



MISSION ST SIGN CRITERIA

Signs located within the Mission Street Area Plan must comply with the following criteria in addition to any standards in the Zoning Ordinance. Please complete, print, and bring to counter with application form.

*** Roof Signs are prohibited.**

Sign Design Guidelines		
Requirement	Complies (Y/N)	Notes/Conditions
Signs should complement a building, being consistent with its architectural style.		
Signs should be located in areas of the façade originally designed to serve this function		
Signs should use icons, symbols or logos rather than only words whenever possible.		
Signs should not cover architectural details or ornamental elements.		
Signs should not be internally illuminated, unless they have an opaque or dark background and only the letters are illuminated.		
Signs should not rotate or include other types of movement.		
Signs should not include flashing, blinking, or strobe lights.		
In no case shall signs obstruct sight lines for vehicles or pedestrians.		
A combination of no more than two types of signs (freestanding, wall, or projecting) are permitted per building.		

Freestanding Signs		
Requirement - 4' or less in height	Complies (Y/N)	Notes/Conditions
Shall be permitted on any parcel in the Mission Street C-C District.		
May be one-half square foot per lineal foot of frontage with a maximum area of thirty-two square feet.		
Shall be located wholly on the same parcel as the business whose sign it is.		
Shall not exceed one per parcel.		

Freestanding Signs		
Requirement - >4'	Complies (Y/N)	Notes/Conditions
Freestanding signs greater than four feet in height are generally not permitted within the Mission Street C-C district. However, with Design Permit Approval, signs over four feet in height:		
Shall have a maximum area of one(1) square foot per one(1) lineal foot of building wall up to a total of one hundred (100) square feet.		
Shall not exceed the height of the roofline and in no case be higher than 20-feet above finished grade.		
Shall maintain a minimum clearance of eight (8) feet.		
Shall not exceed one sign per parcel.		

Wall Signs		
Requirement	Complies (Y/N)	Notes/Conditions
Wall signs shall not extend above the top level of the wall upon which it is painted or attached.		
Wall signs shall not extend more than twelve includes from the building face.		
Wall signs shall have a maximum area for each building face as indicated in Table 2, Section 24.12.390 .		

Window Signs

Requirement	Complies (Y/N)	Notes/Conditions
Window signs shall be limited to no more than 25% of the window area.		
Window signs shall be considered part of the allowable wall sign area.		

Projecting Signs

Requirement	Complies (Y/N)	Notes/Conditions
Shall have a minimum vertical clearance of 8 feet.		
Shall have a maximum height of 15 feet above the sidewalk.		
Shall extend no more than 4 feet out from the main wall surface, and have a 6-inch minimum space between sign and building.		
Shall not extend above the roof edge or top of parapet.		
Shall have a maximum are of 25 square feet with no single sign face exceeding 12 square feet.		
Shall not be mounted on wall area above the first floor (i.e. ground level), unless they are mounted on a parapet extension of a one-story building.		
Shall be self-supporting without the use of cable or other supports. Ornamental brackets designs as a part of the sign design may be allowed if they are complementary with the building sign design.		

Canopy Signs

Requirement	Complies (Y/N)	Notes/Conditions
Shall be painted directly onto the awning material.		
Shall be limited to two awning surfaces (e.g. front, side, top)		
Shall not exceed fifty (50) percent of the total awning/canopy area.		
Shall be considered part of the total allowable area of wall signs of the wall to which it is attached.		
Shall be no more than one foot in height.		