

CHAPTER 173

ZONING CODE – SIGN REGULATIONS

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173.01 GENERAL. A sign shall not hereafter be erected, re-erected, constructed, altered, or maintained, except as provided by this chapter and after a permit has been issued by the Code Official.

173.02 DEFINITIONS. The following definitions are given for words used in this chapter:

~~“Approved plastic materials” see “plastic materials, approved.”~~

~~“Awning sign” means a sign attached to or in any way incorporated with the face of an awning or any other similar projection, and which does not extend beyond the projection.~~

~~“Building Code” means the adopted code by the City.~~ Move to ordinance definitions section

~~“Changeable copy sign” means a permanent sign, such as a reader board which has components which are easily changeable by physical and not electronic methods.~~

~~“Combination sign” means a sign incorporating any combination of the features of pole signs.~~

~~“Corner visual clearance” means that area bounded by the street right-of-way lines of a corner lot and a straight line joining points on said right-of-way lines 25 feet from the point of intersection of said right-of-way lines.~~

~~“Curb line” means the line at the face of the curb nearest to the street or roadway. In absence of a curb, the curb line shall be established by the Code Official. See “legal setback line.”~~

~~“Development sign” means a permanent sign that displays the name of a development or of multi-lot subdivision.~~

~~“Directional sign” means a sign containing no advertising message, which is three square feet or less, designed to guide or direct pedestrian or vehicular traffic, such as “no parking,” “entrance,” “loading only,” and similar information.~~

~~“Directory sign” means a permanent sign that displays the name of a building, building complex, and/or the occupants.~~

~~“Drive thru menu sign” means a sign displaying a menu or similar advertising for the purpose of allowing patrons of a restaurant to order food at a drive thru facility.~~

~~“Display surface” means the area made available by the sign structure for the purpose of displaying the advertising message.~~

~~“Electric sign” means any sign containing electric wiring, but not including signs illuminated by an exterior light source.~~

~~“Festoon sign” means any sign in which lights, ribbons, tinsel, small flags, pinwheels, and pennants or other similar small, attention drawing devices are attached to a rope, string, wire, pole, or similar support.~~

~~“Fin sign” means a sign that is supported wholly by a one story building of an open air business or by poles placed in the ground or partly by such a pole or poles and partly by a building or structure.~~

~~“Ground sign” means a sign which is supported by one or more uprights or braces and which is firmly and permanently anchored in or on the ground and which is not attached to any building.~~

~~“Identification sign” means a sign displaying the name, address, crest, insignia or trademark, occupation, or profession of an occupant of a building or the name of any building on the premises.~~

~~“Incidental sign” means a sign, generally informational, that has a purpose secondary to the use of the lot on which it is located, such as “no parking,” “entrance,” “loading only,” “telephone,” and other similar directives. No sign with a commercial message legible from a position off the lot on which the sign is located shall be considered incidental.~~

~~“Information sign” means a sign displayed strictly for the direction, safety, or convenience of the public and which sets forth no advertisement. Information signs would include signs which identify parking areas and drives, restrooms, addresses, telephones, exits and entrances, no trespassing area, danger areas, and similar information.~~

~~“Legal setback line” means a line established by ordinance beyond which a building may not be built. A legal setback line may be a property line.~~

~~“Marquee” means a permanent roofed structure attached to and supported by the building and projecting over public property.~~

~~“Noncombustible” means (as applied to building construction) material which, in the form in which it is used, is either one of the following:~~

~~Material of which no part will ignite and burn when subjected to fire. Any material conforming to UBC Standard 2-1 shall be considered noncombustible within the meaning of this section.~~

~~Material having a structural base of noncombustible material, as defined in paragraph A, with a surfacing material not over 1/8 inch thick which has a flame spread rating of 50 or less.~~

~~Noncombustible does not apply to surface finish materials. Materials required to be noncombustible for reduced clearances to flues, heating appliances or other sources of high temperature shall refer to material conforming to subparagraph A. No material shall be classed as noncombustible which is subject to increase in combustibility or flame spread rating beyond the limits herein established, through the effects of age, moisture, or other atmospheric condition. Flame spread rating as used herein refers to rating obtained according to test conducted as specified in UBC Standard 8-1.~~

~~“Nonstructural trim” means the molding, battens, caps, nailing strips, cutouts or letters and walkways that are attached to the sign structure.~~

~~“Off-premises sign” means a sign which directs attention to a use conducted off the lot on which the sign is located.~~

~~“On premises sign” means a sign which has the primary purpose of identifying or directing attention to the lot on which the sign is located.~~

“Painted sign” means a sign painted directly on an exterior surface of a building, window, or wall.

~~“Parapet sign” means fascia sign erected on a parapet or parapet wall.~~

~~“Plastic materials, approved” means those having a self ignition temperature of 650 degrees F or greater and a smoke density rating not greater than 450 when tested in accordance with UBC Standard 26-5. Approved plastics shall be classified and shall meet the requirements for either CC1 or CC2 plastic.~~

“Pole sign” means a **ground** sign wholly supported by a **tubular** sign structure in the ground.

“Political sign” means a temporary sign announcing candidates seeking public office, a political issue, or containing other election information.

~~“Portable display surface” means a display surface temporarily fixed to a standardized advertising structure and which is regularly moved from structure to structure at periodic intervals.~~

“Portable sign” means a sign that is not firmly and permanently anchored or secured to either a building or the ground.

“Projecting sign” means a sign (~~other than a wall sign~~) which projects from and is supported by a wall of a building or structure, **with the exposed face of the sign on plane not parallel to the plane of the wall.**

“Projection” means the distance by which a sign extends over public property or beyond the building line.

“Real estate sign” means a temporary sign which advertises the sale, rental, or lease of the premises (or part of the premises) on which the sign is located, ~~including open house signs.~~

“Roof sign” means a sign erected upon or above a roof or parapet of a building or structure.

“Sign” means any medium, including its structure and component parts, which is used or intended to be used to attract attention to the subject matter for advertising **or other** purpose. ~~other than paint on the surface of a building.~~

“Sign structure” means any structure that supports or is capable of supporting a sign as defined in this code. ~~A sign structure may be a single pole and may be or may not be an integral part of the building.~~

~~“Structure” means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.~~

“Swinging sign” means a sign which, because of its design, construction, suspension, or attachment, is free to swing or move noticeably because of the wind.

“Temporary sign” means any banner, pendant, valance, or advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard, or other light materials, with or without frames, intended to be displayed for a limited period of time only.

“Wall sign” means any sign attached to or erected against the wall of a building or structure, with the exposed face of the sign on plane parallel to the plane of the wall.

173.03 SIGN PERMITS AND INSPECTIONS.

1. Permits Required. It is unlawful for any person to erect, alter, or relocate within the City any sign requiring a permit without first obtaining a sign permit from the Code Official. All illuminated signs shall, in addition, be subject to the provisions of the Electrical Code and shall be approved and labeled by a nationally recognized testing lab. No signs shall be erected on a

property without the authorization of the property owner or authorized agent. Sign permits shall be issued only for signs which are in accord with the approved sign plan on file with the Code Official.

2. Application for Permit. An application for a permit shall be made upon forms provided by the Code Official and shall at a minimum contain or have attached thereto the following information:

A. Applicant Information. Name, address, **email**, and telephone number of the applicant.

B. Plans and Specifications. ~~Two copies~~ **One copy** of detailed drawings of the plans and specifications and method of construction and attachment to the building or in the ground. Such blueprint or ink drawing shall show location of sign or signs and shall certify the distance from each other, from signs on adjacent property, from points of ingress and egress, and from adjacent property lot lines.

C. Calculations. Copy of stress sheets and calculations showing the structure is designed for dead load and 30 psf wind pressure in any direction in the amount required by this and all other laws and ordinances of the City.

D. Erector. Name of the person or association erecting structure.

E. Valuation. Valuation of sign.

F. Other. Such other information as the Code Official shall require in order to show full compliance with this and all other laws and ordinances of the City.

3. Permit Expiration. If the work authorized under a sign permit has not been commenced within six months after the date of issuance, the ~~said~~ permit shall become null and void, **and** the applicant must re-apply for a sign permit prior to installing a sign.

4. Permit Fees. A fee, as determined by resolution of the Council, shall accompany all applications for sign permits ~~or other advertising structures~~.

5. Revocation of Permits. The Code Official is hereby authorized and empowered to revoke any sign permits issued by the City upon failure of the holder thereof to comply with any provisions of this chapter.

6. Penalty for No Permit. In the event the erection, construction, or reconstruction of any sign is commenced without first obtaining a permit, there shall be, in addition to the required sign permit fee, an on-site inspection fee of \$50.00. This provision does not preclude any enforcement or penalty provisions contained in this code.

7. Inspections Required. All construction or work for which a permit is required shall be subject to inspection by the Code Official.

~~8. City Codes and Ordinances Supersede Inspections. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this chapter or of other City ordinances. Inspections presuming to give authority to violate or cancel the provisions of this chapter or other City ordinances shall not be valid.~~

~~9. Work to Remain Accessible. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for the inspection purposes and to schedule, and be present for, the required inspections. All such construction or work including footings and foundations (structural and location), electrical connections, etc. shall remain accessible and exposed for inspection until approved. Neither the Code Official nor the City shall be liable for any expense entailed in the removal or replacement of any material required to allow inspection.~~

10. Maintenance and Safety Inspections. The Code Official may cause to be inspected from time to time, as deemed necessary, any sign regulated by this chapter for the purpose of ascertaining whether the same is secure, and whether it is in need of removal or repair and complies with this chapter.

173.04 MASTER SIGN PLAN REQUIREMENTS. Moved to other locations in section

1. ~~General. Signs for all development complexes shall comply with a master sign plan for the development, subject to approval by the Code Official pursuant to this section and issuance of a permit. Said plan shall include all proposed sign locations, materials, structures, and installation details to the extent known at the time of master sign plan submittal. Additional submittals or amendments to the master sign plan may be necessary as new development complex becomes occupied or as business within a complex change. A master sign plan containing the below listed items shall be submitted to the Code Official for approval prior to a sign permit being issued.~~

~~A. A site plan as described in Chapter 165 of this Code of Ordinances.~~

~~B. Calculation of the maximum sign area for individual signs, the height of signs, and the number of signs allowed on the lots under this section.~~

~~C. An accurate indication on the plan of the proposed location of each present and future sign of any type, whether requiring a permit or not, except that incidental signs need not be shown.~~

~~D. Standards for consistency among signs on the lot with the following specific items identified:~~

~~(1) Color scheme;~~

~~(2) Lettering or graphic style;~~

~~(3) Lighting;~~

~~(4) Location of each sign on the buildings;~~

~~(5) Material;~~

~~(6) Sign dimensions and proportions.~~

~~2. Master Sign Plan Requirements. Signs within a development complex shall be subject to the following requirements:~~

~~A. Each enterprise, institution, or business in a development complex shall be permitted one wall sign per wall frontage subject to maximum size requirements set forth in this chapter.~~

~~B. Each development complex shall be permitted one ground sign per public street frontage. The maximum permitted sign area for each development complex sign shall be as provided within the applicable zoning district, plus a bonus of 10 additional square feet per business, enterprise, institution or franchise within development complex, provided that such bonus shall not exceed 50 percent of the base allowable sign area.~~

~~3. Existing Signs not Conforming to Master Sign Plan. If any new or amended master sign plan is filed for a property on which existing signs are located, it shall include a schedule for bringing into conformance all signs not conforming to the proposed requirements of this chapter in effect on the date of submission, and shall at a minimum follow the requirements of Section 173.16, Nonconforming Uses.~~

~~4. Binding Effect. After approval of a master sign plan, no sign shall be erected, placed, painted, or maintained, except in conformance with such plan, and such plan may be enforced in the same way as any provision of this chapter. In case of any conflict between the provisions of such a plan and any other provision of this chapter, the provisions of this chapter shall control.~~

~~5. Master Sign Plan Approval. A master sign plan shall be submitted for approval to the Code Official prior to issuance of a sign permit according to the following procedure:~~

~~A. Code Official Review. The master sign plan application shall be submitted to the Code Official. The Code Official will review the application for compliance with these regulations and then approve the application by issuing the permit or disapprove the application. In the event the application is disapproved, the Code Official shall notify the applicant of the decision and may also provide the applicant with written findings and recommendations in support of the decision. The applicant may then amend the application in light of any findings and recommendations by the Code Official and submit the amended application to the Code Official.~~

~~B. Appeal. Any applicant aggrieved by a decision of the Code Official may appeal to the Board of Adjustment as provided in this code.~~

173.05 PROHIBITED SIGNS. The following devices and locations are specifically prohibited:

1. In Public Rights-of-Way. No sign or sign structure other than an official traffic, street, or related sign approved for placement by the controlling public agency shall be placed on any street or highway right-of-way, **except certain Temporary Signs as defined within this chapter**. No sign shall be attached to any utility pole, light standard, street tree, or any other public facility located within the public right-of-way.

2. Without Consent of Owner. No sign or sign structure shall be placed on private ~~or public~~ property without the consent of the owner or authorized agent thereof.

3. Imitation or Resemblance to Traffic Control and Safety Signs. No sign or sign structure shall be erected at any location where it may, by reason of its size, shape, design, location, content, coloring, or manner of illumination, constitute a traffic hazard or a detriment to traffic safety by obstructing the vision of drivers, by obscuring or otherwise physically interfering with any official traffic control device, or which may be confused with an official traffic control advice. No rotating beacon, beam, or flashing illumination resembling an emergency light shall be used in connection with any sign display or be visible from an adjacent street. No lights resembling an emergency light and no such words as "Stop," "Look," "Danger," or any other lights, words, phrases, symbols, or characters which in any manner may interfere with, mislead, or confuse vehicle operators, shall be used in a location which is visible to vehicular traffic. No sign shall be located in such a manner as to impede the corner visual clearance.

4. Exits Shall Remain Unobstructed. No sign shall be erected so as to prevent free ingress to, or egress from, any door, window, fire escape or any other exit required by the Building Code or Fire Code of the City, or by any other portion of this Code of Ordinances.

5. Unsafe Attachments. No sign shall be attached to a standpipe, gutter drain, unbraced parapet wall, or fire escape.

~~6. Mounting and Flashing Signs. No sign shall contain or have attached in any way, flashing, blinking, or alternating lights of any kind.~~

7. Portable Signs. Portable signs, except as allowed for temporary signs.

8. Vehicle Signage. Any sign attached to or placed on a vehicle or trailer parked on public or private property. ~~The prohibition of this section does not prohibit the identification of a firm or~~

its principal products on a vehicle operating during the normal course of business or being taken home.

9. Revolving Signs. No portion or part of a sign shall revolve, nor shall the entire sign revolve.

10. Roof Signs. No roof signs shall be allowed.

11. Swinging Signs. No swinging signs over 24 square inches shall be allowed.

12. Wall and Fence Signs. Painting or affixing a sign to a wall or fence is prohibited. An advertising sign message or copy shall not be painted or affixed directly on a wall or fence.

13. Projecting Signs. Projecting signs, unless specifically approved by the Commission and Council. See specific sign regulations in this chapter for details.

~~14. Billboard Signs.~~

15. Off-Premises Signs, **including billboard signs.**

16. Banners and Pennants. No banners, pennants, twirling signs, balloons, or other similar devices shall be allowed as permanent signs; **and but** may be permitted for temporary purposes as specified in **the Temporary Signs section.** ~~Section 173.14.~~

17. Bench Signs.

173.06 EXEMPT SIGNS. The following signs are exempt from the provisions of this chapter.

1. Miscellaneous Signs. Miscellaneous traffic or other signs of a public agency, such as railroad crossing signs and signs ~~which~~ **that** warn of danger, hazards, or unsafe conditions.

2. Official Flags and Emblems. Display of any official flag or emblem of a nation, state, or city.

3. City Entrance. City identification and entrance signs installed by the City.

4. ~~Window~~ **Inside** Signs. Any sign which is located within a building and not intended to be visible from outside the building.

~~5. Memorials. Grave markers, statues, or remembrances of persons or events which are nonecommercial in nature.~~

6. Art. Works of fine art ~~which~~ **that** are not displayed in conjunction with a commercial enterprise for the principal purpose of commercial advertisement.

7. Temporary Decorations. Temporary decorations or displays celebrating the occasion of traditionally accepted patriotic or religious holidays, **that are not displayed in conjunction with a commercial enterprise for the principal purpose of commercial advertisement.**

8. Small Vehicle Signs. Signs applied directly or attached directly to the body of a car, bus, trailer, or other vehicle are exempt from the regulations of this section if such vehicle has a valid registration, is utilized in the normal course of a business or in the operator's usual routine activities, and such vehicle is not used primarily for the display of such sign or signs. If a sign-bearing vehicle does not meet all these exemption criteria, it shall be considered a non-wall sign and be governed as such by these regulations. However, any such vehicular signs which are no larger than one square foot in area are exempt from the regulations contained within this section even though the vehicle which bears them does not meet the exemption criteria previously listed in this paragraph.

9. Nameplates. Nameplates that are posted in conjunction with doorbells or mailboxes and do not exceed 24 square inches in surface area.

10. Legal Postings. Legally required signs and notices required to be displayed, maintained, or posted by law or by any court or governmental order, rule, or regulation.

11. Information Signs, **as defined in section 173.02.** ~~Information signs, not exceeding three square feet in surface area, displayed strictly for the direction, safety, or convenience of the public, including signs which identify restrooms, telephones, danger areas, parking area entrances or exits, freight entrances, or the like.~~

12. Address Signs. Address signs, not exceeding one square foot in surface area, containing only the address of the premises upon which it is located and limited to no more than one sign for every 40 feet of lot street frontage.

13. Window Informational Signs. Window informational sign displaying information about the operation of the business, such as days and hours of operation, telephone number, and credit cards accepted. Such signs shall not exceed a maximum area of two square feet.

173.07 SIGNS IN RESIDENTIAL ZONES.

1. Neighborhood or Development Signs. Residential developments **or neighborhoods** of four or more dwelling units shall be permitted, ~~limited to one~~ **identification** development sign for each public street frontage ~~not within the project, or each entrance. in the case of a subdivision project.~~ Such signs may be placed in any location on private property provided the sign complies with the same height limitations specified for fences. Maximum sign area for each sign shall be two square feet, plus one square foot for each dwelling unit or lot, but **shall** not exceed 25 square feet in area per sign face.

2. Religious Use Signs. Each religious principal use shall be permitted wall signs and one ground sign per public street frontage, subject to the following ~~maximum conditions:~~ size requirements.

1. Maximum Wall Sign Area. ~~The~~ Total area of wall signage shall not exceed ~~the following requirements for each lineal foot of the building wall from which the signage is attached:—~~one square foot for each lineal foot **of building wall when viewed in elevation**, not to exceed 40 square feet.

2. Maximum Ground Sign Area. One ground sign is permitted per public street access. The surface area for each sign shall not exceed 25 square feet and the height shall not exceed 5 feet.

173.08 SIGNS IN COMMERCIAL ZONES.

1. Development Complexes/**Multi-Tenant Buildings.** ~~All development complexes shall require a master sign plan pursuant to the requirements of this chapter, prior to the installation of any signage.~~ **Development complexes shall be permitted one ground sign per public street frontage. The maximum permitted sign area for each development complex sign shall be as provided within the applicable zoning district, plus 10 additional square feet per business, enterprise, institution or franchise within development complex, but no more than 50 percent of the base allowable sign area.**

2. Business Signs. Each enterprise, institution, or business shall be permitted wall signs, one canopy sign per street frontage, and one ground sign per public street frontage, subject to the following maximum size requirements. Multiple businesses in **the** same building shall apportion

Deleted at other location

façade length, building wall, and street frontage such that any maximum size requirement is not exceeded for a particular property.

A. Maximum Wall Sign Area. ~~The Total~~ area of wall signage shall not exceed the following requirements for each lineal foot of the building wall from to which the signage is attached.

(1) In the C-1-A and C-1-B zone districts, one square foot for each lineal foot of building wall when viewed in elevation, not to exceed the following maximums:

- (a) 40 square feet for building walls up to 50 feet in length.
- (b) 80 square feet for building walls over 50 feet in length.

(2) In the C-2-A zone district, two square feet for each lineal foot of building wall when viewed in elevation, not to exceed 300 square feet.

B. Maximum Ground Sign Area.

(1) In the C-1-A zone district, one ground sign is permitted per public street access. The surface area for each sign shall not exceed 50 square feet, **except for development complexes as specified in section 173.08(1.)**, and the height shall not exceed 20 feet.

(2) In the C-1-B zone district, one ground sign is permitted per street frontage. The surface area for each sign shall not exceed 50 square feet, **except for development complexes as specified in section 173.08(1.)**, and the height shall not exceed 20 feet.

(3) In the C-2-A zone district, one ground sign is permitted per street frontage. The surface area for each sign shall not exceed 100 square feet, **except for development complexes as specified in section 173.08(1.)**, and the height shall not exceed 24 feet.

C. Canopy Sign Area and Dimensions.

(1) The maximum allowable sign area shall be one square foot for each lineal foot of width of the canopy, awning, or similar structure from which the sign is attached, as measured perpendicular to the building wall.

(2) The maximum allowable horizontal length of a canopy sign shall be equal to the width of the canopy, awning, or similar structure from which the sign is attached, as measured perpendicular to the building wall.

(3) The minimum vertical clearance between the lower edge of a canopy or awning and the ground shall be eight feet.

173.09 SIGNS IN OFFICE/RESEARCH PARK AND INDUSTRIAL ZONES.

1. Development Complexes/Multi-Tenant Buildings. ~~All development complexes shall require a master sign plan pursuant to the requirements of this chapter, prior to the installation of any signage.~~ **Development complexes shall be permitted one ground sign per public street frontage. The maximum permitted sign area for each development complex sign shall be as provided within the applicable zoning district, plus 10 additional square feet per business,**

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enterprise, institution or franchise within development complex, but not more than 50 percent of the base allowable sign area.

2. Building Identification Signs. One building identification sign for each building shall be permitted provided that no such sign shall exceed 25 square feet.

3. Business Signs. Each enterprise, institution, or business shall be permitted wall signs, one canopy sign per street frontage, and one ground sign per public street frontage, subject to the following maximum size requirements. Multiple businesses in the same building shall apportion façade length, building wall, and street frontage such that any maximum size requirement is not exceeded for a particular property.

A. Maximum Wall Sign Area. The total area of wall signage shall not exceed three square feet for each lineal foot of building wall the sign is attached **to when viewed in elevation**, not to exceed 300 square feet.

B. Maximum Ground Sign Area. **One ground sign is permitted per street frontage. The surface area for each sign shall be** one square foot for each lineal foot of street frontage, not to exceed 100 square feet, **except for development complexes as specified in section 173.09(1).**

C. Canopy Sign Area and Dimensions.

(1) The maximum allowable sign area shall be one square foot for each lineal foot of width of the canopy, awning, or similar structure from which the sign is attached, as measured perpendicular to the building wall.

(2) The maximum allowable horizontal length of a canopy sign shall be equal to the width of the building wall from which the sign is attached. **Moved to residential district sign section.**

(3) The minimum vertical clearance between the lower edge of a canopy or awning and the ground shall be eight feet.

173.10 SIGNS IN THE COMMERCIAL RECREATIONAL VEHICLE DISTRICT. Each C-RV District **development** shall be permitted one ground sign, ~~subject to the following maximum sizes:~~ with a maximum area of ~~Maximum Ground Sign Area. One square foot for each lineal foot of street frontage,~~ not to exceed 100 square feet.

~~**173.11 RELIGIOUS SIGNS.** Each religious principal use shall be permitted wall signs and one ground sign per public street frontage, subject to the following maximum conditions: size requirements.~~

~~3. Maximum Wall Sign Area. **The** tTotal area of wall signage shall not exceed the following requirements for each lineal foot of the building wall from which the signage is attached: one square foot for each lineal foot **of building wall when viewed in elevation**, not to exceed 40 square feet.~~

~~4. Maximum Ground Sign **Area**. One ground sign is permitted per public street access. The surface area for each sign shall not exceed 25 square feet and the height shall not exceed 5 feet.~~

173.11 INTERSTATE FRONTAGE SIGNS SPECIAL ALLOWANCES. Lots with at least 200 feet of frontage on Interstate 380 are eligible for increased ground sign size and height dimensions as specified in this section in recognition of the larger lot sizes, building sizes, and the larger visual field associated with such development.

New section – 173.11

1. **Height. The maximum height of ground signs shall be 5 feet taller than the average height of the principle building on the lot but shall not exceed 40 feet maximum. This is intended to be a bonus standard for taller buildings, and shorter buildings are entitled to the standard maximum height for the zoning district in which they are located.**
2. **Area. The maximum area of ground signs shall be 150 square feet, plus a bonus of 40 additional square feet per business, enterprise, institution or franchise within the development complex, provided that such bonus shall not exceed 200 square feet.**

173.12 GENERAL SIGN REGULATIONS.

1. Sign Illumination. All sign illumination shall be from the interior or from floodlight projection shielded to preclude glare visible from public right-of-way and neighboring properties.
2. Measurement of Sign Area. The square footage of a sign made up of letters, words, or symbols within a frame shall be determined from the outside edge of the frame itself. The square footage of a sign composed of only letters, words, or symbols shall be determined from imaginary straight lines drawn around the entire copy or grouping of such letters, words or symbols. Double-faced signs shall be calculated as the area of one side only. Three-dimensional or multi-faced signs shall be calculated as the maximum area visible from any single direction at any point in time.
3. Condition and Maintenance. All signs, **together with supports, braces, and anchors,** shall be of rust-inhibitive material or treatment, and shall be maintained in good condition in the opinion of the Code Official. ~~All signs, together with supports, braces, and anchors shall be kept in good repair and safe state of preservation.~~ The display surfaces of all signs shall be kept neatly painted or posted at all times.
4. Electronic Message Signs. Electronic message signs that display time and temperature or provide changing messages are permitted.
5. **Code Compliance.** The construction, installation, erection, anchorage, and maintenance of all signs are subject to the applicable provisions of this section, the Building Code and other applicable codes. **All signs and sign structures shall be designed and constructed to withstand load pressures as regulated by the Building Code.**
6. Landscaping. All ground signs shall have one square foot of landscaping at the base of the sign for each two square feet of sign surface area.
7. Corner Visual Clearance. Signs **shall not be located within the corner visual clearance area.** ~~located within 25 feet of a corner street lot line intersection shall be so erected and maintained that an unobscured visual sight area is provided for vehicle operators. Such unobscured area, at a minimum, shall extend from a distance of three feet above finished street grade to 10 feet above said grade. No more than two pole or post supports of no more than 10 inches in diameter shall be permitted within such unobscured area.~~ Additional limitations upon location, size, and height of any such signs may be required by the City if additional requirements are necessary to meet standard traffic engineering practices.
8. Interference with Utilities. Signs and their supporting structures shall not interfere with any equipment or lines for utilities including water, sewage, gas, electricity, or communications.
9. Obstruction to Doors, Windows, or Fire Escapes. No sign shall be erected, relocated, or maintained so as to prevent free ingress to or egress from any door, window, or fire escape. No

sign of any kind shall be attached to a standpipe or fire extinguisher system. No sign shall obstruct or interfere with any opening required for ventilation.

~~10. Building and Electric Codes. Signs shall meet the requirements of the building and electric codes.~~

~~11. Wind Pressure and Dead Load Requirements. All signs and sign structures shall be designed and constructed to withstand load pressures as regulated by the Building Code.~~

12. Sign Mounting. All signs shall be mounted in one of the following manners:

- A. Flat against a building or wall, or
- B. Back to back in pairs, so that the backs of such signs will be screened from public view, or
- C. In clusters in an arrangement ~~which~~ **that** will screen the backs of the signs from public view, or
- D. Otherwise mounted so that the backs of all signs or sign structures showing to public view shall be painted and maintained a neutral color that blends with the surrounding environment.

173.13 SPECIFIC SIGN REGULATIONS. The conditions of this section are applicable to all signs.

1. Setback. No sign shall be closer than two feet from the established property line.

2. Minimum Clearances over Access Ways. Unless a greater or lesser minimum height is specifically listed for a particular sign, any part of a sign which projects into or over any access way shall have a minimum height of not less than the following:

- A. Vehicular way: 14 feet.
- B. Pedestrian way: 8 feet.

3. Minimum Distance Between Signs. All ground signs in the districts in which they are allowed shall have a minimum distance of 150 feet between them. ~~or a distance equal to 50 percent of the lot frontage of the lot on which they are affixed, whichever is greater.~~

4. Directional Signs.

- A. No more than two directional signs per street entrance shall be permitted for any enterprise, business, or institution.
- B. Such signs shall be for the sole purpose of ensuring safe and convenient access ~~and access to the use for which they apply.~~ property.
- C. No such sign shall exceed two square feet in area in the residential zones, and shall not exceed ~~four~~ three square feet in area in all other zones.

5. Community Event Message Signs.

A. A nonprofit organization shall be eligible to apply for a conditional use permit to allow a ~~sign area bonus for a community event message sign. The purpose of this area bonus shall be to allow the display of changing messages and information on such matters as the date, time, location, and sponsor of special events of community interest.~~ Such signs shall meet the following standards and conditions:

- (1) Each nonprofit organization shall be eligible for a ~~bonus for~~ no more than one wall sign or one ground sign.

(2) The maximum bonus available shall be 50 percent of the base permitted sign area if located in a residential zone, or 100 percent if located in any other zone.

(3) Permanent advertising of a commercial nature shall be allowed only in commercial zones and shall not exceed 25 percent of the total area of the community event message sign.

(4) The sign shall be made reasonably available to other community-based nonprofit organizations for the display of information about special events or other announcements of a noncommercial nature.

(5) The sign shall not be of a size, or erected in such a manner, that will substantially hinder the visibility of other legal signs on adjacent properties.

B. In reviewing an application for a community event message sign, the Commission and ~~Council~~ **Board of Adjustment** shall consider the following objectives, and may impose conditions to ensure that these objectives are met:

(1) By virtue of the sign's design, size, location, and other factors, including appropriate landscaping, the sign shall be harmonious and compatible with its surrounding, and consistent with community aesthetic sensibilities.

(2) The sign shall not be erected, or any electronic or electric changing copy be controlled, in a manner that will be a substantial distraction to motorists, thus causing a traffic hazard.

~~6. ——— Bench Signs. Bench signs are permitted and limited to two benches per lot.~~

7. Projecting Signs. Projecting signs are allowed only upon approval by the Council after review and recommendation by the Commission. Application for the sign permit shall be consistent with Section 173.03 regarding submission materials. Projecting signs shall meet all setback, clearance, area, number, and general regulations in this chapter. ~~The Commission and Council~~ **City** shall determine if the sign is appropriate for the location proposed and if the design is consistent with City aesthetic design goals regarding the following factors:

A. Signs may be attached only to building walls. They may not be hung from roofs, fences, or eaves.

B. Colors and design theme are required to be consistent with the building to which the sign is attached.

C. Projection is required to be minimized to the maximum extent possible.

D. If lit, internal lighting is required.

E. All messages on the sign shall relate to the principle on-site use.

F. The mounting technique shall be safe and attractive.

G. Other considerations unique to the specific sign proposed and the site.

8. Intersection Landscaped Areas. No signage of any kind is permitted within the landscaped areas at street intersections, and no signage shall be placed so that it obscures said landscaped areas.

173.14 TEMPORARY SIGNS.

1. Political Signs.

A. Political signs shall be permitted in all zones **but not within any public street right-of-way or on any public land.**

B. Such signs shall not exceed 8 square feet in area and shall not exceed 42 inches in height.

C. Political signs shall be permitted only for a period of 90 days prior to the election and shall be removed within 10 days after the election.

D. ~~Political signs shall not be placed within any public property or right-of-way.~~

E. **D.** Political signs established in violation of this section may be immediately removed by the ~~Code Official~~ **City.**

F. **E. Permits are not required for temporary political signs.**

2. Real Estate Signs.

A. Real estate signs shall be permitted in all zones, provided that all such signs shall be located on the property to which they apply, except as provided in paragraphs **D and E** of this section.

B. Such signs shall conform to the following maximum size requirements: 4 square feet in area for the first 10,000 square feet in lot area, plus 4 square feet for additional 10,000 square feet of lot area, not to exceed 32 square feet.

C. Real estate signs shall be removed upon closing of the sale.

D. In addition **to lot-specific real-estate signs,** real-estate signs advertising the sale of lots within a subdivision shall be permitted. **No** more than one sign per entrance into the subdivision **shall be allowed,** and each sign shall be no greater than 32 square feet in area, no greater than 8 feet in height, and erected no longer than a period of three years.

E. **Open house real estate signs may be located within the street right-of-way between the curb and sidewalk, but not for more than 48 hours before or more than 4 hours after the open house is held. Open house real estate signs shall be placed so that no part of the sign is closer to the roadway than three feet from the back of the curb, and shall not be placed within a gravel shoulder. No signage of any kind is permitted within the landscaped areas at street intersections, and no signage shall be placed so that it obscures said landscaped areas. Note that any signs including real estate signs placed in the street right-of-way are posted entirely and solely at the risk of the sign owner, and may be removed at will by the adjacent lot owner or by city staff and disposed of without notice.**

F. **Permits are not required for temporary real estate signs.**

3. Special Sale Signs.

A. Sale and grand opening signs are permitted in all zones provided that such signs are displayed no more than 15 ~~consecutive~~ days for every three months. Such signs shall be removed immediately upon termination of the sale or event that they advertise.

B. All such signs must be attached to the façade, wall, or window of the building occupying or conducting the sale or event which they advertise, **or erected on temporary posts/supports within 1 foot of the façade, wall, or window.**

C. No business shall have more than two such signs for each façade or wall of the building to which they are attached.

D. The total sign size shall not exceed 50 percent of the size of the permitted wall sign or 25 square feet in area, whichever is greater.

E. A permit is required for special sale signs.

4. Garage Sale Signs.

A. Garage sale signs are permitted in all zones but only on the property to which they apply.

B. Garage sale signs shall be displayed not for more than 48 hours before or more than 4 hours after the end of the sale.

C. Such signs shall not be larger than four square feet, and no more than 2 signs may be posted for any garage sale.

D. Such signs shall not be located within the street right-of-way between the curb and sidewalk. They shall not be located on gravel shoulders, within landscaped areas or obstructing landscaped areas at street intersections, nor shall they be attached to any traffic control posts or other public structures.

E. A permit is not required for garage sale signs.

5. ~~Promotional~~ Community Event Signs. Promotional signs advertising a special community event such as a fair, farmer's market, or parade may be permitted to be located over the public right-of-way or on public property. The size, location, and method of erection of such signs shall be subject to approval by the City Administrator or designee. ~~Public Works Director pursuant to good engineering practices and shall be consistent with the paramount purpose of public right of way to provide safe and convenient traffic circulation.~~

173.15 CHANGE IN USE. Whenever the use of land or structure changes, any signs that do not relate to the new use or to any product or service associated with the new use shall be removed or appropriately altered consistent with the provisions of this section. Furthermore, it shall be the responsibility of the property owner of the land ~~and/or improvements~~ to remove any sign or signs on premises where the associated use has been discontinued for a period of more than 90 days.

173.16 NONCONFORMING SIGNS. Whenever a business, person, enterprise, or institution for which existing signage does not conform to the requirements of this chapter seeks to structurally alter or enlarge an existing sign, or erect or install a new sign, the provisions of this section shall apply as follows:

1. The alteration, enlargement, installation, or erection of signage shall not increase the degree of nonconformity.

2. If the value of the structural alteration to a nonconforming sign equals or exceeds 50 percent of the value of the sign, as determined by the Code Official, the sign shall be made to conform to all provisions of this chapter.

3. Enlargement, installation, or erection of conforming signage shall be accompanied by a reduction in the degree of nonconformity for other signage existing on the premises. This reduction in nonconformity can be accomplished by reduction in size of existing sign (if nonconforming by ~~as to~~ square feet), removal (if nonconforming by ~~as to~~ the number of signs), relocation (if nonconforming by ~~as to~~ location), or a combination of reduction, removal, and relocation of nonconforming signage shall equal, as nearly as practical, 75 percent of the value of the new or enlarged conforming signage, or the costs necessary to bring all signage on the premises into conformance with this section, whichever is the lesser requirement.

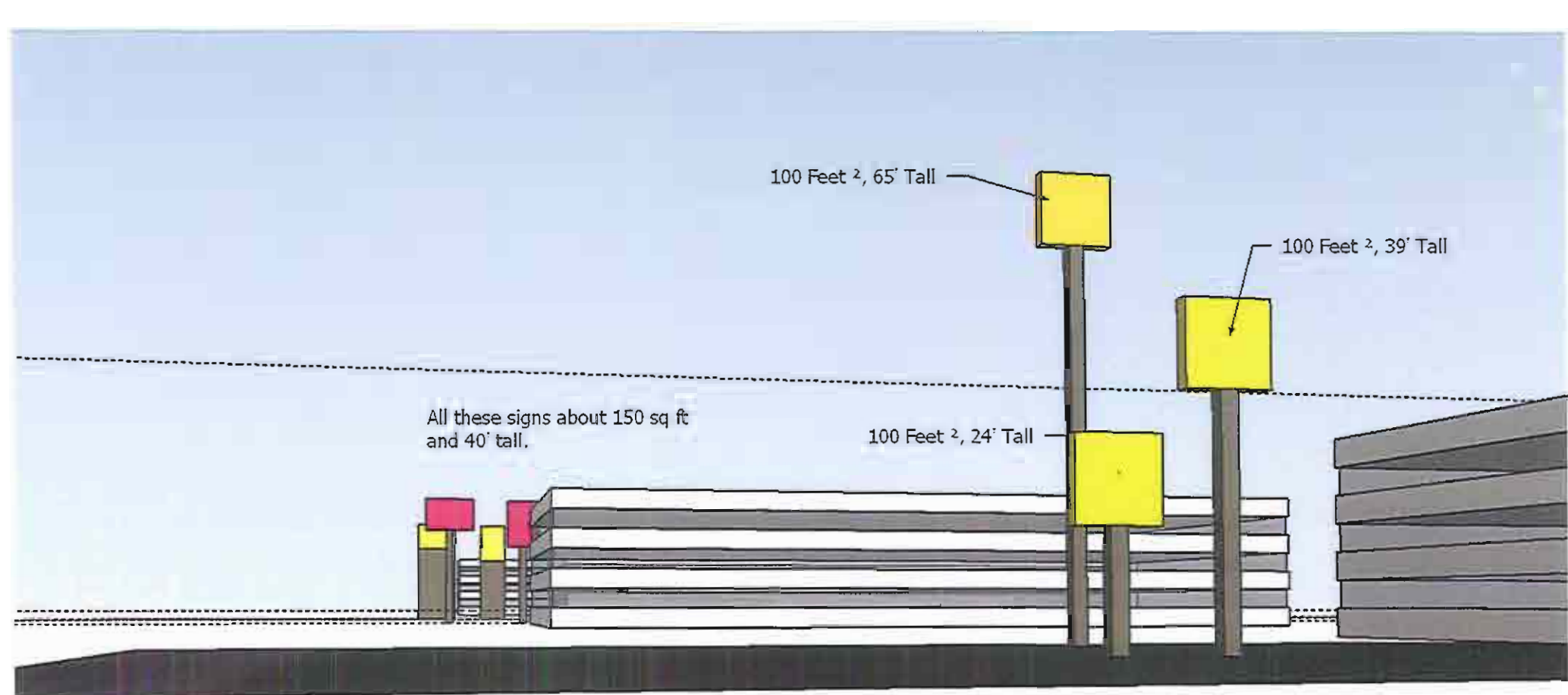
4. The provisions of items 2 and 3 of this section do not apply to temporary or illegal signs. Temporary signs that do not comply with the requirements of this chapter and other illegal signs shall be removed ~~within ninety days after~~ **upon** notification of the sign's nonconformity.

100 Feet ², 65' Tall

100 Feet ², 39' Tall

All these signs about 150 sq ft
and 40' tall.

100 Feet ², 24' Tall





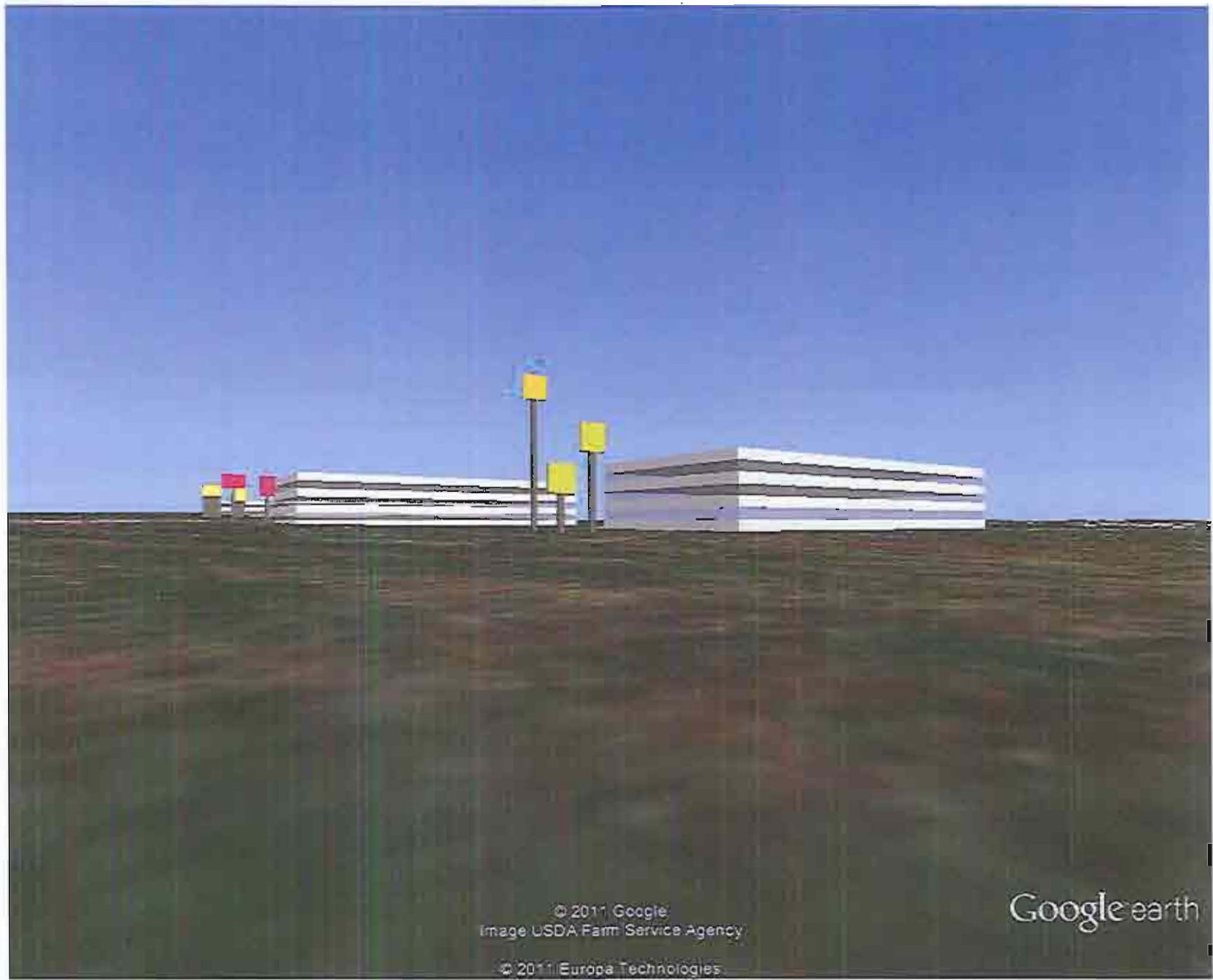
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feet
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