



BF-2020-0514

ALBION ST.



## Sec. 20.760.040 - Exemptions.

The following activities shall be exempt from the provisions of this Chapter:

- (A) Single story detached accessory buildings used as tool and storage sheds, or similar uses, provided the combined roof area does not exceed one hundred twenty (120) square feet, and the height of the building does not exceed ten (10) feet from ground level, roofs do not contain skylights, materials are wood, design is harmonious with existing neighboring structures; and such accessory buildings are located unobtrusively inside of rear yards.
- (B) Lean-to firewood storage and general storage shelters not exceeding six (6) feet above grade, sixty (60) square feet in floor area, and constructed with unpainted wood harmonious with existing structures and detached from the main structure or any landmark structure (as identified in the Inventory of Historic Buildings in Appendix 1 of the certified Mendocino Town Plan).
- (C) Routine maintenance of existing structures where materials used match existing, and, where no alteration of height, dimensions, or exterior architecture of such structures will occur.
- (D) Wood construction decks, less than one hundred (100) square feet, less than thirty (30) inches high from grade to top of deck floor, without railings.
- (E) Fences constructed of wood that are less than six (6) feet in height.
- (F) The following temporary signs:
  - (1) One (1) temporary real estate sign, not exceeding three (3) square feet, containing the seller's name, address, phone number and the zoning district of the site may be displayed on each street frontage of real property that is for sale, rental, or lease. Such signs shall be removed within fifteen (15) days of sale or lease of the property.
  - (2) Strings or individual banners, streamers, pennants, or similar devices shall be permitted for business openings or special events. Such devices must be removed fifteen (15) days after the opening or twenty (20) days after their installation, whichever comes first.
  - (3) Political signs pertaining to a scheduled election shall be permitted provided that they shall be removed within fifteen (15) days after the election.
- (G) The following special purpose signs:
  - (1) Directional, warning or informational signs required or authorized by law which are erected by federal, state, county or municipal officials.
  - (2) Official notices issued by a court or public body or office and posted in the performance of a public duty.
  - (3) Danger signs solely for the purpose of protecting the safety of public.
  - (4) House numbers.
  - (5) "Open" or "closed" sign provided that only one (1) such sign is located at each business entrance, only the words "open" or "closed" appear on the sign and the sign does not exceed forty-eight (48) square inches.
  - (6) One (1) permanent menu board for each public entrance to a restaurant, cafe or other eating establishment provided the menu board is no larger than two (2) square feet.
- (H) Copy changes on legally existing signs provided that the Planning and Building Services Department has determined that the replacement or revised sign:
  - (1) Conforms to sign size and design standards contained in this Chapter and Chapter 20.712; and
  - (2) Is similar in color and design to the original sign; and

- (3) Is not larger than the original sign; and
- (4) Is in the same location on the property as the original sign.
- (I) Routine maintenance repainting of any building or structure in the same basic shade of color.
- (J) Outdoor lighting for doorways and stairs provided that the lighting is shielded, reflected downward and positioned in a manner that does not allow light glare to extend beyond the boundaries of the parcel on which it is placed.
- (K) Changes to existing roofing materials provided that the Planning and Building Services Department has determined that the roof is to be of wood shingles, or composition or other fire retardant material, which gives the appearance of wood.
- (L) New concrete foundations under existing structures where the new foundation does not raise the height of the existing building by more than six (6) inches, and where there will be no more than ten (10) inches of concrete visible.
- (M) Window signs located within a structure (See Chapter 20.712).
- (N) Reconstruction of an existing sidewalk and immediate area in exact replication of the undamaged original sidewalk and immediate area.
- (O) Rain water, groundwater and/or potable water storage tanks located behind existing buildings, substantially below grade, and effectively screened from public view, or clad in unpainted wood materials and located behind existing buildings. Mendocino Historical Review Board approval is required for rain water, groundwater, and/or potable water storage tanks when total combined lot coverage on the site exceeds fifty (50) percent. Rain water, groundwater and/or potable water storage tanks shall not count against lot coverage, except where total combined lot coverage exceeds fifty (50) percent.

(Ord. No. 3915 (part), adopted 1995.)

(Ord. No. [4395](#), § 2, 11-17-2017)