

**AN ORDINANCE OF THE TOWN OF SAN ANSELMO
AMENDING TITLE 9 AND TITLE 10 OF THE
SAN ANSELMO MUNICIPAL CODE**

The Town Council of the Town of San Anselmo does hereby ordain as follows:

SECTION 1.

EXPRESS FINDINGS.

The Council recognizes and finds that, because of the steep terrain, narrow roads, proximity to the San Andreas and Hayward seismic faults, and the potential flooding of the San Anselmo Creek, unique conditions exist which require special considerations in the construction within the Town. Additionally, due to the high temperatures, humidity, rainfall, wind, and restricted accessibility by fire apparatus, and the lack of water supply for domestic use and fire suppression, there are conditions within the Town which present additional fire hazards requiring fire prevention and/or suppression solutions other than those specified within the various Codes.

The Council expressly finds that climatological, environmental, and geological conditions exist within the Town which require special provisions not addressed in the Codes.

In recognition of these unique and serious hazards and the need to prevent the loss of life and property, the Council finds that the Code modifications set forth in this ordinance, as such changes modify the State regulations contained in the California Building Standards Code, are reasonably necessary for the protection of life and property.

SECTION 2.

Title 9 of the San Anselmo Municipal Code is hereby replaced in its entirety with the following. Changes from content of the existing language of the Municipal Code are shown in italics.

Chapter 1

BUILDINGS, WALLS, & STRUCTURES

Sections:

Article 1. Building Code

- 9-1.101** Adoption of the California Building Code, 1998 Edition.
- 9-1.102** Amendments: Section 101.3, Scope.
- 9-1.103** Amendments: Section 107, Fees.
- 9-1.104** Amendments: Section 109, Certificate of Occupancy.
- 9-1.105** Amendments: Section 904.2, Automatic Fire-Extinguishing Systems.
- 9-1.106** Amendments: Section 1503, Roofing Requirements.

- 9-1.107 **Amendments: Section 3102.3.8, Spark Arrester.**
9-1.108 **Amendments: Section 3404, Moved Buildings.**
9-1.109 **Amendments: Appendix Section 1514, General.**
9-1.110 **Amendments: Appendix Section 1516.2, Overlay on Existing Built-up Roofs.**
9-1.111 **Amendments: Appendix Section 1516.3, Overlay on Existing Wood Roofs or Asphalt Shingle Roofs.**

Article 2. Dilapidated and Dangerous Buildings and Structures

- 9-1.201 **Adoption of the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition.**
9-1.202 **Public nuisances.**

Article 1. Building Code

- 9-1.101 **Adoption of the California Building Code, 1998 Edition.**
The 1998 edition of the California Building Code, known as Part 2, Title 24, of the California Code of Regulations, incorporating the Uniform Building Code, 1997 edition, published by the International Conference of Building Officials, is hereby adopted by reference, subject to any amendments, deletions, or additions as set forth in this chapter.
- 9-1.102 **Amendments: Section 101.3, Scope.**
Section 101.3 of said Building Code is amended by adding the following:

Included as part of this Code are Appendix Chapters 3 Division III, 4 Division I, 11 Divisions I & II, 12 Division I, 15, 18, 21, 23, 29, 31 Divisions I & III, 33, and 34 Divisions I & III.
- 9-1.103 **Amendments: Section 107, Fees.**
The first paragraph of subsection 107.2, Permit Fees, of said Building Code is hereby amended to read as follows:

The fee for each permit shall be set forth by the latest resolution adopted by the Town Council.
- 9-1.104 **Amendments: Section 109, Certificate of Occupancy.**
Section 109 (a) is amended by deleting the following:

EXCEPTION: Group R, Division 3 and Group U Occupancies.
- 9-1.105 **Amendments: Section 904.2, Automatic Fire-extinguishing Systems.**
Subsection 904.2.1 of Section 904.2 is amended to read as follows:

Where required. An automatic fire-extinguishing system shall be installed in the occupancies and locations as set forth in this section *or as stipulated by the California Fire Code as adopted and amended by the Council. If any conflict exists, the Fire Code shall govern.*

For provisions on special hazards and hazardous materials, see the Fire Code.

9-1.106

Amendments: Section 1503, Roofing Requirements.

Section 1503 of said Building Code is amended to read as follows:

The roof covering or roofing assembly on any structure regulated by this code shall be as specified in Table 15-A and as classified in Section 1504. *For all new structures and any addition, remodel, or reconstruction of an area that exceeds 50% of the original area, the new area must be covered with a Class A Roofing Assembly as classified in Section 1504.* Noncombustible roof covering as defined in Section 1504.2 may be applied in accordance with the manufacturer's requirements in lieu of a fire-retardant roofing assembly.

Roofing shall be secured or fastened to the supporting roof construction and shall provide weather protection for the building at the roof.

9-1.107

Amendments: Section 3102.3.8, Spark Arrester.

Subsection 3102.3.8 of Section 3102.3, Chimneys, is amended to read as follows:

Chimneys attached to any appliance or fireplace that burns solid fuel shall be equipped with an approved spark arrester. The net free area of the spark arrester shall not be less than four times the net free area of the outlet of the chimney. The spark arrester screen shall have heat and corrosion resistance equivalent to 0.109-inch (2.77 mm) (No. 12 B. W. gage) wire, 0.042-inch (1.07 mm) (No. 19 B.W. gage) galvanized wire or 0.022-inch (0.56 mm) (No. 24 B.W. gage) stainless steel. Openings shall not permit the passage of spheres having a diameter larger than ½ inch (12.7 mm) and shall not block the passage of spheres having a diameter of less than 3/8 inch (9.5 mm).

Chimneys used with fireplaces or heating appliances in which solid or liquid fuel is used shall be provided with a spark arrester as required in the Fire Code.

9-1.108

Amendments: Section 3404, Moved Buildings.

Section 3404 of said Building Code is hereby amended by adding the following:

In addition, the moving of any building or structure shall be subject to the administrative provisions of other applicable Town laws now in effect or adopted subsequent to the adoption of this Code.

9-1.109

Amendments: Appendix Section 1514, General

Appendix Section 1514, General, of Appendix Chapter 15, Reroofing, is amended by adding the following:

Existing buildings that have 50 percent or more of the roof surface replaced over a five-year period are required to totally replace the roof with a Class A roof assembly or be fire resistive by other provisions of this code.

9-1.110

Amendments: Appendix Section 1516.2, Overlay on Existing Built-up Roofs.

Section 1516.2-6 is amended to read as follows:

6. *Asphalt shingle application.* Not more than one overlay of asphalt shingles shall be applied over one existing built-up roof on structures with a slope of 2 units vertical in 12 units horizontal (16.7% slope) or greater. The existing built-up roof shall have all surfaces cleaned of gravel and debris, all blisters and irregularities cut and made smooth and secure, and an underlayment of not less than Type 30 non-perforated felt shall be installed prior to reroofing.

9-1.111 Amendments: Appendix Section 1516.3, Overlay on Existing Wood Roofs or Asphalt Shingle Roofs.

Appendix Section 1516.3 is amended to read as follows:

1516.3 Overlay on Existing Wood Roofs or Asphalt Shingle Roofs. The Building Official may allow reroofing over existing wood shingle roofing or asphalt shingle roofing. Only fire-retardant roofing assemblies or noncombustible roof covering may be applied over existing wood shake roofs in accordance with the listing or manufacturer's installation requirements when approved by the building official.

When the application of new roofing over existing wood shingle or wood shake roofs creates a combustible concealed space, the entire existing surface shall be covered with gypsum board, mineral fiber, glass fiber or other approved materials securely fastened in place.

Hip and ridge cover on existing shake or shingle roofing shall be removed prior to reroofing application. Roofing overlays may be installed in accordance with the following:

1. Asphalt shingles. Not more than two overlays of asphalt shingles shall be applied over an existing asphalt or wood shingle roof. Asphalt shingles applied over wood shingles shall not have less than Type 30 nonperforated felt underlayment installed prior to reroofing.

2. *Wood Shakes or shingles. Wood shakes or shingles are prohibited from use over an existing roof covering and may only be used for repairs when the area involved is less than fifty percent (50%) of the roof area of the building.*

Article 2. Dilapidated and Dangerous Buildings and Structures

9-1.201 Adoption of the Uniform Code for the Abatement of Dangerous Buildings, 1997 Edition.

The Uniform Code for the Abatement of Dangerous Buildings, 1997 edition, published by the International Conference of Building Officials, is hereby adopted by reference thereto subject to any amendments, deletions, or additions thereto as set forth in this chapter.

9-1.202 Public nuisances.

Whenever the Building Official shall find any building or structure within the Town in a condition defined as dangerous by the Code, the procedures set forth in Sections 1-2.04 through 1-2.08 of Chapter 2 of Title 1 of this Code shall be followed. The Town has found that the procedures in the Uniform Code for the Abatement of Dangerous Buildings are equivalent to those found in the California Code of Regulations, Title 25, Regulations of the Department of Housing.

Chapter 2

ELECTRICAL CODE

Sections:

Article 1. Electrical Code

- 9-2.101** Adoption of the California Electrical Code, 1998 Edition.
9-2.102 Amendments: Section 304.1 and Table 3-A of Section 304, Fees.
9-2.103 Amendments: Subsection (b), Replacement Only, of Article 240-51, Edison-Base Fuses
9-2.104 Amendments: Subsection (a), Types NM, NMC, and NMS, of Article 336-5, Uses Not Permitted

Article 1. Electrical Code

- 9-2.101** Adoption of the California Electrical Code, 1998 Edition
The 1998 edition of the California Electrical Code, known as Part 3, Title 24, of the California Code of Regulations, incorporating the National Electrical Code, 1996 edition, published by the National Fire Protection Association, together with the Uniform Administrative Code Provisions for the National Electrical Code, 1996 Edition, published by the International Conference of Building Officials are hereby adopted by reference, subject to any amendments, deletions, or additions as set forth in this chapter.
- 9-2.102** Amendments: Section 304.1 and Table 3-A of Section 304, Fees.
Subsection 304.1, Permit Fees, and Table 3-A of Section 304 are hereby amended to read as follows:
The fee for each electrical permit shall be as set by the latest resolution adopted by the Town Council. Any reference throughout the chapter to fees in Table 3-A shall be replaced with the fees adopted by the Town Council.
- 9-2.103** Amendments: Subsection (b) of Article 240-51, Edison-Base Fuses
Subsection (b), Replacement Only, of Article 240-51, is amended to read as follows:
Type S fuses with Type S adapter fuseholders shall be used for replacements in existing installations.
- 9-2.104** Amendments: Article 336-5, Uses Not Permitted
Subsection (a), Types NM, NMC, and NMS, of Article 336-5 is amended by adding the following:
(10) In commercial and industrial buildings.

Chapter 3

MECHANICAL CODE

Sections:

Article 1. Mechanical Code

- 9-3.01 Adoption of the California Mechanical Code, 1998 Edition.
9-3.02 Amendments: Subsection 115.2 and Table 1-A of Section 115, Fees.

Article 1. Mechanical Code

- 9-3.01 **Adoption of the California Mechanical Code, 1998 Edition.**
The 1998 edition of the California Mechanical Code, known as Part 4, Title 24, of the California Code of Regulations, incorporating the Uniform Mechanical Code, 1997 edition, published by the International Conference of Building Officials, is hereby adopted by reference, subject to any amendments, deletions, or additions as set forth in this chapter.
- 9-3.02 **Amendments: Subsection 115.2, Permit Fees, and Table 1-A, Mechanical Permit Fees, of Section 115, Fees**
Subsection 115.2, Permit Fees, and Table 1-A, Mechanical Permit Fees, of Section 115 are hereby amended to read as follows:
The fee for each mechanical permit shall be as set by the latest resolution adopted by the Town Council. Any reference throughout the chapter to fees in Table 1-A shall be replaced with the fees adopted by the Town Council.

Chapter 4

PLUMBING CODE

Sections:

Article 1. Plumbing Code

- 9-4.101 Adoption of the California Plumbing Code, 1998 Edition.
9-4.102 Amendments: Subsection 102.1, Administrative Authority, of Section 102.0
9-4.103 Amendments: Subsection 103.4.1 and Table 1-1 of Section 103.4, Fees.

Article 1. Plumbing Code

- 9-4.101 **Adoption of the California Plumbing Code, 1998 Edition.**
The 1998 edition of the California Plumbing Code, known as Part 5, Title 24, of the California Code of Regulations, incorporating the Uniform Plumbing Code, 1997 edition, published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by reference, subject to any amendments, deletions, or additions as set forth in this chapter.

- 9-4.102** **Amendments: Section 102.0, Organization and Enforcement**
Subsection 102.1, Administrative Authority, of Section 102.0, is amended by adding the following:
The Administrative Authority shall be the Chief Building Official or his authorized representative.
- 9-4.103** **Amendments: Section 103.4.1 and Table 1-1 of Section 103.4, Fees**
Subsection 103.4.1, Permit Fees, and Table 1-1, Plumbing Permit Fees, of Section 103.4 are hereby amended to read as follows:
The fee for each plumbing permit shall be as set by the latest resolution adopted by the Town Council. Any reference throughout the chapter to fees in Table 1-1 shall be replaced with the fees adopted by the Town Council.

Chapter 5

UNIFORM HOUSING CODE

Sections:

9-5.01 **Adoption of the Uniform Housing Code, 1997 Edition.**

9-5.01 **Adoption of the Uniform Housing Code, 1997 Edition.**
The Uniform Housing Code, 1997 edition, published by the International Conference of Building Officials, is hereby adopted by reference, subject to any amendments, deletions, or additions as set forth in this chapter.

Chapter 6

SOLAR ENERGY CODE

Sections:

9-6.01 **Adoption of the Uniform Solar Energy Code, 1997 Edition.**

9-6.02 **Amendments: Fees**

9-6.01 **Adoption of the Uniform Solar Energy Code, 1997 Edition.**
The Uniform Solar Energy Code, 1997 edition, published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by reference, subject to the amendments, deletions, or additions as set forth in this chapter.

9-6.02 **Amendments: Fees.**
The fee for each permit shall be set forth by the latest resolution adopted by the Town Council.

Chapter 7

SWIMMING POOL, SPA, AND HOT TUB CODE

Sections:

Article 1. Swimming Pool, Spa, and Hot Tub Code

- 9-7.01 Adoption of the Uniform Swimming Pool, Spa, and Hot Tub Code, 1997 Edition.
- 9-7.02 Amendments: Section 104, Administrative Authority
- 9-7.03 Amendments: Table 1-1 of Section 110, Fees

Article 1. Swimming Pool, Spa, and Hot Tub Code

- 9-7.01 Adoption of the Uniform Swimming Pool, Spa, and Hot Tub Code, 1997 Edition

The Uniform Swimming Pool, Spa, and Hot Tub Code, 1997 edition, published by the International Association of Plumbing and Mechanical Officials, is hereby adopted by reference, subject to any amendments, deletions, or additions as set forth in this chapter.

- 9-7.02 Amendments: Section 104, Administrative Authority

Section 110 is hereby amended to read as follows:

Whenever the term, "Administrative Authority" is used in this code, it shall be construed to mean the Chief Building Official or his authorized representative.

- 9-7.03 Amendments: Table 1-1 of Section 110, Fees

Table 1-1, Schedule of Fees, of Section 110 is hereby amended to read as follows: The fee for each swimming pool, spa, or hot tub permit shall be as set by the latest resolution adopted by the Town Council. Any reference throughout the chapter to fees in Table 1-1 shall be replaced with the fees adopted by the Town Council.

Chapter 8

PARKING AREAS AND DRIVEWAYS

Chapter 9, Parking Areas and Driveways, is changed to Chapter 8. Text remains the same.

Chapter 9

STREET IMPROVEMENTS CONDITIONS TO BUILDING PERMITS

Chapter 8, Street Improvements Conditions to Building Permits, is changed to Chapter 9. Text remains the same.

Chapter 10

UNDERGROUND ELECTRIC AND COMMUNICATION SERVICE LATERALS TO BUILDINGS OR STRUCTURES NOT INCLUDED WITHIN NEW SUBDIVISIONS

Sections:

- 9-10.01** **Underground utilities.**
- 9-10.02** **Owners' responsibility.**
- 9-10.03** **Undue or unusual hardships.**

9-10.01 **Underground utilities.**

All electric and communication service laterals, including those for cable television service, to any new building or structure shall be placed underground from the main service equipment within the building or structure to a location designated by the supplying utility in accordance with the supplying utility's applicable rules, regulations, and tariffs on file with the Public Utilities Commission of the State or other competent jurisdiction. *This applies to both commercial and residential property.*

9-10.02 **Owners' responsibility.**

The property owner shall be responsible for compliance with the provisions of this section and shall make the necessary arrangements with the public utilities involved.

9-10.03 **Undue or unusual hardships.**

The Planning Commission may grant exceptions from the provisions of this chapter where the Planning Commission finds that undergrounding the utility service laterals will cause practical difficulties, unnecessary hardships, or results inconsistent with the purposes and intent of this chapter.

Chapter 11

NUMBERING OF BUILDINGS

Sections:

- 9-11.01** **Building defined.**
- 9-11.02** **Numbering system adopted.**
- 9-11.03** **Building numbers to be visible from the street.**
- 9-11.04** **Notification to owners to number buildings.**
- 9-11.05** **New building numbers.**
- 9-11.06** **Size and placement of numbers.**
- 9-11.07** **Renumbering streets.**
- 9-11.08** **Notices to change numbers.**

9-11.01 **Building defined.**

For the purposes of this chapter, "building" shall mean and include any structure used, or intended to be used, for human occupancy or for business purposes, but

shall not include any private garage or any accessory structure used in connection with a building which is properly numbered.

9-11.02 Numbering system adopted.

The numbering of buildings in the Town shall be in accordance with the official Town streets map on file in the Department of Public Works, which is hereby declared as the official numbering of such buildings.

The numbering of buildings on any street shall be in sequential order as determined by the Director of Public Works.

9-11.03 Building numbers to be visible from the street.

Every building in the Town shall be numbered by placing the appropriate number on or adjacent to the main entrance to such building so as to be readily seen from the street upon which such building is situated. *Numbers shall be self-illuminated or placed adjacent to a light.*

9-11.04 Notification to owners to number buildings.

Whenever it shall come to the attention of the Director of Public Works that any building is not numbered as required by this chapter, he shall notify in writing the owner, agent, or occupant of such building of the appropriate number and require such building to be so numbered. Failure on the part of the owner, agent, or occupant to cause such building to be so numbered within *fourteen (14) calendar* days after receiving such notice shall be deemed a violation of this chapter.

9-11.05 New building numbers.

Numbers for new buildings shall be assigned by the Director of Public Works. Numbers shall be affixed to the building immediately upon completion.

9-11.06 Size and placement of numbers.

All main entrances from streets to buildings, or to separate apartments in buildings, shall be numbered. It shall be unlawful for any person, whether as owner or occupant of any building or apartment, to place, maintain, or allow to remain thereon any number other than the one assigned by the Department of Public Works.

Building numbers shall be a color that clearly contrasts with the color of the background upon which they are placed. *Residential* numbers shall be not less than *four (4) inches* in height *and commercial numbers shall be not less than six (6) inches in height* and shall conform to the requirements of Section 10-9.304 of Article 3, of Chapter 9 of Title 10. All numbers shall be of proportionate width to the height, shall be made of permanent material, and shall be placed in a manner as to not be easily defaced or removed.

9-11.07 Renumbering streets.

The Director of Public Works is authorized to renumber all or portions of streets when necessary to prevent confusion in locating the buildings thereon.

9-11.08

Notices to change numbers.

Whenever the owner, agent, or occupant of any property has been notified to change the number of his building, the old number may be temporarily retained in addition to the new number; provided, however, in no case shall such old number be retained for a period longer than thirty (30) *calendar* days after the official notice to change the number.

Chapter 12

MOVING OF BUILDINGS

Sections:

9-12.01

Application.

9-12.02

Planning Commission action.

9-12.03

Building *Official* and Chief of Police action.

9-12.04

Building to be approved for habitation.

9-12.05

Building movers to be licensed.

9-12.06

Insurance and bonds required.

9-12.07

Inspection fees and moving costs of the Town.

9-12.08

Violations: Penalties.

9-12.01

Application.

Any person desiring to move a building or other structure from one place to another within the City shall first make application to the Planning Commission and furnish it with such information as shall be required by the Commission pertaining to the building or structure to be moved and the site to which the same is proposed to be moved.

9-12.02

Planning Commission action.

Upon receipt of the application, the Planning Commission shall set the matter for hearing and shall determine whether or not the proposed move shall be in conformity with the zoning regulations. (See Chapter 3 of Title 10 of this Code.) If the Planning Commission shall approve the proposed move, it shall provide the applicant with an official letter or other certification showing such approval. If the Planning Commission shall reject the application, such rejection shall be referred in writing to the Council at its next regular meeting with the reasons for the rejection set forth.

9-12.03

Building *Official* and Chief of Police action.

An application approved by the Planning Commission shall be referred immediately to the Building *Official* and the Chief of Police. The Building *Official* shall determine whether or not the proposed relocation is in conformity with all building and fire laws, regulations and restrictions. Upon approval of the proposed relocation, the Building *Official* shall so certify in writing to the Chief of Police who shall provide for the proposed route of travel, the regulation of traffic and the safety of persons and property along the proposed route, and make such further rules, regulations and demands as in his opinion are required to protect the health,

safety and general welfare of persons and public and private property from the commencement of the relocation to the termination thereof.

9-12.04

Building to be approved for habitation.

If the Building *Official* shall reject an application in whole or in part for reasons within his jurisdiction, the moving and relocation shall not begin until any and all such terms, conditions and regulations of the Building *Official* shall be complied with. If the Building *Official* shall determine that the electrical wiring, plumbing, heating and/or construction of the building or structure needs to be repaired or replaced in whole or in part, such building shall not be used for habitation until such repair or replacement has been satisfactorily completed and approved upon inspection made for that purpose. Any building left in an unrepaired or unsafe condition for ninety (90) calendar days may be abated as a nuisance by the Council pursuant to laws governing the abatement of nuisances.

9-12.05

Building movers to be licensed.

Any person contracting to move a building within, through, into or out of the Town shall be duly licensed to carry on such business.

9-12.06

Insurance and bonds required.

(a) Insurance. The contractor responsible for the moving of a structure or building shall furnish evidence of an insurance policy with a company authorized to do business in the State, naming the Town as additional insured, and insuring to the benefit of the public for personal injury in an amount of not less than one million and no/100ths (\$1,000,000.00) dollars for injuries to one person, and three million and no/100ths (\$3,000,000.00) dollars for more than one person, and for property damage in the amount of not less than one million and no/100ths (\$1,000,000.00) dollars. Such policy or Certificate of Insurance shall be delivered to the Town Clerk as a condition precedent to any moving of a structure or building.

(b) Bonds. The contractor shall also furnish the Town with a faithful performance bond in the amount of ten thousand and no/100ths (\$10,000.00) dollars.

9-12.07

Inspection fees and moving costs of the Town.

The contractor and/or owner of such building shall pay to the Town any and all fees payable for inspections as required by law and, in addition, shall pay and defray all costs incurred by the Town for police supervision or any other expense incurred by the Town. Such costs, if unpaid for a period of ten (10) working days after notice to pay, shall become a lien on the real property to which the building or structure shall be moved.

9-12.08

Violations: Penalties.

Any person violating any of the provisions of this chapter or knowingly or intentionally misrepresenting to any Town official any material fact in procuring the license or permit provided for, or in making any false statement to the Town Clerk in the obtaining of any license, shall be deemed guilty of a misdemeanor.

SECTION 3.

Chapter 7 of Title 9 is moved to Chapter 9 of Title 10 and renumbered commencing at Section 10-9.01, with section numbers running consecutively thereafter, except that Section 9-7.303 (new Section 10-9.303) shall be amended to read as follows:

Section 10-9.303, Temporary Signs

(a) Real estate sales and lease.

(i) Residential property for sale or lease.

One for-sale or one for-rent or lease sign not exceeding three (3) square feet for not more than ten (10) days after an agreement is reached for sale or lease of the property or ten (10) days after the property is removed from the market whichever is earlier.

Additionally, in the case of a sale, one open house sign not exceeding three (3) square feet may be placed on the dwelling site on Thursdays 10:00 a.m. to 1:00 p.m. and Sundays between 12:30 p.m. and 4:30 p.m. for not more than ten (10) calendar days after an agreement is reached for the sale of the property or ten (10) days after the property is removed from the market, whichever is earlier.

(ii) Other property for sale or lease.

One for-sale or for-rent or lease sign not exceeding six (6) square feet for not more than ten (10) calendar days after an agreement is reached for sale or lease of the property, or ten (10) days after the property is removed from the market, whichever is earlier.

(2) Located on property other than property for sale or lease.

(i) Two directional signs advertising directions to the real property for sale or lease not exceeding three (3) square feet on other private property with permission of the owner(s), or within the public right-of-way provided they do not obstruct or impede pedestrian or vehicular traffic, are not located within public medians, parking, streets, or landscaped areas, and are not secured to prevent removal, on Thursdays 9:00 a.m. to 12:00 p.m. and Sundays between 12:30 p.m. and 4:30 p.m., for not more than ten (10) calendar days after an agreement is reached for the sale or lease of the subject real property or ten (10) days after the subject property has been removed from the market, whichever is earlier.

(ii) Sign location guidelines

(a) Signs shall be placed so as not to constitute a hazard (sight distance, tripping storm-related, etc.) to the public use of the public right-of-way.

(b) Signs shall not be placed in median islands nor on trees, barricades, retaining walls, bridges, benches, traffic signals, poles or equipment, street lighting, or utility poles nor on traffic signs or traffic sign posts or supporting structures, nor on utility pole anchor cables.

(c) Sidewalks shall not be obstructed and there shall be a minimum of three (3) feet clearance at all times.

(iii) **Signs in the public right-of-way.** For signs in the public right-of-way, each brokerage, real estate company, sole proprietorship, or individual homeowner shall have a current annual encroachment permit and the proper insurance as required by the Director of Public Works. The fee for encroachment permit shall be established by resolution.

Chapter 13

MANUFACTURED HOUSING INSTALLATIONS

Sections:

9-13.01 Adoption of the Guidelines for Manufactured Housing Installations, 1991 Edition

9-13.01 Adoption of the Guidelines for Manufactured Housing Installations, 1991 Edition

The Guidelines for Manufactured Housing Installations, 1991 edition, including Appendix B, published by the International Conference of Building Officials, is hereby adopted by reference.

Chapter 14

PROTECTION OF FLOOD HAZARD AREAS

Chapter 17, Protection of Flood Hazard Areas, is changed to Chapter 14. Text remains the same.

Chapter 15

WATERCOURSES

Chapter 18, Watercourses, is changed to Chapter 15. Text remains the same.

Chapter 16

EARTHQUAKE HAZARD REDUCTION IN UNREINFORCED MASONRY BUILDINGS

Chapter 19, Earthquake Hazard Reduction in Unreinforced Masonry Buildings, is changed to Chapter 16. Text remains the same.

Chapter 17

WATER WELLS

Chapter 20, Water Wells, is changed to Chapter 17. Text remains the same.

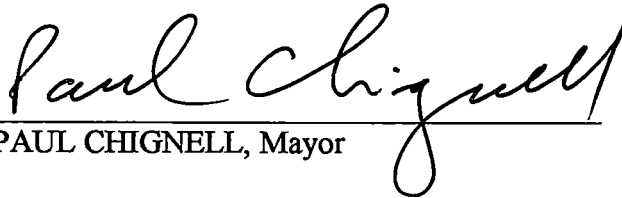
The foregoing ordinance was read and introduced at a regular meeting of the San Anselmo Town Council held on September 14, 1999 and thereafter duly adopted at a regular meeting of the Town Council held on September 28, 1999 by the following vote:

AYES: Breen, Chignell, Hodgens, Kroot

NOES: (None)

ABSENT: Overberger

ABSTAIN: (None)



PAUL CHIGNELL, Mayor

ATTEST:



DEBRA STUTSMAN, Town Clerk