

# City of Visalia



**Application  
Programmatic Subdivision Sign  
VMC Zoning Ordinance Section 17.48.080-F**

**Building & Planning, City of Visalia, 315 E. Acequia Avenue, Visalia, CA 93291  
"City Hall East" 559-713-4359 "Planning Division"**

Applicant: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Note: An active business license for the City of Visalia is required to pull this permit.

Recorded Subdivision Name: \_\_\_\_\_

Marketed Subdivision Name: \_\_\_\_\_

Subdivider & Contact Info. Local: \_\_\_\_\_

Subdivision Location: \_\_\_\_\_

Date: \_\_\_\_\_

Action: \_\_\_\_\_

Staff: \_\_\_\_\_

By issuance of this Programmatic Permit, the applicant agrees to the following:

1. That all property owners have given permission for signs located on their property, and that the property owner information given is true and correct.
2. That the requested signs shall be installed and maintained in a safe manner.
3. That violation(s) of the Subdivision Sign Ordinance Section 17.48.080-F of the Visalia Municipal Code shall render this permit void, and reinstatement is at the discretion of the City Planner (or designee).
4. That all other City of Visalia codes and ordinances shall apply.
5. **Duration:** Programmatic Permits are valid for six (6) months, and require an extension for added time prior to the expiration.

**Off-site Sign No. 1** Site Zoning Designation: \_\_\_\_\_

Location: (APN or general description) \_\_\_\_\_

Property Owner & Contact Information: \_\_\_\_\_

Sign Face Size (dimensions and sq. ft.) \_\_\_\_\_

Total Sign Height (8 ft. maximum) \_\_\_\_\_

Location Detail: Provide a separate sheet for each sign with Aerial Map\* with a detail of the sign location, including distances to property line, curb/gutter, sidewalk, and other infrastructure.

\* Aerial Maps, any accurate map system is acceptable, City web maps may be found at [http://www.ci.visalia.ca.us/depts/community\\_development/gis/interactive\\_map.asp](http://www.ci.visalia.ca.us/depts/community_development/gis/interactive_map.asp)

**Off-site Sign No. 2**      Site Zoning Designation: \_\_\_\_\_  
Location: (APN or general description) \_\_\_\_\_  
Property Owner & Contact Information: \_\_\_\_\_  
Sign Face Size (dimensions and sq. ft.) \_\_\_\_\_  
Total Sign Height (8 ft. maximum) \_\_\_\_\_  
Location Detail: Provide a separate sheet for each sign with Aerial Map\*.

**Off-site Sign No. 3**      Site Zoning Designation: \_\_\_\_\_  
Location: (APN or general description) \_\_\_\_\_  
Property Owner & Contact Information: \_\_\_\_\_  
Sign Face Size (dimensions and sq. ft.) \_\_\_\_\_  
Total Sign Height (8 ft. maximum) \_\_\_\_\_  
Location Detail: Provide a separate sheet for each sign with Aerial Map\*.

**Off-site Sign No. 4**      Site Zoning Designation: \_\_\_\_\_  
Location: (APN or general description) \_\_\_\_\_  
Property Owner & Contact Information: \_\_\_\_\_  
Sign Face Size (dimensions and sq. ft.) \_\_\_\_\_  
Total Sign Height (8 ft. maximum) \_\_\_\_\_  
Location Detail: Provide a separate sheet for each sign with Aerial Map\*.

**Programmatic Subdivision Sign**

**On-Site Monument/Wall Signs**

**(Signs within the boundaries of the subdivision which can be seen from the adjacent public right-of-way – excludes local streets within the subdivision)**

**Location(s):** Provide an 8.5 X11 map (subdivision map), or aerial photo showing the location of the on-site signs, see the attached code for on-site sign standards.

**Size:** Provide a size and height illustration of the proposed sign (12-foot max height if behind the wall)

- Submittals are to be made to the Planning Department with all applicable sections of this application filled out and associated location maps/details, and elevation of the sign showing size – height – typical installation.
- **Site Zoning Designations:** Zoning may be found on the Interactive Map in the GIS section of the City of Visalia web-site [www.ci.visalia.ca.us](http://www.ci.visalia.ca.us)
- Contact the Front Counter for commercial building permit application submittal questions 559-713-4444.
- Contact the Planning Department for questions related to the Programmatic Subdivision sign process 559-713-4359.

**Staff Use below this point:**

Date: \_\_\_\_\_

Staff Action: \_\_\_\_\_

Staff Person: \_\_\_\_\_

**This is a draft application which will be used until a final version is completed.**

**Please contact Andrew Chamberlain, 559-713-4003, with any questions related to the Programmatic Permitting process.**

**NOTE: this application is subject to change**

## Section 17.48.080-F of the Visalia Municipal Code

### F. Temporary Subdivision Signs.

1. Temporary subdivision signs for a residential subdivision shall require a sign permit.

a. For the purposes of this Section 17.48.080(F), a residential subdivision is defined as a housing project within a recorded tract with ten (10) or more parcels being offered for sale with existing new units or units to be constructed by the developer of the residential subdivision.

b. Sign permit applications for temporary subdivision signs will be reviewed by the city planner, or designee of the city planner. A single programmatic permit may be issued on a per residential subdivision basis for all temporary subdivision signs attributable to a particular residential subdivision.

c. Sign permits for all offsite temporary subdivision signs shall expire not later than six months after issuance. The city planner shall have the discretion to grant an extension or extensions of the permit's duration, however, under no circumstances may the permit extend beyond such time that the residential subdivision developer has completed the sale of all dwelling units in the residential subdivision.

d. Written evidence of the property owner's consent must be presented with an application for a sign permit for temporary subdivision signs not located on the applicant's property.

e. The city planner, or the designee of the city planner, may deny an application for a temporary subdivision sign permit or programmatic permit, or may revoke an existing temporary sign permit or programmatic permit where, an applicant, permittee, or residential subdivision developer fails to comply with any of the provisions of this Chapter.

2. Offsite temporary subdivision signs.

a. Up to four (4) offsite temporary subdivision signs with a size not to exceed 4'x8' per sign (32 sq. ft. per face) and a height not to exceed eight (8) feet may be permitted per residential subdivision. Signs may be single- or double-faced, or V-shaped if the angle between the two faces does not exceed 45 degrees. Signs shall be located on private, non-residential zoned parcels, or on private, residential zoned parcels that are part of an undeveloped residential subdivision (as defined in section 1 hereof) and that are unoccupied, vacant and otherwise free from any structures or buildings. Signs shall not be made or constructed from cloth, bunting, plastic, paper or similar material. Banners and flags with or without an advertising message shall not be permitted offsite.

b. In addition to any sign permitted pursuant to subdivision a. above, up to four (4) offsite temporary subdivision signs in an A-frame configuration, with a size not to exceed twelve (12) square feet per face or four (4) feet in height, may be permitted per residential subdivision. A-frame signs shall be located on private, non-residential property or on public property behind any existing sidewalks, and in such a manner so as to not to create a safety hazard by obstructing the clear view of, or otherwise hinder or impede, pedestrian and vehicular traffic. A-frame signs may only be displayed during the operating hours for the residential subdivision sales office, and may be located no further than one thousand five hundred (1,500) feet from the subject residential subdivision entry. A-frame signs may be allowed on residential zoned parcels within an undeveloped residential subdivision (as defined in Section 1 hereof) that is unoccupied, vacant and otherwise free from any structures or buildings.

- c. Offsite temporary subdivision signs may only contain commercial messages thereon pertaining to the sale of units in a residential subdivision, and shall not be illuminated.
- d. No more than one offsite temporary subdivision sign per parcel shall be allowed.

3. Onsite temporary subdivision signs.

- a. A residential subdivision may erect within its boundaries, a maximum of either two (2) signs or up to one (1) sign per every three hundred lineal feet that the subdivision perimeter fronts upon a public street. For purposes of this subsection, residential subdivision shall have the same meaning as in subsection 17.48.040(T).
- b. Onsite temporary subdivision signs shall be non-illuminated, shall not be made or constructed from cloth, bunting, plastic, paper or similar material, and shall have dimensions which shall not exceed four (4) feet by eight (8) feet per sign and thirty-two (32) square feet per sign face, or a height of eight (8) feet, or if located behind an exterior wall of a residential subdivision, at a height not to exceed twelve (12) feet.
- c. The temporary subdivision signs may be erected and maintained within a subdivision until all parcels within the subdivision are sold.
- d. The signs shall be no closer than three hundred (300) feet from each other.
- e. Additional signs, banners, reader board, pedestrian oriented signs, and flags with or without an advertising message may be maintained within the boundaries of a residential subdivision provided that they are not visible from outside the residential subdivision and do not create a safety hazard by obstructing the clear view of pedestrian and vehicular traffic within the residential subdivision.
- f. Banners or wall mounted signs on an exterior wall of a residential subdivision shall be prohibited.