

**Monrovia**

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**§ 17.28.070 - RESIDENTIAL SIGNS - SIGN TYPES AND SIZES**

Permitted sign types and sizes, all residential zones and residential uses in any PD, Planned Development zone shall be as follows:

- (A) Construction sign. One construction sign denoting the architects, engineers, contractors, or other related subjects shall be permitted upon the commencement of construction without Development Review Committee approval and will be permitted until such time as a final inspection of the building(s) designates said structure(s) fit for occupancy. Such signs shall not exceed 12 square feet in surface area on one permitted sign face.
- (B) Identification sign. Any parcel of real property containing five or more dwelling units shall be permitted to have displayed thereon one permanent identification sign per street frontage depicting only the name and/or address of the apartment or project upon which such sign is displayed. Such sign shall not exceed six square feet in surface area.
- (C) New construction For Rent or For Sale signs. One sign announcing apartments or condominiums for rent or sale may be placed upon land upon which an apartment or condominium building is under construction or which the site plan has been approved. Such signs shall be removed within 30 days after completion of construction. Such v shall not exceed 24 square feet in area.
- (D) Real Estate Signs. Real Estate Signs announcing buildings for sale, rent, or lease shall not exceed two signs for any one lot or parcel of property and shall be located on the land to which the signs refer. Said signs shall be allowed without approval by the Development Review Committee. Such signs shall not exceed six square feet in surface area.
- (E) Real Estate Signs - Condominiums. Real Estate Signs announcing condominiums for sale, rent, or lease shall not exceed one sign per unit and shall be located on the unit to which the sign refers. Said shall be allowed without the approval of the Development Review Committee. Such signs shall not exceed six square feet in surface area.
- (F) Signs and/or nameplates. Signs and/or nameplates shall be permitted, provided that said sign or nameplate shall display only the name of the properties or any trade or professional title required by the permitted use. The signs shall be allowed without approval of the Development Review Committee. Such signs shall not exceed one square foot in area.
- (G) Temporary subdivision signs. One subdivision sign shall be allowed for the purpose of land subdivided for sale into five or more lots when located on the land to which the sign refers, and which sign shall be removed within 30 days of completion of the sales operation.

( '83 Code, § 17.28.070) (Ord. 94-03 § 6, 1994)

§ 17.28.080 - RESIDENTIAL SIGNS - GENERAL PROVISIONS FOR RESIDENTIAL USES.

(A) All illumination shall be indirectly lighted or shadow-lighted so that the immediate source of the illumination is not visible. No signs shall contain any flashing lights. No lighting shall be a detriment to surrounding property or prevent the peaceful enjoyment of residential uses, nor shall light be displayed in such a manner that potential confusion with traffic lights may exist. No sign shall be lighted by the use of exposed neon tubing or similar type lighting.

(B) Using the minor variance procedure as outlined in this title, the Development Review Committee shall have the authority to approve a larger identification sign than is provided for in this chapter if a finding is made that the larger sign is in architectural harmony with the premises upon which it is to be located and the area of the real property, its public street frontage and/or the number dwelling units or the number of entrances require larger sign surface area to identify the premises adequately.

( '83 Code, § 17.28.080) (Ord. 94-03 § 6, 1994)