

## **4110 SIGNS**

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### **4110.10 Intent and Purpose**

This section is established to regulate the location, design, quality of materials, construction, illumination, and maintenance of signs and sign structures. The City finds that the regulation of signs is necessary to provide an orderly display of advertising; to improve the appearance of Maywood; and to protect pedestrians and motorists from hazards associated with confusing signage.

### **4110.20 Permit Required**

A permit shall be required to place, erect, construct, or otherwise maintain a sign in conformance with the provisions of this section, unless the sign is expressly exempted from these provisions. A reasonable fee may be charged for the sign permit, as established by City Council action.

### **4110.30 Exempt Signs**

The following signs are exempt from the provisions of this section:

- A. Official notices issued by any court, public body, or public officer.
- B. Notices posted by any public officer in performance of a public duty, or for any person in giving legal notice.
- C. Traffic, directional, warning, or informational signs.
- D. Official signs used for emergency purposes.
- E. Public telephone signs.
- F. Temporary advertising signs required or authorized by the public authority having jurisdiction over sign permits.

### **4110.40 Maintenance and Safety**

All signs shall be maintained in a neat and orderly condition, and no sign shall be permitted or operated in a manner that endangers the safety of any person or vehicle.

If the Director of Building and Planning, or his designee, finds that a sign is in disrepair, threatens public safety, or is otherwise in violation of this ordinance, he shall seek correction of the violations as provided for in this ordinance and in the Municipal Code. The Director shall notify the sign owner in writing that appropriate corrections must be undertaken or the sign will be removed.

#### **4110.50 Prohibited Signs**

The following signs and mechanical and electrical equipment are prohibited:

- A. Signs or sign structures which by color, wording, or location resemble or conflict with any traffic control sign or signal.
- B. Signs that create a safety hazard by obstructing a clear view of pedestrian or vehicular traffic.
- C. Signs that glare, flash, reflect, blink, or appear to do any of the foregoing. However, public service signs stating time and temperature may be permitted.
- D. Signs on or over public property, except when authorized by the appropriate government agency.
- E. Signs that identify or advertise a product or business no longer on the premises. The signs shall be blanked out within 60 days after the closing of the business.
- F. Signs painted on the rear wall of buildings, on fences, on walls, on roofs, or on other surfaces not specifically permitted by this section.
- G. Special event signs, except as provided for in Section 4110.70.H.
- H. Flags, banners, pennants, and paper signs, except as provided for in Section 4110.70.H.
- I. Signs attached to a motor vehicle or trailer which is conspicuously parked or left standing, unless the vehicle or trailer is being used for a bona fide delivery or other vehicular purposes away from a fixed place of business.

- J. String lights, including lights used for outlining, except in connection with permissible temporary or seasonal business activities. This section shall not prohibit holiday lights between Thanksgiving and New Year's Day.
- K. Advertising statuary.
- L. Lamps or incandescent lights are prohibited from use in any sign. These would include, but not necessarily be limited to:
  - 1. Stroboscopic lights
  - 2. Spot lights
  - 3. Revolving beacons
  - 4. Any lamp with internal metallic deflectors
  - 5. Any lamp with external reflectors
  - 6. Any exposed lamp or bulb with rated wattage in excess of 25 watts.
- M. Advertising of individual products, except as provided in Section 4110.60.
- N. Easel or A-frame type signs.
- O. Any other sign, sign structure, or advertising device which is not specifically permitted by the zoning regulations or which may have been erected in violation of the laws in effect at the time of erection.

**4110.60 Permitted Signs**

Table 4110.60 indicates the types of signs permitted within the specific zone districts, subject to conditions of use and development standards for the signs outlined in Section 4110.70.

**TABLE 4110.60  
PERMITTED SIGNS**

| Type of Sign  | Zone District |    |    |    |    |    |
|---|---------------|----|----|----|----|----|
|   | R-3           | C  | CM | M  | OS | PF |
| Billboards  | X             | C  | C  | C  | X  | X  |
| For Sale/Rent   | P*            | P* | P* | P* | P* | P* |
| Freestanding  | X             | P  | P  | P  | X  | X  |
| Identification  | X             | P  | P  | P  | X  | P  |
| Mural   | C             | C  | C  | C  | C  | C  |
| Name plates   | P*            | P* | P* | P* | P* | P* |
| Revolving   | X             | P  | P  | P  | X  | X  |
| Roof  | X             | P  | P  | P  | X  | X  |
| Special Event   |               |    |    |    |    |    |
| o Pennants,<br>banners,<br>paper signs  | X             | P  | P  | X  | X  | X  |
| o Balloons and other<br>tethered objects  | X             | C  | C  | X  | X  | X  |
| Subdivision   | P             | X  | X  | X  | X  | X  |
| Temporary   |               |    |    |    |    |    |
| Construction  | P             | P  | P  | P  | P  | P  |
| Garage Sale   | P*            | X  | X  | X  | X  | X  |
| Political   | P*            | P* | P* | P* | P* | P* |
| Window – Interior   | X             | P  | P  | P  | X  | X  |
| Window – Seasonal   | X             | P  | P  | X  | X  | X  |
| Abbreviations: P = Permitted<br>C = Conditional Use Permit required<br>X = Not permitted<br>* = No sign permit required |               |    |    |    |    |    |

**4110.70 Sign Use Conditions and Development Standards**

The following conditions and standards shall apply to all permitted signs and conditionally permitted signs.

**A. Billboards**

1. No billboard shall be erected or maintained on any lot whose principal street frontage lies within 200 feet of a public school, church, courthouse, public library, or city hall fronting on the same street.
2. No billboard shall be erected or maintained within 100 feet of any other freestanding sign.
3. No more than one billboard shall be maintained for each 500 feet of street frontage. Intersecting streets right-of-way shall be included in the 500-foot frontage measurement.
4. Billboard structures shall conform to the setback requirements of the zone district in which they are located.
5. No roof-mounted billboards shall be permitted.
6. The maximum height of any sign structure shall be 30 feet, measured from the finished grade of the lot.
7. The maximum size sign face for single-face signs shall be 300 square feet, with maximum dimensions of 12 feet by 25 feet. The maximum size sign face for each face of a double-face signs shall be 300 square feet, with maximum dimensions of 12 feet by 25 feet, and the distance between the faces of a double-face sign shall not exceed 18 inches.

**B. For Sale and For Rent Signs**

1. Such signs shall be located only upon the property which is for sale or rent.
2. Such signs shall have a maximum size of six square feet and shall not be illuminated.

3. Such signs shall be removed within 30 days after the sale or rental of the property.

**C. Freestanding Signs**

1. Only one freestanding sign shall be permitted for each 350 linear feet of lot frontage of the lot on which the sign is located.
2. No part of any such sign shall be less than eight feet above ground level or shall be located or constructed in any manner which would constitute a hazard to pedestrian or vehicular traffic on public or private property.
3. No freestanding sign shall project over public property.
4. In the C, CM, and M zones, freestanding signs shall be limited to a maximum height of 25 feet, measured from the finished grade of the lot on which the sign is located. A height of 35 feet may be permitted subject to Conditional Use Permit approval.
5. The maximum size of the sign face shall not exceed 150 square feet. A larger size may be permitted subject to Conditional Use Permit approval.
6. Where a shopping center contains six or more businesses on a parcel of land one acre in size or larger, and where that parcel is under one ownership, the allowable sign face may be increased an additional 100 square feet, and the maximum sign height may be 35 feet. A larger sign face may be permitted subject to Conditional Use Permit approval.
7. Where an industrial center or business park contains more than six businesses on a parcel of land one acre in size or larger, and where that parcel is under one ownership, the allowable sign face area may be increased to 200 square feet.

**D. Identification Sign**

Identification signs located on the side of a building shall not exceed 25 percent of the area of the building wall on which they are located. Greater coverage may be permitted with Conditional Use Permit approval.

#### **E. Name Plates**

1. Information presented on the name plate shall be limited to the name, address, and telephone number of the persons in residence or business.
2. Sign size shall not exceed two square feet in area.

#### **F. Revolving Signs**

Any revolving sign, or any portion of which is designed to revolve, shall not exceed a rotating speed of eight revolutions per minute. The sign shall conform to all other development standards for its type.

#### **G. Roof Signs**

1. No more than one roof sign, with a maximum of two sign faces, per building shall be permitted.
2. No part of any roof sign shall extend more than 10 feet above the highest part of the building roof upon which the sign is displayed.
3. Maximum sign area shall be 50 square feet per sign face.

#### **H. Special Event Signs**

1. Special event signs shall be of professional quality, and paper signs shall be encased in a wood or metal frame.
2. All special signs shall require a permit from the Building and Planning Department for each special event occurrence. Such signs shall be permitted a maximum of two times per one year period and shall not be displayed more than 180 days in that one year period.

3. Any person dissatisfied with the decision of the Director of Building and Planning or the Planning Commission has the right to appeal the decision pursuant to Section 5140 of this ordinance.

**I. Subdivision Signs**

Signs advertising the initial sale or lease of residential units in a subdivision shall not exceed 100 square feet in area and 10 feet in height. Such signs shall be removed within 30 days of the sale of the last unit.

**J. Temporary Signs - Construction**

Signs displaying the names of businesses involved in the ongoing construction of a building may be posted on the construction site. No more than three such signs shall be posted on any one site. Individual signs shall be limited in sign area to 32 square feet and sign height to 10 feet.

**K. Temporary Signs - Garage Sales**

1. Maximum sign size shall be four feet by six feet.
2. The sign shall be located only in the front yard setback area.
3. Such signs shall be posted no sooner than three days prior to such sale and shall be removed within 24 hours after the sale.

**L. Temporary Signs - Political**

1. Maximum sign size shall be four feet by eight feet.
2. Only two such signs shall be permitted per lot.
3. In residential zones, such signs shall be permitted only within the front yard setback area, and a minimum setback distance of five feet shall be maintained from the lot line.

4. In all other zones, such signs located in windows or on walls may cover an additional 25 percent of the wall or window space beyond the restrictions for permanent signs.
5. Such signs shall be removed within 10 days following the applicable election.

**M. Window Signs - Interior**

1. Information presented on window signs shall be limited to the identification of the business, the telephone number, and hours of operation.
2. No paper signs shall be permitted unless they are special event signs.
3. The total signage area shall not exceed 25 percent of the area of the window or glass space of the associated business. This total shall pertain to permanent and special event signs. However, temporary political signs and seasonal signs may cover additional area, as noted in Sections 4110.70.L and 4110.70.N, respectively.

**N. Window Signs - Seasonal**

1. Seasonal signs are permitted provided total signage in the window for all permanent and temporary signs does not exceed 50 percent of the total window area.
2. Such signs shall not be posted for longer than 45 days.

**4110.80 Non-Conforming Signs**

- A. The City Council hereby determines that the public peace, safety, morals, and welfare require that all signs and advertising structures be constructed and erected subject to the provisions of this section. All signs and advertising structures constructed after the effective date of this section which do not comply with this section are hereby declared to be public nuisances and may be abated in the manner provided by the Maywood Municipal Code, Section 6-4.02.

- B. Any sign constructed prior to January 27, 1987 which was valid at the time of its erection or construction, but which now does not conform to the requirements of this section, shall either be removed or brought into conformity within the time period prescribed in Schedule 1 and Schedule 2.

**1. Schedule 1**

| <i>Type of Sign</i>  | <i>Period for Removal</i> |
|--|---------------------------|
| Non-professional painted signs, banners, and temporary signs | 3 months                  |

**2. Schedule 2**

| <i>Sign Value</i> | <i>Period for Removal<br/>(Sign and Structure)</i> |
|-------------------|--|
| Less than \$500   | 1 year   |
| \$500 - \$1,000   | 1-1/2 years  |
| \$1,001 - \$3,000 | 2 years  |
| \$3,001 - \$6,000 | 2-1/2 years  |
| \$6,001 and over  | 3 years  |

- C. Non-conforming signs may not be:
1. Changed or altered to another non-conforming sign.
  2. Structurally altered so as to extend the sign's useful life.
  3. Expanded.
  4. Re-established after discontinuance for 90 days or more.
  5. Repaired, when repairs exceed 50 percent of the reasonable replacement value of the existing sign or support structure, unless the repairs are made to make the sign conform to the provisions of this Section 4110.
- D. All illegal signs shall be removed or made to conform to Chapter 4110 within 30 days of the sign owner receiving a written notice that the sign is illegal.

- E. The Director of Planning and Building, or his designee, shall not permit non-conforming signs and shall cause the abatement of any sign in the City which fails to meet the requirements of this Chapter 4110 or any other applicable law. Signs shall be abated for which no required permit has been obtained, which are a public nuisance, which have been abandoned, or which have been amortized under the provisions of Section 4110.08.B.