

17.12.130 VILLAGE SIGN REGULATIONS

- A. **Intent.** The Village Specific Plan, Ordinance No. 87-142, has been adopted by the City of Big Bear Lake containing development standards and design guidelines to address specific development issues within the Village, as further described in the Specific Plan itself. This Section is intended to implement the goals and objectives of the Village Specific Plan, and to replace the sign regulations contained herein.
- B. **Applicability.** The provisions described in this Section shall apply to all areas subject to the Village Specific Plan, as defined in the Specific Plan and illustrated on the Village Specific Plan Zoning Map. Signs for uses located in commercial and public/quasi-public districts shall conform to the commercial sign requirements of this Chapter, and signs for uses located in the residential district shall conform to the residential sign requirements of this Chapter, in addition to the requirements of this Section.
- C. **Village sign standards.** All provisions of this Chapter shall apply to signs within the Village Specific Plan, except as modified below:
 - 1. **Area.** Freestanding signs shall not exceed 24 square feet in sign area.
 - 2. **Setbacks.** The leading edge of freestanding signs shall be no closer than 1 foot from the front property line and no closer than 1 foot from any pedestrian easement or walkway. Canopy signs may overhang pedestrian easements or walkways by no more than 36 inches, provided the lowest edge shall be no lower than 8 feet.
 - 3. **Height.** Freestanding signs shall not exceed 10 feet.
 - 4. **Roof Signs.** Roof signs shall not be permitted unless no other allowable sign location is available. Where allowed, roof signs shall be located on the lower one-half of the roof and shall not extend above the roof line or parapet line.
 - 5. **Projecting Signs.** Projecting signs perpendicular to the building wall may be used for buildings with single or multiple tenants, provided that the sign does not obscure other signs or create sign clutter and shall be subject to the following criteria.
 - a. **Buildings with Multiple Tenants.** To reduce visual clutter and maintain a consistent appearance, projecting signs for each tenant shall be uniform in size and shall utilize a matching sign bracket.
 - b. **Size.** For buildings which have or will have both a wall sign and a projecting sign, the projecting sign shall be no greater than 3 square feet in

area. When a projecting sign will be installed in lieu of an allowable wall sign, the maximum sign area shall be 6 square feet.

- c. **Clearance.** The projecting sign may overhang pedestrian easements or walkways by no more than 36 inches, provided the lowest edge shall be no lower than 8 feet. Projecting signs over pedestrian easements or public right-of-ways shall be subject to an encroachment permit and hold harmless agreement or similar as required by the City Engineer.
- d. **Distance between Signs.** The maximum horizontal distance between all signs mounted on a building wall shall be a minimum of 5 feet.
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- e. **Height.** The maximum height of a projecting sign shall be 15 feet, as measured from the top edge of the sign face to the top of the sidewalk or surface of the ground.
- f. **Decorative Bracket.** The projecting sign shall be supported by a decorative bracket made of metal, such as wrought iron or cast aluminum, and the color shall be either black, brown, or bronze. The sign bracket should not be mounted onto any decorative architectural portion of a building.
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- g. **Illumination.** The projecting sign may be externally illuminated using gooseneck light fixtures with shades to direct the light onto the sign, or via backlighting of letters on the sign. Internally illuminated projecting signs shall not be permitted.
- h. **Prohibited Sign Materials and Sign Type.** The use of plastic panels for the sign face are prohibited. Cabinet signs (also known as a “can” sign), typically consisting of one or more translucent panels containing sign copy which are interchangeable and which are affixed to an internally illuminated box or cabinet mounted on a bracket, shall be prohibited as a projecting sign.
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- i. **Design Standards.** Projecting signs shall be subject to applicable design standards set forth in Section 17.12.080 (Design Standards for Signs).
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