

CHAPTER 1286

Signs

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CROSS REFERENCES

Advertising on junk yard fences - see B.R. & T.840.05

Rummage sale signs - see B.R. & T.858.05

Signs in the B-5 District - see P. & Z.1272.03(e)

Fees for outdoor advertising signs - see B. & H.1444.01

1286.01 INTENT.

It is the intent of the City in setting forth the requirements contained in this chapter to provide for reasonable and appropriate conditions for the advertising of goods and services rendered in the community, but at the same time to regulate such advertising so that property values within the City will be preserved and protected.

(Ord. 1845-83. Passed 9-6-83.)

1286.02 CLASSIFICATION OF SIGNS.

(a) Classification by Content and Use. Signs are herein classified according to content and use as follows:

- (1) "Nameplate" means a sign indicating the name, address and/or profession of the person or persons occupying the lot.
- (2) "Bulletin board" means an announcement sign directing attention to, and located on the lot of, a public or semipublic institution.
- (3) "Real estate and development" means a sign directing attention to the promotion, development, rental, sale or lease of the property on which it is located, or a sign indicating the name, owner or manager of a development.
- (4) "Business" means a sign which directs attention to the name of a business or establishment, the goods or commodities sold and/or services rendered on the lot on which the sign is located.
- (5) "Industrial" means a sign directing attention to the name, service or industrial establishment, goods produced or sold or services rendered on the lot on which the sign is located.
- (6) "Billboard" means any sign advertising, identifying or directing attention to any product, service, entertainment or

commercial activity not offered upon the lot on which the sign is located and exceeding 200 square feet. (Ord. 5759-2020. Passed 8-3-20.)

(7) "Directional" means a sign indicating the direction to which attention is called, either on the same or another lot.

(8) (EDITOR'S NOTE: Division (a)(8) was repealed by Ordinance 4035-2004, passed June 7, 2004.)

(9) "Shopping center" means a sign which is located within a shopping center district, indicating the name of the shopping center.

(10) "Agricultural" means a sign related to agricultural products grown within any district.

(11) "Changeable copy signs" includes the following:

A. "Manual" means a sign on which copy is changed manually in the field (i.e. reader boards with changeable letters or pictorial panels).

B. "Automatic" means a sign such as electronically or electrically controlled time and temperature units (clock and thermometer configurations included) or units that give public service messages that are changed frequently by the use of off-sign controls.

(12) "Freeway-oriented sign" (limited access highways only) means any sign identifying local premises where food, lodging or businesses are located that engage in supplying goods and services essential to the normal operation of motor vehicles and where such businesses are dependent directly upon the adjacent freeway for business.

(13) "Off-premises advertising sign" means any outdoor sign, billboard or other contrivance directing attention to a local business, product, service or entertainment sold, conducted or offered other than on the same lot where the device is situated. Local businesses are those located within the City.

(14) "Multiple tenant business sign" means a sign which lists multiple tenants' business on the same parcel.

(b) Classification by Design. Signs are herein classified and defined, according to design, as follows:

(1) "Flat" and "wall" mean a sign erected parallel to or painted on the surface of, or integral with, the wall of any building.

(2) "Projecting" means a sign erected on the outside wall of a building which projects out at an angle therefrom.

(3) "Marquee" means a sign attached to the soffit or fascia of a marquee, roof over a walk or permanent awning.

(4) "Roof" means a sign erected upon and completely over the roof of any building.

(5) "Pole" means a sign erected on a pole, poles or posts, the diameters of which are less than two-thirds of the structure it is to support and which is wholly independent of any building or structure, the base of which is not less than eight feet above the grade. A pole support shall have no advertising on it.

(6) "Ground" means a sign with the base wholly on the ground or less than eight feet above grade, wholly independent of any building.

(7) "Temporary" means a sign or signs applying to a change in business or seasonal or other special business activities other than the sale of the real property upon which it is posted, or which relates to public events and is installed in a sound but nonpermanent manner.

(Ord. 4035-2004. Passed 6-7-04.)

(8) "Window signs and lettering" means signs affixed to or directly painted on the surface of the window glass where the business is located and to which it directs attention.

(Ord. 1845-83. Passed 9-6-83; Ord. 3815-02. Passed 6-17-02.)

(9) "Attractive devices" refers to animation, revolution, movement (up and down or sideways) and wind-blown devices, such as ribbons, pennants, spinners and streamers, whether part of a sign or not.

(Ord. 2034-85. Passed 7-15-85.)

1286.03 SIGNS IN RESIDENTIAL DISTRICTS.

Signs in residential districts shall conform to the regulations set forth in this section, and the following types of signs shall be permitted:

(a) Nameplate. One nameplate not exceeding one square foot in total area shall be permitted for each dwelling unit. Such nameplate shall not be permitted for dwellings of three or more units.

(b) Bulletin Boards and Temporary Signs. One bulletin board or announcement sign, not exceeding thirty-two square feet of visible surface per side for each street frontage and six feet in height, shall be permitted on the premises of a public or semipublic institution. In addition, subject to the limitations contained in this chapter, temporary signs may be permitted.

(Ord. 4035-2004. Passed 6-7-04.)

(c) Real Estate Signs.

(1) One "For Sale" or "To Rent" or "Model Home" sign, not exceeding six square feet in total area and not exceeding three feet in height, shall be permitted for each dwelling or lot. Such signs shall be located not less than fifteen feet from the front or any side lot line. "Room for Rent" signs shall not be permitted.

(2) Subdivision development signs shall not exceed fifty square feet in total area for each street frontage. Permits for such temporary signs shall be for a period not exceeding one year, and may be renewed while construction is being pursued. Illuminated signs must be turned off by 10:00 p.m.

(3) During the building of a structure, a sign not exceeding twelve square feet in area, located not nearer than twenty-five feet to any street line, for the purpose of displaying the names of the builder, shall be permitted. Such sign shall be removed after completion of the structure.

(d) Agricultural Signs. An agricultural sign shall be permitted in any district and shall not exceed thirty-two feet.

(e) Apartment House Signs. A sign not exceeding thirty-two feet shall be permitted for each apartment house complex.

(f) Monumental Permanent Subdivision Identification Signs.

(1) A ground sign not exceeding thirty-two square feet in area and six feet in height, indicating the name of a subdivision or residential development from an arterial or collector street, shall be permitted. Such sign shall be set back a minimum of ten feet from the right of way and shall be part of the architectural treatment of the development. Illumination, if any, is at the discretion of the Planning Commission, and subject to Section 1286.12.

(2) When a developer desires to place a monumental permanent development identification sign and components at the entryway(s) (including landscape islands in the right-of-way) of the development, notwithstanding other regulation contained in the Zoning Code of signage, fencing, plantings, electrical, sprinkler systems, lighting and other potential components of a development identification sign, the following criteria alone shall be used by the Chief Building Official (CBO) to determine whether or not a permit shall be issued for the sign(s).

A. Whether the proposed sign and its decorative and functional components comply with the existing requirements for each component or the degree to which each component does not vary substantially from existing requirements;

B. Whether or not each component complies with all safety concerns and requirements;

C. Whether or not the design is aesthetically pleasing and coordinated with the style of the development;

D. Whether or not maintenance of all components of the sign and the immediately adjacent green space or other area related to the sign is provided for in the Homeowners Association (HOA) guidelines, or if no HOA exists, by the developer; and

E. Whether or not the developer has paid a permit fee for each such sign.

(3) The permit fee shall cover the cost of administration of the fee, review of plans by the CBO or designee thereof, and final inspection of the sign and components upon completion to insure that they conform to the plans presented to the CBO. It shall be the responsibility of the developer to apply for the permit, provide the plans, draw the HOA documents or agreement by the developer to maintain the sign and components, and to call for final inspection when completed. The fee for each sign and each component is as per Codified Ordinance Chapter 1444.

(4) Upon inspection, if the applicant is in violation of any provision of this section, the applicant will be given a reasonable amount of time to become compliant, not to exceed thirty days. If not compliant within the given time frame, the applicant may be cited and fined up to fifty dollars (\$50.00) per day until compliant.

(Ord. 1845-83. Passed 9-6-83; Ord. 3817-02. Passed 7-1-02.)

(g) Home Occupation Signs. Home occupation signs shall not exceed 144 square inches and shall be affixed to the building in which the home occupation is conducted and shall not be illuminated by artificial lighting.

(Ord. 2649-92. Passed 6-1-92.)

1286.04 SIGNS IN BUSINESS AND COMMERCIAL DISTRICTS.

Signs in business and commercial districts shall be accessory to a building or use permitted and shall conform to the following:

(a) Permitted Signs Classified by Content and Use The following types of signs, classified by content and use, shall be permitted:

(1) Nameplate and bulletin boards if they are accessory to a residential or institutional building or use.

(2) A nameplate for an office if the sign is located on the same lot as the profession or service to which it is directed.

(3) A business sign if the sign is located on the same lot as the business or service to which it is directed.

(4) A real estate and development sign if the sign is located on the same lot on which the real estate business is conducted or the lot to which attention is directed.

(5) Directional signs located on any lot in a business or commercial district.

(6) Changeable copy signs (manual and automatic) if such are located on the same lot as the business or service to

which they are directed.

(7) A freeway-oriented sign (limited access highway only) if it is located on the same lot as the business to which it is directed and within 1,320 feet of the right of way for a freeway interchange.

(8) Off-premises advertising signs which are located on a lot adjacent to a freeway interchange, or within 1,320 feet of the right of way of an interchange, so long as the business is located near the interchange and in the City. The minimum setback of such signs shall be 660 feet with a 250-foot separation.

(b) Permitted Signs Classified by Design. The following types of signs, classified by design, shall be permitted:

(1) Flat and wall signs, if attached to, painted on, or integral with, a wall, or if attached to the windows or doors of a building occupied by a permitted business or service.

(2) Projecting signs, if projecting from a building occupied by a permitted business or service.

(3) Pole signs, if located on the same lot as the business or service building, parking or other use to which they direct attention.

(4) Ground signs, if located on the same lot as the real estate, business, service or other use to which they direct attention.

(5) Subject to the limitations contained in this chapter, temporary signs, if located on the same lot owned or occupied by the business or commercial enterprise which displays, or grants permission for the display of the signs.

(Ord. 4035-2004. Passed 6-7-04.)

(6) Flat and gable roof signs, which shall have at least ninety percent of the surface of the sign related to the business where the sign is located.

(Ord. 1845-83. Passed 9-6-83.)

1286.05 AREA OF SIGNS.

(a) The area of embellishments of signs which is of a decorative nature only and which has no advertising purpose shall not be considered in determining sign area as hereafter provided.

(b) The surface area of a sign shall be computed as including the area within a regular geometric form, or combinations thereof, comprising all of the display area of the sign, including all of the elements displayed, together with any material or color used to differentiate the sign from the environment or surroundings in which it is placed. Only one side of a double-face sign shall be considered to calculate the surface area, provided that the two signs are not joined at an angle greater than fifteen degrees. Frames and structural members not being advertising matter shall not be included in the computation.

(c) The total area of all permanent signs for each office, store or service building, parking lot or other land use shall not exceed the number of square feet indicated as follows:

(1) The sign area of either one pole or one ground sign (a choice of either, but not both) shall be as follows:

A. A pole sign with a visibly different constructed sign face area shall have a maximum area of sixty square feet per side. An additional fifteen square feet per side shall be allowed to pole signs with a visibly different constructed sign face area which incorporates a permanent changeable copy sign or sign face area, provided that the changeable copy area does not exceed one-half the total sign face area.

B. A ground sign without a visibly different face area shall have a maximum area of fifty square feet per side, with an additional ten square feet per sign for ground signs without a visibly different sign face area and which incorporate a permanent changeable copy sign face area, provided that the changeable copy section does not exceed two-thirds the total sign face area.

(2) The maximum area of all other signs shall be two times the building frontage. Signs shall be located on the building.

(3) Multiple tenant business signs, maximum area 300 square feet. Only one multiple tenant business sign for each multiple tenant business unit. Height of sign and sign setback shall follow existing requirements. Once multiple tenant business sign is constructed, businesses in multiple tenant units may not construct individual business signs. (Does not include wall signs or directional signs.)

(d) Sign areas shall be permitted in addition to the areas provided in subsection (c) hereof as follows:

(1) A nameplate (separately or as a part of an outdoor building directory sign) shall be permitted for professional or service offices and organizations above the ground floor of a building. Additional signs, or window signs if the total area of such signs does not exceed two percent of the floor area covered by the business or fifty square feet, or whichever is smaller, shall be permitted. No window signs above a ground floor shall exceed twenty-five percent of the glass area.

(2) The size, area and design of signs for theaters and places of amusement shall be determined for each establishment and regulated by conditional use permits issued by the Planning Commission.

(3) Directional signs of permanent construction, indicating traffic routes and similar functions, shall be permitted in addition to the above limitations if each sign does not exceed six square feet in area, is not in the right of way and does not hinder the flow of traffic.

(4) Ground floor commercial window signs and lettering, directing attention to the business to which they are attached, are permitted to cover a maximum of fifty percent of the window glass area, subject to limitations set forth in paragraph (c) (1)B. hereof.

(5) Freeway-oriented signs (limited access highway only) and off-premises advertising devices are not to exceed 185 square feet per side.

(e) Permanent signs indicating the name of the building and its address number shall be permitted, the size and design of which shall be approved by the Planning Commission.

(Ord. 1845-83. Passed 9-6-83; Ord. 2034-85. Passed 7-15-85; Ord. 3816-02. Passed 6-17-02.)

(f) Temporary signs shall not exceed the maximum size of 600 square inches in any residential or "R" designated zoning districts.

(g) Temporary signs in all areas of the City not referenced in division (f) of this section shall not exceed the maximum size of twenty-four square feet.

(Ord. 4025-2004. Passed 6-7-04.)

1286.06 LOCATION OF SIGNS.

(a) Signs in business and commercial districts may be located on the surface of or project from the building wall adjacent to a street, a pedestrian way or a parking area, or be erected on poles or other ground supports in the yards on which the business is located.

(b) Wall or flat signs shall not project more than eighteen inches from the building wall and may project to any building corner, if side yards exist. A sign may extend above the front wall if the sign is set back from each side lot line and party wall line a distance at least equal to the dimensions that the sign projects above the top of the wall.

(c) Projecting signs shall be limited to not more than one sign for each establishment or store unit. Such signs shall be attached to the wall and may extend above the top of the wall, but not more than thirty-five percent of the total height of the sign, nor more than fifty feet overall, may extend above the wall. No face of a projecting sign shall be less than five feet from a side lot line or party wall of another store unit.

(d) Pole signs shall not project over a public right of way. The support for the sign shall not be located within the public right of way.

(e) Ground signs shall not be located within twelve feet of a public right of way, or so as to obstruct vision from the roadway or vision from motorists entering and exiting nearby driveways.

(Ord. 1845-83. Passed 9-6-83.)

(f) The displaying of more than one identical temporary sign on a parcel located in any residential or "R" designated zoning district is prohibited.

(Ord. 4035-2004. Passed 6-7-04.)

1286.07 HEIGHT OF SIGNS; DESIGN AND CONSTRUCTION STANDARD FOR FREEWAY-ORIENTED SIGNS.

(a) The height of the lowest member of any sign which is not integral with a wall surface shall not be less than eight feet above a sidewalk or other pedestrian way, and not less than fourteen feet if over or within eighteen inches of the vertical projection of a pavement used for vehicular traffic.

(b) Freeway-oriented signs (limited access highway only) and off-premises signs shall not exceed seventy-five feet above the average terrain or highway level, whichever is greater in overall height. Structural design, construction and installation shall conform to windload stress factors of thirty pounds per square foot or current standards set by other codes which are applicable, whichever standard is greater.

(c) Pole signs may extend to the ground when set back from the right-of-way as provided for ground signs.

(Ord. 1845-83. Passed 9-6-83; Ord. 3820-02. Passed 7-1-02.)

1286.08 INDUSTRIAL DISTRICT SIGNS.

In industrial districts, three square feet of sign shall be permitted for each foot of building front. Total footage may be utilized in the front, on one side or on the roof.

Either one roof sign of not more than 200 square feet, or a ground sign of not more than seventy-five square feet, shall be permitted (a choice of either, but not both).

Ground signs shall be set back a minimum of twenty-five feet from the right of way.

(Ord. 1845-83. Passed 9-6-83.)

1286.09 GENERAL PROVISIONS APPLICABLE TO ALL DISTRICTS.

(a) The display of official public notices, the flag, emblem or insignia of a political unit, and temporary displays in connection with a charity drive, shall not be governed by the provisions of this chapter.

(b) Christmas display lighting shall be exempted from the requirements of this Zoning Code.

(c) Signs of warning or prohibiting hunting or trespassing may be erected, provided that they do not exceed six square feet.

(Ord. 1845-83. Passed 9-6-83.)

(d) All temporary business signs shall be prohibited, except in the following circumstances:

(1) New business or use. In the event of a new business or use, a flat or wall sign not exceeding forty square feet in size may be attached to the building for a period of time not more than thirty days beyond the installation of its permanent signs.

(2) Temporary development signs. Temporary development signs announcing a proposed building or a building under construction, or advertising the sale, rental or lease of a building, or part thereof, shall be located on the lot occupied by the building or use advertised and shall not exceed forty square feet in total area for each street frontage. Permanent signs, indicating the name, owner or manager, shall be permitted; however, the sign size and design shall first be approved by the Chief Building Official.

(3) Temporary signs.

A. No temporary sign shall be located closer than ten feet from any lot line or shall impede or obstruct any public right-of-way, or exceed the size limitations prescribed in this chapter, or exceed six feet in height above natural grade. Illumination is permitted subject to the requirements of this chapter.

B. No temporary sign shall remain displayed for greater than thirty days. A temporary sign which has been previously displayed on a property (or a substantially similar temporary sign which is essentially identical) may not be again displayed on that property until after the expiration of thirty days.

C. The Chief Building Official shall be permitted to assist in the display of, or may remove or order the removal of any temporary sign which is determined to pose a safety hazard.

(Ord. 4035-2004. Passed 6-7-04.)

(e) The following signs are prohibited in all districts:

(1) Signs which bear or contain statements, words or pictures of an obscene, pornographic or immoral character, or which contain advertising matter which is deceptive or untruthful;

(2) Flashing signs;

(3) Signs which are placed on utility poles, trees, fences, yard structures or other signs;

(4) Attraction devices;

(5) Portable business signs;

(6) Abandoned signs; and

(7) Signs which are placed on or over a Municipal, County or State right of way, except as may otherwise be provided in this chapter.

(Ord. 2034-85. Passed 7-15-85; Ord. 3798-02. Passed 5-17-02.)

(8) Signs which resemble traffic control signs or signals. For enforcement of this section, "resemble" shall mean:

A. The sign is placed at a location such that a user of the street, road, or highway would reasonably believe that the sign is for the purpose of directing or otherwise informing traffic; and

B. The sign is of the same size, format, color and shape of an actual traffic control device used for a similar purpose.

(Ord. 3966-2003. Passed 11-17-03.)

(9) Billboards are prohibited in all zoning districts.

(Ord. 5759-2020. Passed 8-3-20.)

1286.10 POLITICAL SIGNS. (REPEALED)

(EDITOR'S NOTE: Section 1286.10 was repealed by Ordinance 4035-2004, passed June 7, 2004.)

1286.11 HAZARDOUS SIGNS.

(a) Signs shall not project over or obstruct the required windows or doors of any building, nor shall signs be attached to or obstruct a fire escape or interfere with other safety provisions as may be further regulated in the Building and Housing Code.

(b) Unless regulated otherwise in the Traffic Code, signs shall not be erected so as to obstruct street sight lines of traffic control lights or signs at street intersections or street sight lines or signals at railroad crossings. Signs visible from the sight lines along a street shall not resemble highway traffic signs. Mechanical movement of any part of a sign or the whole sign is prohibited. This includes animation or rotation by a motor, leverage or wind pressure.

(Ord. 1845-83. Passed 9-6-83.)

1286.12 ILLUMINATION.

(a) Light sources to illuminate signs shall not be of excessive brightness or cause glare hazardous to pedestrians or auto drivers, or be objectionable to adjacent residential districts. The colors red or green shall not be used where they may interfere with the sight lines of a traffic signal.

(b) Flashing, moving or intermittent illumination and "outline lighting" shall not be permitted.

(c) Signs in residential districts shall not be illuminated, except for bulletin boards, temporary subdivision signs and signs for institutions. All signs in business, commercial and industrial districts may be illuminated. Illumination of parking lots and used car sales lots shall not be of excessive brightness or cause a glare objectionable to any adjacent residential district, and except for illumination required for safety purposes, such lighting shall be permitted only during the hours the establishment is in operation.

(Ord. 1845-83. Passed 9-6-83.)

1286.13 PERMIT REQUIRED; APPLICATIONS.

(a) A permit shall be required for all permanent signs exceeding one square foot and all temporary signs exceeding six square feet.

(b) Applications for permits to erect, place, paint or alter a sign shall be made by the owner or lessee of the property upon which a sign is proposed, and such applications shall be submitted on forms furnished by the Building Department. Each application shall be made separately. The fee shall be established by separate ordinance.

Each application shall be accompanied by drawings to scale, showing:

(1) The design and layout proposed, including the total area of the sign and the size, character and color of letters, lines and symbols.

(2) The method of illumination, if any.

(3) The exact location of the sign in relation to the building and property.

(4) Details and specifications for construction, erection and attachment as may be required by the Building and Housing Code.

(Ord. 1845-83. Passed 9-6-83.)

1286.14 NONCONFORMING SIGNS.

A sign existing lawfully at the time of the effective date of this chapter, but which does not conform with the sign regulations of the district in which it is located, may be repaired and maintained in its original state, and structural or electrical parts may be repaired or restored to a safe condition in compliance with the National Electrical Code, as adopted in Section 1426.01 of the Building and Housing Code.

(Ord. 1845-83. Passed 9-6-83.)

1286.15 REMOVAL OF SIGNS.

Whenever the removal of any sign has been ordered by the Chief Building Official, and the person, firm or corporation on whose premises such sign or display structure has been erected, affixed or maintained, fails to remove the sign within forty-eight hours after receiving such notice, the Chief Building Official may remove or cause to be removed such sign at the expense of the person, firm or corporation on whose premises it was erected, affixed or attached, and each such person, firm or corporation shall be individually and separately liable for the expenses incurred in the removal of the sign.

(Ord. 1845-83. Passed 9-6-83.)

1286.16 MAINTENANCE AND REPAIR.

Every sign, including, but not limited to, those signs for which permits or no permits are required, shall be maintained in a safe, presentable and good structural material condition at all times, including the replacement of defective parts or sections of missing sign face material, painting, repainting, cleaning and other acts required for the maintenance of such signs. The City shall require compliance with all standards of this Zoning Code. If the sign is not made to comply, the City shall order its removal in accordance with Section 1286.15 upon ten days written notice. This section shall be effective six months from the effective date of this chapter.

(Ord. 1845-83. Passed 9-6-83.)

1286.17 ABANDONED SIGNS.

Any sign which is located on property which becomes vacant for a period of six months or more, which sign pertains to a time, event or purpose which no longer applies, shall be deemed abandoned and ordered removed under Section 1286.15. Temporary signs relating to a date specific event that remain displayed five days following the occurrence and conclusion of that event shall be deemed abandoned, and shall be ordered removed pursuant to Section 1286.15. Permanent signs applicable to a business temporarily suspended because of a change in ownership or management of such business shall not be deemed abandoned unless the property remains vacant for a period of one year or more, in which case it may be ordered removed under Section 1286.15. Abandoned signs are prohibited and shall be removed by the sign owner, property owner or person responsible under Section 1286.15. Painted walls or window lettering shall be removed or completely

covered or painted over in a professional, durable manner within thirty days of vacating the business premises by the sign owner, the property owner or the person responsible, or the same shall be removed as provided for in Section 1286.15.

(Ord. 1845-83. Passed 9-6-83; Ord. 4035-2004. Passed 6-7-04.)

1286.18 REVIEW OF CHAPTER BY PLANNING COMMISSION AND COUNCIL.

This chapter shall be reviewed by the Planning Commission and Council every three years in order to modify, alter or update its provisions or application if necessary or desirable.

(Ord. 2034-85. Passed 7-15-85.)

1286.99 PENALTY.

(a) Whoever violates any provision of Section 1286.10 is guilty of a minor misdemeanor and shall be fined not more than one hundred dollars.

(Ord. 2284-88. Passed 9-6-88.)

(b) Whoever violates any provision of this chapter for which no penalty is otherwise provided is guilty of a minor misdemeanor and shall be fined not more than one hundred fifty dollars (\$150.00) for each offense. Subsequent to the issuance of a citation or of notice of a violation by the City, each day that a sign is erected or maintained in violation of this chapter is deemed to constitute a separate offense.

(Ord. 2034-85. Passed 7-15-85; Ord. 4035-2004. Passed 6-7-04.)