



# ZONING REQUIREMENTS FOR TEMPORARY NONCOMMERCIAL SIGNS

The purpose of this memorandum is to make political candidates aware that the City of Turlock has regulations regarding the location, height, size, and safety of temporary non-commercial signs which apply to temporary political signs. During elections, the City frequently receives complaints regarding the placement of political signs and we hope that this memorandum will provide you and your supporters with sufficient information to avoid becoming the object of one of these complaints.

Although temporary noncommercial signs are not required to obtain a sign permit from the City, Turlock Municipal Code (TMC) Section 9-2-514 establishes the allowable size, height, and placement of such signs. In accordance with TMC Section 9-2-521 temporary signs posted or erected in or above the public right-of-way or on private property in violation of the Municipal Code will be removed.

## HEIGHT AND SIZE RESTRICTIONS

The size and height regulations vary between residential and non-residential properties. The limitations are listed below:

	<u>MAXIMUM HEIGHT</u>	<u>MAXIMUM SIZE</u>
Residential Properties	4 feet	6 square feet
Non Residential Properties	6 feet	32 square feet

There is not a limitation on the number of signs that can be placed on one property but TMC Section 9-2-514 limits the total of all temporary signs placed on any property from occupying more than 25% of the street frontage of the property as observed from the public right-of-way.

## LOCATION AND SAFETY

All signs shall be constructed of durable material and may not be permanently mounted to the ground or a building. The signs shall not be located closer than five (5) feet to any property line and they shall not be illuminated. Political signs may not be placed on private property without the property owners' permission. This includes railroad right-of-way and telephone and/or power poles.

The location of the proposed signs must also comply with Building, Electrical, Sign, and Fire Codes as well as the standards established by the City of Turlock Engineering

Division to avoid placement in the Clear Vision Triangle. The Clear Vision Triangle is an area defined along any driveway or intersection and is required to ensure that drivers have adequate visibility when making movements on public roadways or onto and off of public roadways. Please contact the Turlock Traffic Engineer at (209) 668-5520, if you have any questions about the Clear Vision Triangle.

Signs may not be placed in or over the public right-of-way. Often times it is difficult to determine where private property ends and public right-of-way begins. This is particularly true for unimproved properties. There are no simple rules such as behind the sidewalk or behind the curb. If you have any questions about whether the sign is going to be placed in the public right-of-way, you can consult with the property owner and, if necessary, consult with a private engineering firm that can help you make that determination. Most of the complaints seem to be centered around vacant, unimproved lots. Ensuring that the sign is placed well away from the street and in line with buildings on improved lots would be an effective strategy to avoid violating the regulations.

Finally, the sign may not be created in a manner that would in any way confuse motorists by simulating an authorized traffic sign, signal, or device by either position, shape, size, color, word, phrases, symbols, or any other feature.

## **REMOVAL AFTER THE ELECTION**

The Municipal Code requires that all signs related to a specific event shall be removed within five (5) days of the last day of the event. Therefore, the political or election sign shall be removed within five (5) days after the election or event.

## **PROHIBITED SIGNS**

In addition to the limitations above, the following types of signs are prohibited:

- Inflatable signs
- Signs mounted on a motor vehicle that are not an integral part of the vehicle. This prohibition applies to advertising billboards, A-frame signs, trailer-mounted signs, or other advertising structures that are mounted onto, but are not an integral part of the motor vehicle.

## **ENFORCEMENT**

The Turlock Municipal Code does provide that any sign located in the public right-of-way or on private property in violation of the Municipal Code may be immediately removed by the City of Turlock. In addition, you could be subject to citation pursuant to Turlock Municipal Code Section 1-2-01.

If you have any questions, please feel free to contact the Turlock Planning Division at (209) 668-5640.