exemption.

3.1.4 **Sign Content.** The provisions of this Ordinance do not regulate the message content of signs (sign copy), regardless of whether the message content is commercial or noncommercial. Nothing contained in this Ordinance is intended to favor commercial speech over noncommercial speech. Notwithstanding anything else contained in this Ordinance, protected noncommercial speech shall be permitted on any sign on which commercial speech is allowed under this Ordinance and any sign containing protected noncommercial speech shall be deemed to be an on-site sign.

- 3.1.5 **Sign Location.** Signs located on the interior of buildings or structures are not regulated by this Ordinance, unless such signs are located within five feet of a street facing window and oriented towards the window and not primarily designed for the information of persons within the structure or building. This exemption includes scoreboard signs, signs on the inside of ball field fences and signs located within the site of a special event such as a fair, festival or carnival.

Article 4 DEFINITIONS

Unless defined below, words or phrases used in this Ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this Ordinance its most reasonable application.

- §4.1 **ABANDONED OR OBSOLETE SIGN:** A sign that no longer advertises a business, lessor, owner, product, service or activity on the premises where the sign is displayed.
- §4.2 **AFFILIATION SIGN:** A sign identifying membership in an association or network.
- §4.3 **ANIMATED SIGN:** A sign which uses movement, blinking, flashing, change or fluctuation of lighting intensity, color, motion or sense of motion, or sound to depict action or create a special effect, including programmable displays and rotating signs.
- §4.4 **AWNING, CANOPY OR MARQUEE SIGN:** A sign displayed on or attached flat against the surface or surfaces of an awning, canopy, or marquee.
- §4.5 **BANNER, FLAG OR PENNANT:** Cloth, bunting, plastic, paper, or similar non-rigid material used for advertising purposes attached to a structure, staff, pole, line, framing, or vehicle, not including official flags of the United States, the State of California, and other states of the nation, counties, municipalities, official flags of foreign nations and nationally or internationally recognized organizations.
- §4.6 **BILLBOARD:** Any freestanding off-site outdoor advertising sign and or panel independent of a building to attract the attention of those passing by.
- §4.7 **BULLETIN BOARD:** A permanent sign with posted messages that relay community information.
- §4.8 **CITY MANAGER:** The City Manager for the City of Ferndale.
- §4.9 **CITY STAFF:** The City Manager for the City of Ferndale or his/her designee.
- §4.10 **CONSTRUCTION SIGN:** A sign advertising or identifying the persons or firms associated with a construction or development project.
- §4.11 **COPY:** The graphic content of a sign surface in either permanent or removable letters, images, symbols, figures or message format.
- §4.12 **DERELICT SIGN:** A sign that is dilapidated or in such condition as to create a hazard or nuisance, or to be unsafe or fail to comply with the applicable Building or Electrical Codes.
- §4.13 **DESIGN CONTROL COMBINING ZONE:** "Design Control Combining Zone" is defined in Article VI, §6.05 of Zoning Ordinance 02-02.
- §4.14 **DESIGN REVIEW COMMITTEE:** That Committee which is appointed pursuant to Article VI, §6.05.4 of Zoning Ordinance 02-02.

- §4.15 **DESIGN REVIEW USE PERMIT:** Shall mean those permits issued pursuant to Article VI, §6.05.4 of Zoning Ordinance 02-02.
- §4.16 **DIRECTIONAL SIGN:** A sign designed and erected solely for the purpose of directing those passing by.
- §4.17 **FLASHING SIGN:** A sign having a conspicuous and intermittent variation in lighting; a sign incorporating intermittent electrical impulses from a source of light or a light revolving in a manner which creates the illusion of flashing.
- §4.18 **FREESTANDING SIGN:** A sign permanently attached to the ground which is supported by one or more uprights, braces, poles or other similar structural components that is not attached to a building or buildings, nor has a building as its primary structural support. This includes ground signs, pole signs and monument signs.
- §4.19 **GARAGE AND YARD SALE SIGNS:** A sign with a message advertising the resale of personal property.
- §4.20 **GASOLINE PRICE SIGN:** A sign that announces the price of fuel to those passing by.
- §4.21 **HISTORIC SIGNIFICANCE PLAQUE:** A sign announcing a feature, place or building found to be historically significant and authorized or erected by a state or nationally recognized historical preservation society, the City Council, or a federal or state authority.
- §4.22 **ILLUMINATED SIGN:** A sign with an artificial light source for the purpose of lighting the sign.
- 4.22.1 **INDIRECTLY ILLUMINATED SIGN:** A sign whose light source is exterior to the sign and which casts light onto the sign from some distance.
- 4.22.2 **INTERNALLY ILLUMINATED SIGN:** A sign that houses an internal lighting system.
- §4.23 **INCIDENTAL SIGN:** A small sign, emblem, or decal providing only information to those passing by regarding aspects of service available on the premises, such as credit cards accepted or open hours.
- §4.24 **INFLATABLE SIGN:** Any sign that is or can be enlarged with three cubic feet or more of air, liquid or gas.
- §4.25 **LOGO:** An established identifying trademark or symbol of an organization, business or business entity.
- §4.26 **MOVING SIGN:** Any sign or device which has any visible moving part, visible revolving part, or visible mechanical movement, including wind-driven signs but not including banners, flags, or pennants.
- §4.27 **MULTI-FACED SIGN:** A sign that has two or more sign faces.
- §4.28 **MURAL:** A display painted directly on a wall which is designed and intended as a decorative or ornamental feature. Murals do not contain advertising text, numbers, address, registered trademarks, or registered logos. A mural is generally not considered a sign.
- §4.29 **NAMEPLATE:** An on-site wall sign which gives only the name of the building or the name, contact information, address and/or occupation of an occupant or group of occupants.

- §4.30 **OFF-SITE SIGN:** A sign which directs attention to a business, product, service, industry or other activity not sold, offered or conducted on the premises upon which the sign is located.
- §4.31 **ON-SITE SIGN:** A sign which directs attention to a business, product, service, industry or other activity sold, offered or conducted on the premises upon which the sign is located.
- §4.32 **OPINION SIGN:** A temporary sign that directly relates to a candidate for public office or to a ballot issue, proposition, or a party in an election conducted by a governmental entity or a sign expressing political, social, religious, or other ideological sentiments that does not advertise a product or service.
- §4.33 **PORTABLE SIGN:** A sign located on or off a business premises which is intended to be moved or capable of being moved, whether or not on a motor vehicle, wheels or other special supports, including, but not limited to, "A-frame" type signs, placards and banners.
- §4.34 **PRODUCT SIGN:** A sign using logos, icons, shapes, or symbols to inform the public that a particular product or brand is sold at that location.
- §4.35 **PROJECTING SIGN:** A sign other than a wall sign that is suspended from, attached to, or projects more than 12 inches from a building face or wall or from a structure whose primary purpose is other than the support of the sign.
- §4.36 **REAL ESTATE SIGN:** A temporary sign announcing the offer to build on, sell, lease or rent real property and identifying the entity handling such sale, lease or rental. Includes signs announcing an open house for the property.
- §4.37 **ROOF SIGN:** A sign that is mounted on the roof of a building or which is wholly dependent upon a building for support and which projects above the point of a building with a flat roof, the eave line of a building with a gambrel, gable or hip roof .
- §4.38 **SANDWICH BOARD SIGN:** A temporary portable A-Frame sign placed outside a business.
- §4.39 **SEASONAL SIGNS AND DECORATIONS:** Temporary seasonal, holiday and cultural observance decorations which do not include commercial advertising messages.
- §4.40 **SIGN:** Any device, structure, fixture, or placard displaying graphics, symbols, and/or written copy for the primary purpose of communicating with the public, when such image is visible from any public right-of-way, except the following:
- 4.40.1 Personal appearance. Items or devices of personal apparel, decoration or appearance, including tattoos, makeup, wigs, costumes, masks, etc.;
 - 4.40.2 Manufacturers' marks. Marks on tangible products, which identify the maker, seller, provider or product, and which customarily remain attached to the product even after sale;
 - 4.40.3 Mass transit graphics. Graphic images mounted on duly licensed mass transit vehicles that legally pass through the City;
 - 4.40.4 Vehicle and vessel insignia. On street legal vehicles and properly licensed watercraft: license plates, license plate frames, registration insignia, non-commercial messages, messages relating to the business of which the vehicle or vessel is an instrument or tool

(not including general advertising) and messages relating to the proposed sale, lease or exchange of the vehicle or vessel;

- 4.40.5 Grave stones and grave markers;
 - 4.40.6 News racks and newsstands;
 - 4.40.7 Shopping carts, golf carts, and horse drawn carriages; and
 - 4.40.8 Vending machines which do not display off-site commercial messages or general advertising messages.
- §4.41 **SPECIAL EVENT SIGN:** A temporary sign used to announce community wide events which are not conducted in connection with the operation of a commercial enterprise.
- §4.42 **STREET ADDRESS:** Any series of numbers and/or letters used for describing the location of a building, apartment, or other structure or a plot of land on a street.
- §4.43 **SUBDIVISION SIGN:** A temporary sign advertising a subdivision and providing travel directions to properties therein offered for sale or lease.
- §4.44 **TEMPORARY SIGN:** A sign intended to display either commercial or noncommercial messages of a transitory or temporary nature.
- §4.45 **TIME AND/OR TEMPERATURE SIGN:** Any sign or portion of a sign which displays only the current time and/or temperature that carries no other copy.
- §4.46 **WALL SIGN:** A sign which is attached to or painted on the exterior wall of a structure with the display surface of the sign approximately parallel to the building wall.
- §4.47 **WIND-DRIVEN SIGN:** A sign that moves freely in the wind.
- §4.48 **WINDOW SIGN:** A sign which is attached to or painted on a window or door.
- §4.49 **ZONE:** A distinct and separate district within which certain uniform regulations and requirements or combinations thereof apply under the provisions of Ordinance 02-02.

Article 5 SIGN PERMITS

- §5.1 **Sign Permit Required:** No sign shall be constructed, installed, or modified, unless a sign permit is first obtained in compliance with this Section, or the sign is allowed without a sign permit by Article 6 (Exemptions from Sign Permit Requirements).
- 5.1.1 **Criteria for Approval:** No sign permit shall be approved for an existing or proposed sign unless the sign is in compliance with all applicable requirements of this Ordinance.
 - 5.1.2 **Effect of Approval:** An approved sign shall be installed and maintained only in compliance with its sign permit.
 - 5.1.3 **Design Review Use Permit:** A proposed sign may require a Design Review Use Permit in addition to a sign permit.
 - 5.1.4 **Building Permit:** A proposed sign may require a Building Permit in addition to a sign permit.

§5.2 **Review Authority.**

- 5.2.1 **City Staff:** City Staff, as directed by the City Manager, shall review and decide sign permit applications in compliance with the findings required by §5.4 (Findings for approval), except as provided by §5.2.2. City Staff may, in its sole discretion, also refer any sign permit application to the Design Review Committee for review and decision.
- 5.2.2 **Design Review:** In addition to signs within the Design Control Combining Zone, a Design Review Use Permit as provided for by Ordinance 02-02 shall be required for:
 - 5.2.2.1 Sign permit applications in any zone proposing signs over 20 square feet in area, or proposing a sign that will increase the total sign area on a site to over 20 square feet; and
 - 5.2.2.2 All signs for nonresidential uses in residential zones unless exempt from sign permit requirements per Article 6.
- 5.2.3 **Conditions of Approval:** The review authority may require conditions of approval that it determines are necessary to achieve the purpose, intent, and objectives of this Ordinance.

§5.3 **Sign Permit Procedures.**

- 5.3.1 **Application Requirements:** Each application shall include all of the following:
 - 5.3.1.1 A site plan and building elevations, drawn to scale, accurately showing the proposed location of each sign in relation to other signs on the site and building, including each present and planned sign of any type, whether or not requiring a permit;
 - 5.3.1.2 Plans for the sign, drawn to scale, accurately detailing the design and proposed appearance of the sign, including mounting and lighting details;
 - 5.3.1.3 A complete color scheme for the sign;
 - 5.3.1.4 Sufficient other details of the proposed sign to show that it complies with the provisions of this Ordinance;
 - 5.3.1.5 Written permission from the property owner for the placement of the proposed sign on the site;
 - 5.3.1.6 Computation of the total sign area, the area of each individual sign, the height of each sign, and the total number of existing and proposed signs on the parcel; and
 - 5.3.1.7 Other information as required by the review authority.

§5.4 **Findings for Approval.** The approval of a sign permit shall require that the review authority make the following findings, as applicable:

- 5.4.1 The proposed sign complies with the standards of this Ordinance and is in substantial conformance with the design criteria in §8.7 of this Ordinance.

§5.5 **Expiration and Extension of Sign Permit or Approval.**

- 5.5.1 Sign permit and sign plan approval shall expire 12 months from the date of approval unless the sign has been erected or a different expiration date is stipulated at the time

of approval. Before the expiration of a sign permit, the applicant may apply for an extension of an additional 12 months from the original date of expiration. The review authority may make minor modifications, or may deny further extensions of the approved sign at the time of extension.

- 5.5.2 The expiration date of the sign permit shall be automatically extended to concur with the expiration date of the companion Building Permit or other applicable permits.

§5.6 Administrative Appeals.

- 5.6.1 Administrative decisions, including determinations relative to application completeness, may be appealed to the City Council within 10 calendar days of City Staff's determination, or, where referred by City Staff to the Design Review Committee for application review, within 10 calendar days of Design Review Committee action on the application, as set forth in Zoning Ordinance 02-02 Article XI.

Article 6 EXEMPTIONS FROM SIGN PERMIT REQUIREMENTS

Unless otherwise specified in this Ordinance, the following signs and modifications are allowed in all zones without sign permit approval, provided they comply with Article 8 (General Requirements for All Signs), and any required Building Permit is obtained. No sign is allowed on a site if that sign, together with all other signs on the site, exceeds the maximum allowable sign area as specified in §8.4.

- §6.1 **Nonstructural Modifications and Maintenance.** Nonstructural modifications and maintenance of conforming signs, including modifications to sign copy or changes to the face or copy of changeable copy signs;

§6.2 Permanent Signs.

- 6.2.1 **Historic Significance Plaque and Nameplate.** Nameplates, building cornerstones when cut or carved into a masonry surface or when made of noncombustible material and made an integral part of the building or structure, and historic plaques erected and maintained by non-profit organizations, provided:

6.2.1.1 Each building or structure shall bear only one such sign;

6.2.1.2 Nameplates shall not exceed two square feet in area;

6.2.1.3 Historic Significance Plaques shall not exceed four square feet in area;

6.2.1.4 Signs shall be constructed of historically significant and durable materials; and

6.2.1.5 The sign shall not be illuminated.

- 6.2.2 **Incidental and Affiliation.** Incidental and Affiliation signs are allowed without a sign permit provided that the signs do not exceed one square foot each in area and are attached to a window pane, transom or door. These signs shall not be illuminated and are exempt from design review.

- 6.2.3 **Official Flags.** Flags of national, State, or local governments, fraternal, or public service agencies, provided:

6.2.3.1 Only one flag pole is permitted per parcel;

6.2.3.2 A maximum of three flags shall be flown on one pole;

6.2.3.3 The length of the flag shall not exceed one-third the height of the flag pole;

- 6.2.3.4 The height to width ratio of the flag shall not exceed 1:1;
- 6.2.3.5 The height of the flag pole shall not exceed 20 feet within a residential zone, and 30 feet within a nonresidential zone; and
- 6.2.3.6 No private flag pole shall be located within a public right-of-way or required setback.
- 6.2.4 **Parking Information Signs.** Signs identifying accessible parking spaces, tenant parking, customer parking only, etc., and/or noting that unauthorized vehicles may be towed or any other parking restriction, provided that:
 - 6.2.4.1 Such signs shall not be illuminated;
 - 6.2.4.2 A maximum of four signs shall be permitted per parcel;
 - 6.2.4.3 Each sign shall pertain to parking space(s) located on private property;
 - 6.2.4.4 No such sign shall exceed two square feet in area; and
 - 6.2.4.5 Such signs shall be exempt from Design Review.
- 6.2.5 **“No Trespassing”** or similar signs regulating the use of property, provided the signs do not exceed two square feet or a total aggregate area of four square feet.
- 6.2.6 **Street Address.** As required by the California Building Code, all buildings must have street address numbers, building numbers or building identification placed in a position that is plainly legible and visible from the street or road fronting the property on buildings. Street address signs shall meet the following requirements:
 - 6.2.6.1 The address sign shall meet the requirements of the adopted California Building Code.
 - 6.2.6.2 The address numbers shall:
 - 6.2.6.2.1 Contrast with their background;
 - 6.2.6.2.2 Be Arabic numbers and/or alphabetical letters;
 - 6.2.6.2.3 Not exceed 12 inches in height; and
 - 6.2.6.2.4 Shall not be smaller than four inches in height nor have a stroke of less than one-half inch.
 - 6.2.6.3 Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure.
- 6.2.7 **Time and Temperature Signs and Barber Poles** not exceeding 10 square feet in area.
- 6.2.8 **Window Signs.** In all zones except residential zones, (R- zones), window signs in compliance with §10.10 of this Ordinance are allowed without a sign permit and are exempt from design review provided the signs do not exceed two square feet per sign and do not exceed the aggregate signage allowed for the window.

§6.3 **Temporary Signs.** The following do not require a sign permit or Design Review:

- 6.3.1 **Banners and Pennants.** Banners or pennants may be used for a period not to exceed 30 days per year after submitting a signed and dated notice to City Hall including dates of use, business name and address, and applicant name and contact information. The banner or pennants shall have a maximum height of 4 feet and a maximum length of 50 feet. See §10.8.1 for banners and pennants exceeding 30 days per year.
- 6.3.2 **Construction Signs.** Construction signs, provided that the signs:
 - 6.3.2.1 Are erected no sooner than the date of Building Permit issuance and are removed within 30 days of Building Permit finalization;
 - 6.3.2.2 Shall not exceed a total aggregate area of ten square feet for individual lots or 32 square feet for a subdivision frontage. Sign height shall not exceed six feet for a single lot or eight feet for a subdivision;
 - 6.3.2.3 Shall be placed at minimum ten feet from any public right-of-way or 15 feet of any intersection;
 - 6.3.2.4 One such sign shall be allowed per public entrance to the site or subdivision;
 - 6.3.2.5 Shall not advertise for employment or other services; and
 - 6.3.2.6 Shall not be illuminated.
- 6.3.3 **Garage and Yard Sale Signs.** Garage and yard sale signs, provided that the signs:
 - 6.3.3.1 Shall not exceed five square feet in area and 48 inches in height;
 - 6.3.3.2 Shall not be illuminated;
 - 6.3.3.3 Shall not be placed on public property;
 - 6.3.3.4 No more than four off-site and one on-site sign shall be posted; and
 - 6.3.3.5 Garage and yard sale signs shall be allowed for up to 48 hours before and after the sale.
- 6.3.4 **Opinion and Special Event Signs.** Opinion or special event signs shall not be prohibited by development restrictions (i.e., CC&R's), provided that the signs:
 - 6.3.4.1 Shall not be illuminated;
 - 6.3.4.2 Shall be placed on private property with the property owner's consent;
 - 6.3.4.3 Shall not exceed a total aggregate area of 12 square feet on a site within a residential zone, and 32 square feet within a nonresidential zone;
 - 6.3.4.4 Shall not be placed within 15 feet of a fire hydrant, street sign, or traffic signal, or interfere with, confuse, obstruct, or mislead traffic; and
 - 6.3.4.5 Shall be placed no more than 120 days prior to the event or, if the event constitutes a regular or special election, upon official announcement of candidacy for a public office or announcement of a ballot initiative/proposition, and are removed within 48 hours after the conclusion of the political campaign, election or event to which they relate. A sign that is not removed may be removed by the City at the expense of the political candidate or organization involved. Opinion or social issue signs not related to

an election, campaign or event that are intended to be posted for more than 120 days, will be regulated as permanent signs, require a sign permit, and are subject to design review.

- 6.3.5 **Real Estate Signs.** Real estate signs in compliance with California Civil Code §713, subject to the following requirements:
- 6.3.5.1 **All Zones.** Real estate signs shall not be illuminated and shall be removed upon sale or rental of the property and/or close of escrow.
 - 6.3.5.2 **Commercial Zones.** A site within a commercial zone (C- zone) shall be allowed one on-site freestanding real estate sign and one off-site freestanding real estate sign for each parcel frontage. Signs shall not exceed 32 square feet, with a maximum height of six feet.
 - 6.3.5.3 **Residential Zones.** A site within a residential zone (R- zone) shall be allowed one on-site freestanding real estate sign and one off-site freestanding real estate sign for each parcel frontage. Signs shall not exceed six square feet, with a maximum height of five feet.
- 6.3.6 **Seasonal Signs and Decorations.** Seasonal signs and decorations provided the signs are erected no sooner than 45 calendar days prior to the holiday and removed within 10 days following the holiday.

Article 7 PROHIBITED SIGNS

All signs not expressly allowed by this Ordinance shall be prohibited, including the following:

- §7.1 Abandoned or derelict signs, sign structures or empty frames;
- §7.2 Animated and moving signs, including electronic message display signs, and variable intensity, blinking, or flashing signs, exposed illumination exceeding 15 watts or 1000 lumens, the use of flame as illumination or as a design feature, or signs that emit a varying intensity of light or color;
- §7.3 Signs that emit odor, noise, smoke, flame or visible matter other than light;
- §7.4 A sign attached to or suspended from a boat, vehicle, or other movable object that is parked within a public right-of-way, or located on private property but visible from a public right-of-way; except a sign painted directly upon, magnetically affixed to, or permanently affixed to the body or other integral part of a vehicle;
- §7.5 Signs containing obscene matter in violation of California Penal Code §311 et seq.;
- §7.6 Signs supported in whole or in part by cables or guy wires;
- §7.7 Billboards;
- §7.8 Inflatable signs;
- §7.9 Roof Signs;
- §7.10 Internally illuminated signs except product signs;

- §7.11 Signs that simulate in color, size, or design, any traffic control sign or signal, or that make use of words, symbols, or characters in a manner that interferes with, misleads, or confuses pedestrian or vehicular traffic, or creates a safety hazard;
- §7.12 Any sign not established and maintained in compliance with the provisions of all applicable laws in effect at the time of original installation; and
- §7.13 Temporary and portable signs, except as specifically allowed elsewhere in this Ordinance.

Article 8 GENERAL REQUIREMENTS FOR ALL SIGNS

- §8.1 **Sign Height Measurement.** The height of a sign shall be computed as the vertical distance from the lowest point of the base of the sign at normal grade, to the top of the highest attached component of the sign.
 - 8.1.1 **Grade.** Normal grade shall be construed to be the lower of either the:
 - 8.1.1.1 Existing grade before construction; or
 - 8.1.1.2 Newly established grade after construction, exclusive of any berming, filling, mounding, or excavating solely for the purpose of locating the sign.
 - 8.1.2 **Where Normal Grade Cannot be Determined.** If normal grade cannot reasonably be determined, sign height shall be computed on the assumptions that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the street curb, or where there is no curb, the crown a public street, whichever is lower.
- §8.2 **Sign Height Limits.** Sign height shall not exceed the limit established for the applicable zone by Article 9 (Sign Standards by Zone), or as required for a specific sign type by Article 10 (Standards for Specific Sign Types). Where maximum height is not specified, the height of a sign shall not exceed 20 feet.
- §8.3 **Sign Area Measurement.** The measurement of sign area to determine compliance with the sign area limitations of this Ordinance shall occur as follows.
 - 8.3.1 **Surface Area.** The surface area of a sign shall be calculated by enclosing the extreme limits of all framing, emblem, logo, representation, writing, or other display within a single continuous perimeter composed of squares or rectangles with no more than eight lines.
 - 8.3.2 **Sign Structure.** Supporting bracing or framework that is clearly incidental to the display itself shall not be computed as sign area.
 - 8.3.3 **Multi-faced Signs.** The sign area for a sign with more than one face shall include only the area of the largest side.
 - 8.3.4 **Three-dimensional Objects.** Where a sign consists of one or more three-dimensional objects (e.g., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), the sign area shall be measured as their maximum projection upon a vertical plane.
- §8.4 **Sign Area and Quantity Limits.** Sign area and quantity shall not exceed the limit established for the applicable zone by Article 9 (Sign Standards by Zone), or as required for a specific sign type by Article 10 (Standards for Specific Sign Types). Where maximum area is not specified, the area of a sign shall not exceed 60 square feet for a single sign, and aggregate sign area per building frontage

shall not exceed the lesser of the following: 175 square feet or 0.75 square feet for each foot of frontage on a public way, plus 0.25 square feet for each foot of building façade height.

- 8.4.1 **Frontage.** In the case of a building with frontage on more than one public way, each frontage shall be considered separately. For aggregate sign area, the total allowed per frontage may be distributed between the frontages (a building may use its combined area allowance on one side only, or may use some percentage on one side and the remainder on the other). Quantity limits pertain to each frontage (the total number of signs allowed cannot be combined and distributed between frontages).
- 8.4.2 Unless otherwise specified in this Ordinance, signs exempt from permit requirements per Article 6 and Temporary signs per §10.8 of this Ordinance shall not be counted toward the aggregate area and quantity limit.
- 8.4.3 Window signs shall not be counted toward aggregate area and quantity limits.
- 8.4.4 A maximum of three permanent signs, one of which may be multi-faced, shall be allowed per business.
- 8.4.5 A building with multiple businesses served by an interior mall shall be limited to one sign at each building entry identifying the building name and a directory not to exceed one square foot per business listed within the building. Individual businesses within the building shall be limited to one projecting sign not to exceed three square feet or one wall sign not to exceed six square feet.
- 8.4.6 On any single parcel, temporary signs not including banners or pennants shall not exceed an aggregate area of 12 square feet within a residential zone or 32 square feet within a nonresidential zone.

§8.5 **Location Requirements.** Each sign location shall meet the following requirements, and all other applicable provisions of this Ordinance.

- 8.5.1 Each sign shall be located on the same site as the subject of the sign, except as otherwise allowed in this Ordinance;
- 8.5.2 Each sign location shall comply with setback requirements of the applicable zone, except where a different requirement is established in this Ordinance;
- 8.5.3 All signs shall comply with Americans with Disabilities Act restrictions for access;
- 8.5.4 No sign shall be placed so as to interfere with the operation of or obscure a door, fire escape, stairway, standpipe, window, or building design element including a cornice or other decorative detail;
- 8.5.5 Signs placed on private property shall have written permission from the property owner;
- 8.5.6 No sign shall be marked on or affixed to a rock, tree, or other natural landscape feature;
- 8.5.7 No sign shall be placed within 15 feet of a fire hydrant, on utility poles, traffic control signs or in the public right-of-way, except as allowed by this ordinance or government authority; and
- 8.5.8 No sign shall be placed where it will interfere with visibility or safety.

§8.6 **Signs Placed Within the Public Right-of-Way.**

- 8.6.1 No sign shall be allowed in the public right-of-way, including sidewalks, except for:

- 8.6.1.1 Signs with an encroachment permit from the appropriate agency.
- 8.6.1.2 Signs on structures located within the right-of-way which by tradition or designation are used for the purpose of communication by the general public. Such structures shall include kiosks, bulletin boards, benches upon which advertisement is authorized, and newspaper racks, provided that such structures shall have either been placed in the right-of-way by the City or have an encroachment permit from the appropriate agency;
- 8.6.1.3 Public signs erected by or on behalf of a governmental agency to convey public information, identify public property, post legal notices, or direct or regulate pedestrian or vehicular traffic;
- 8.6.1.4 Bus stop signs installed by a public transit company;
- 8.6.1.5 Informational signs of a public utility regarding lines, pipes, poles, or other facilities; or
- 8.6.1.6 Emergency warning signs installed by a governmental agency, public utility company, or contractor doing authorized work within the public right-of-way.
- 8.6.2 Any sign installed or placed within the public right-of-way other than in compliance with this Section shall be forfeited to the public and be subject to confiscation.
- 8.6.3 In addition to other remedies identified in Article 13 (Abatement and Removal), the City shall have the right to recover from the owner, or person placing the sign, the full costs related to the removal and disposal of any sign not complying with this section.

§8.7 **Design Criteria.** The following design criteria shall be used in reviewing the design of individual signs. Substantial conformance with each of the following design criteria shall be required before a sign permit can be approved.

8.7.1 **Design and Construction.**

- 8.7.1.1 A proposed permanent sign should be designed by a professional (e.g., architect, building designer, landscape architect, interior designer, or one whose principal business is the design, manufacture, or sale of signs), or others who are capable of producing professional results. The intent is to ensure public safety, to achieve signs of careful construction, neat and readable copy, and durability, to reduce maintenance costs and to prevent dilapidation.
- 8.7.1.2 Signs that could potentially create a public hazard shall require plans signed by an engineer prior to permit approval, and may require inspection by the City Building Inspector.

8.7.2 **Materials and Structure.**

- 8.7.2.1 Materials for permanent signs shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.
- 8.7.2.2 The size of the structural members (e.g. columns, crossbeams, and braces) shall be proportional to the sign panel they are supporting. In general, fewer larger supporting members are preferable to many smaller supports.
- 8.7.2.3 Materials for signs within the Design Control Combining Zone shall be consistent in appearance to materials of surrounding historic structures.

8.7.3 **Color.** Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the other structures on the site. Contrasting colors may be used if the overall effect of the sign is still compatible with the prevailing colors on the structure and in the surrounding neighborhood.

§8.8 **Copy and Typeface Guidelines.** The City does not regulate the message content (copy) of signs; however, the basic principles of copy design and layout can enhance the readability and attractiveness of signs. Copy design and layout consistent with these principles is encouraged, but not required.

8.8.1 For business signs, copy should relate only to the name and/or nature of the business or commercial center.

8.8.2 Permanent signs that advertise continuous sales, special prices, make claims, or include phone numbers, etc. should be avoided.

8.8.3 Information should be conveyed briefly or by logo, symbol, or other graphic manner. The intent should be to increase the readability of the sign and thereby enhance the identity of the business.

§8.9 **Lighting.** Sign lighting shall be designed to minimize light and glare on surrounding rights-of-way and properties. Illuminated signs are allowed provided they comply with all other provisions of this Ordinance, including the following:

8.9.1 External light sources shall be directed and shielded so that they do not produce glare on any object other than the sign. A maximum of 15 watts or 1000 lumens is allowed;

8.9.2 Lighting from any sign shall not exceed one half (0.5) lumen per square foot measured at the nearest property line.;

8.9.3 Lighting shall not blink, flash, flutter, or change intensity, brightness, or color;

8.9.4 The use of mirrors or highly reflective surfaces that direct or reflect natural or artificial light onto a public right-of-way or adjoining property shall be prohibited;

8.9.5 Neither the direct nor reflected light from primary light sources shall create hazards for pedestrians or operators of motor vehicles; and

8.9.6 Indirect light sources shall utilize hard-wired fluorescent, LED, or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency. Incandescent, xenon, metal halide, mercury vapor, and sodium vapor lamps shall be prohibited. Timers and photoelectric cells are encouraged.

§8.10 **Sign Maintenance.**

8.10.1 Each sign and supporting hardware, including temporary signs, shall be maintained in good repair and functioning properly at all times.

8.10.2 Any repair to a sign shall be of equal or better in the quality of materials and design as the original sign.

8.10.3 A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance, and may be abated in compliance with the Nuisance Ordinance.

8.10.4 When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required shall be removed, and unpainted areas shall be painted to match the adjacent portion of the structure.

Article 9 SIGN STANDARDS BY ZONE

Each sign shall comply with the sign type, area, height, and other restrictions provided by the following table except as otherwise expressly provided in this Ordinance. Signs exempt from permit requirements per Article 6 and Temporary signs per §10.8 are not listed in this table, as they are generally allowed in all zones. For the purposes of the following table, the term “affixed” shall include all signs attached to or painted on a building, including but not limited to wall, awning, projecting, and window signs.

Zone	Use	Allowed Sign Types	Maximum Sign Height	Maximum Aggregate Sign Area
R-S, R-1, R-2	Uses permitted with a Use Permit	One freestanding or one wall sign.	Wall: Below Eave Freestanding: 4 ft.	8 sq. ft./parcel
R-3	Permitted non-residential uses	One freestanding or one wall sign.	Wall: Below Eave Freestanding: 5 ft.	8 sq. ft./parcel
R-4	Permitted non-residential uses	One window sign and one freestanding or affixed sign.	Wall: Below Eave Freestanding: 5 ft.	8 sq. ft./parcel
C-1, C-2, C-AG, C-H, M-L, M-H, F-W, F-P, P-D, A-E, P-F	Permitted non-residential uses	Affixed, Freestanding, Sandwich Board	Affixed: Below Eave Freestanding: 8 ft.	See §8.4

Article 10 STANDARDS FOR SPECIFIC SIGN TYPES

Proposed signs shall comply with the following standards applicable to the specific sign type. Each sign type listed in this Section shall be subject to the zone location requirements and included in the calculation of the total sign area allowed on a parcel by Article 9 (Sign Standards by Zone), unless this Section explicitly provides otherwise. Each sign shall also comply with the sign area, height, and other requirements of Article 8, and all other applicable provisions of this Ordinance.

§10.1 **Awning, Canopy or Marquee Signs.** These signs are limited to first or second story and shall not project beyond the face of the awning, canopy, or marquee.

§10.2 **Bulletin Board Signs.** One bulletin board may be permitted on the site of an institution, subject to the following;

10.2.1 Sign shall not exceed 20 square feet and not more than ten feet in height; and

10.2.2 Sign content must relate to an activity conducted at or sponsored by the institution.

§10.3 **Directional Signs.** Directional signs shall not be used for off-site advertising or advertising for hire and shall comply with all the following requirements:

10.3.1 **Content.** Directional signs shall not contain advertising copy. Business name or logo shall not exceed 20 percent of the total sign area.

10.3.2 **Sign Area.** Directional signs may not exceed an area of six square feet or height of 48 inches.

10.3.3 **Off-site Directional Signs.** An off-site directional sign may be approved only for sites where the review authority determines that a property owner has considered all permanent signs allowed by this Ordinance, and site visibility still remains impaired.

10.3.3.1 A maximum of two such signs, limited one per street, shall be allowed per use.

10.3.3.2 Such signs shall be placed only on private property.

10.3.3.3 Sign content shall be limited to name and directional arrow.

10.3.4 **On-site Directional Signs.** No more than two shall be permitted per public road entrance. Entities sharing an access may be permitted one on-site directional sign each along the access road.

§10.4 **Freestanding Signs.**

10.4.1 **Location Requirements.** A freestanding sign may be located within a required front or street side setback provided that it complies with the vision clearance area requirements of Ordinance 02-02 §7.08.1.

10.4.2 **Height Limit.** A freestanding sign shall not exceed a height of eight feet.

10.4.3 **Sign Area.** Sign area shall not exceed 24 square feet, with base structure area not exceeding $\frac{3}{4}$ of the sign area.

10.4.4 **Other Requirements.**

10.4.4.1 The bottom edge of a freestanding sign shall be no more than three feet above ground level.

10.4.4.2 Freestanding signs without a solid base shall be either hung from a bar cantilevered off one post or supported by two wood, metal, or granite posts that are generally square in cross section.

§10.5 **Product Signs.** Businesses may be permitted a maximum of three Product signs, with a maximum of two per window, provided the signs:

10.5.1 Shall be located in the building interior but not on doors or second story windows;

10.5.2 Shall not exceed four square feet; and

10.5.3 May be illuminated only during business hours.

§10.6 **Projecting Signs.**

10.6.1 Shall project perpendicularly from the building to which they are mounted;

10.6.2 Shall have a ground clearance of no less than eight feet from the bottom of the sign to the finished grade below;

10.6.3 Shall project no more than 48 inches from the building face nor closer than 12 inches to the vertical plane of the street curb line;

10.6.4 Shall not exceed an area of 33 square feet individually or 66 square feet per building in aggregate;

10.6.5 Shall require an Encroachment Permit if projecting over a public right-of-way;

- 10.6.6 Shall not extend higher than the lesser of 14 feet, eave height, parapet height, or sill height of a second floor window;
- 10.6.7 Shall not be permitted on the same frontage as a freestanding sign; and
- 10.6.8 Creative shapes, three-dimensional signs, and signs using icons, shapes, symbols uniquely suited to the business are encouraged.

§10.7 **Sandwich Board Signs.** These signs may be permitted annually when necessary to direct traffic to a location and are not covered by the restrictions in §10.3 (Directional Signs). These signs are highly discouraged, but may be permitted subject to the following requirements:

- 10.7.1 Such signs must be removed daily at the close of normal business hours;
- 10.7.2 A renewal application for such signs shall be submitted with annual business license renewal; and
- 10.7.3 A maximum of one such sign, not to exceed six square feet in area and 48 inches in height, may be allowed per business.

§10.8 **Temporary Signs.** Temporary signs are allowed in all zones subject to the following:

10.8.1 **Banners and Pennants.** A licensed business may be permitted to use a banner or pennants subject to the following requirements (see also Article 6 for exemption):

- 10.8.1.1 The use of a banner or pennants may be allowed for up to 120 days;
- 10.8.1.2 Horizontally oriented banners or pennants shall have a maximum height of four feet and a maximum length of 50 feet. Vertically oriented banners shall have a maximum size as determined by the Design Review Committee.
- 10.8.1.3 The application for a sign permit for banners or pennants shall include the dates proposed by the applicant for scheduled use.

10.8.2 **Subdivision Signs.** Subdivision signs may be allowed subject to the following:

- 10.8.2.1 A maximum of two off-site signs per subdivision may be located on private property;
- 10.8.2.2 One on-site sign per street frontage, with a maximum of two separated by a minimum of 75 feet, may be located within a subdivision;
- 10.8.2.3 The area of each sign shall not exceed 24 square feet for an on-site sign and 12 square feet for an off-site sign;
- 10.8.2.4 The height of each sign shall not exceed six feet;
- 10.8.2.5 The signs shall not be illuminated; and
- 10.8.2.6 The signs may be displayed only 12 months following recordation of the final map, or until all of the units have been sold, whichever occurs first.

§10.9 **Wall Signs.**

- 10.9.1 A maximum of two wall signs per building frontage shall be permitted.
- 10.9.2 Wall signs shall not exceed the lesser of 60 square feet or 0.75 square feet for each foot of frontage plus 0.25 square feet for each foot of building façade height.

10.9.3 The aggregate area of all wall signs on a building shall not exceed 175 square feet.

10.9.4 Wall signs shall not project more than six inches from the wall.

§10.10 Window Signs.

10.10.1 **Maximum Sign Area.** Window signs shall not exceed 24 square feet individually or an aggregate area of 25 percent of the total window area. Window panels separated by muntins or mullions shall be considered as one continuous window area.

10.10.2 **Sign Location.** Signs shall be allowed only on windows located on the ground level and second story of a structure frontage.

10.10.3 **Second Story Window Signs.** The number of second story window signs shall not exceed 50 percent of the number of second story windows fronting on the same street (i.e., a building with six windows on a side may have three of those windows with a sign for three separate occupants). No second story window sign shall occupy more than 10 percent of the individual window area. Second story signs shall consist only of individual letters or symbols applied to, stenciled on or etched into the glass surface not exceeding six inches in height, and shall not contain logos or artwork.

Article 11 EXCEPTIONS

A variance from the strict application of the terms of these regulations, provided that such exceptions are not prohibited elsewhere in this Ordinance, may be granted pursuant to Ordinance 02-02 Article IX.

Article 12 NONCONFORMING SIGNS

A nonconforming sign is any permanent or temporary sign that was legally established and maintained in compliance with the provisions of all applicable laws in effect at the time of original installation but that does not now comply with the provisions of this Ordinance.

§12.1 General Requirements. A nonconforming sign shall not be:

12.1.1 Changed to another nonconforming sign with a greater degree of nonconformity;

12.1.2 Structurally altered;

12.1.3 Reestablished after on-premises business operations are discontinued for six months; or

12.1.4 Reestablished after damage or destruction to more than 50 percent of the replacement cost of the sign or components as determined by the Building Official.

§12.2 Maintenance and Changes. Nonstructural modifications and maintenance (e.g., painting, rust removal) of nonconforming signs are allowed without a sign permit. Changes shall not exceed 50 percent of the replacement cost as determined by the Building Official.

Article 13 ABATEMENT AND REMOVAL

If a sign is declared hazardous, dilapidated, derelict, abandoned, or is determined by the City Manager or review authority to be in violation of this ordinance, the sign shall be abated in compliance with Ordinance 06-04 (Nuisance Ordinance), except that, in the case of a hazardous sign, the sign is considered a "structure" with respect to the "Uniform Code for the Abatement of Dangerous Buildings" and shall be abated in compliance with that code.

Article 14 AMENDMENT

This Ordinance may be amended pursuant to Ordinance 02-02 §8.02 et seq.

Article 15 ENACTMENT

§15.1 **Severability.** If any section, sub-section, paragraph, sentence, or word of this ordinance shall be held to be invalid, either on its face or as applied, the invalidity of such provision shall not affect the other sections, sub-sections, paragraphs, sentences and words of this Ordinance, and the applications thereof; and to that end the sections, sub-sections, paragraphs, sentences and words of this Ordinance shall be deemed to be severable

§15.2 **Effective Date.** This Ordinance shall become effective 30 days after the date of its enactment.

PASSED AND ADOPTED on this 7th day of November, 2013 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

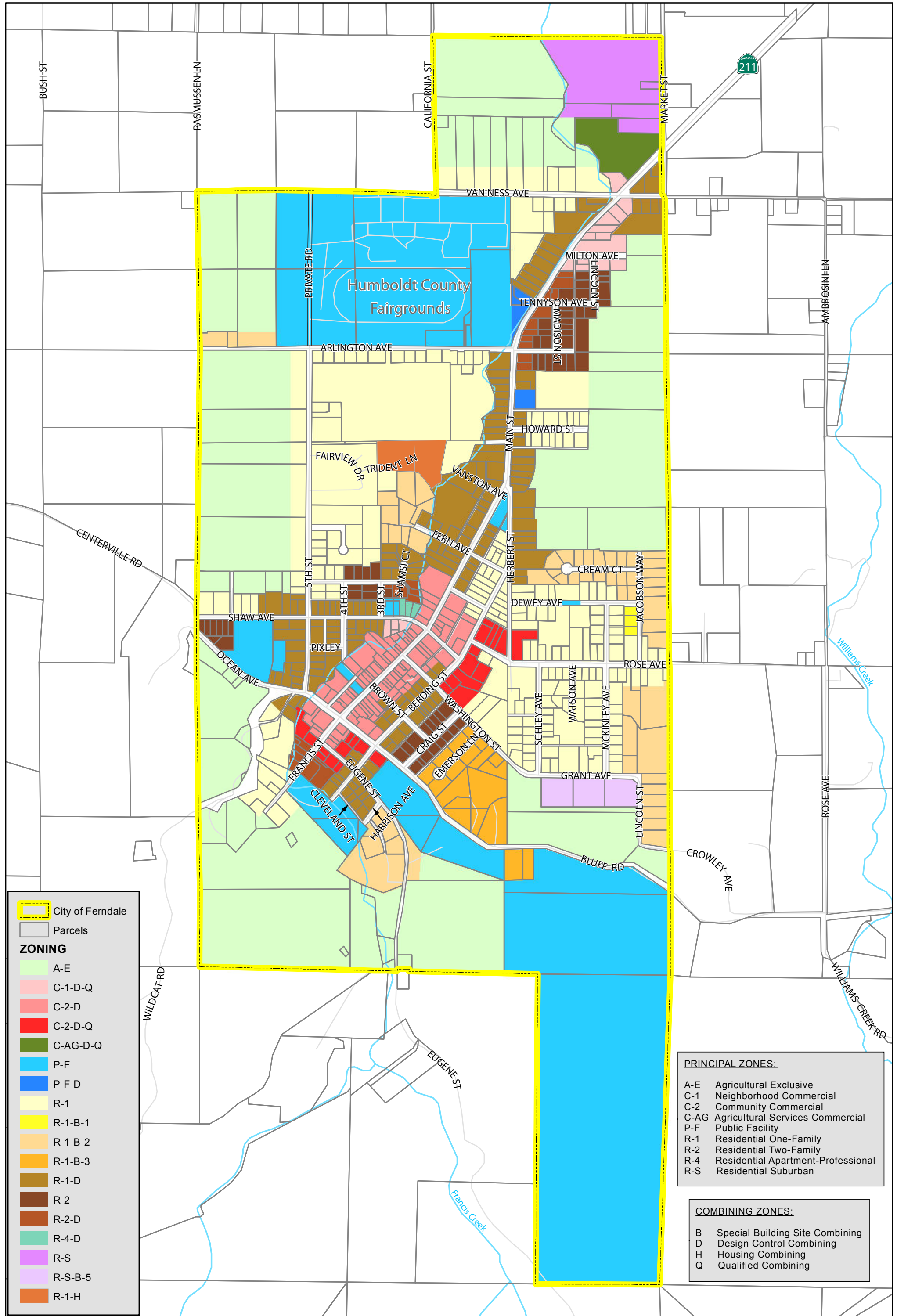
Attest:

City Clerk / Deputy City Clerk

Stuart Titus, Mayor

First Reading: October 3, 2013	Amended:	
Second Reading: November 7, 2013		
Enacted: December 7, 2013		
Amended:		

City of Ferndale Land Use/Zoning Map



City of Ferndale

Parcels

ZONING

- A-E
- C-1-D-Q
- C-2-D
- C-2-D-Q
- C-AG-D-Q
- P-F
- P-F-D
- R-1
- R-1-B-1
- R-1-B-2
- R-1-B-3
- R-1-D
- R-2
- R-2-D
- R-4-D
- R-S
- R-S-B-5
- R-1-H

PRINCIPAL ZONES:

A-E	Agricultural Exclusive
C-1	Neighborhood Commercial
C-2	Community Commercial
C-AG	Agricultural Services Commercial
P-F	Public Facility
R-1	Residential One-Family
R-2	Residential Two-Family
R-4	Residential Apartment-Professional
R-S	Residential Suburban

COMBINING ZONES:

B	Special Building Site Combining
D	Design Control Combining
H	Housing Combining
Q	Qualified Combining

Map Compiled 6 September 2011 Updated November 2013
 Source: Imagery - USDA NAIP 2009
 City Boundary, Roads, Water features - Humboldt County CDSD,
 (<http://co.humboldt.ca.us/planning/maps>)
 *edited by Planwest Partners Inc.
 Land Use/Zoning - Planwest Partners Inc.

