The City of Durant encourages participation form all its citizens. If participation at any public meeting is not possible due to a disability, notification to the City Clerk at least 48 hours prior to the scheduled meeting is encouraged in order to make the necessary accommodations. The City of Durant may waive the 48-hour rule if interpreters for the deaf (signing) or translation services for limited English proficient (LEP) individuals are not the necessary accommodation.

DURANT PLANNING COMMISSION

5:30 PM | **Roscoe J. Hatfield Council Chambers, 300 West Evergreen, Durant, Oklahoma** | **April 18, 2024**

AGENDA

CALL TO ORDER

INVOCATION/FLAG SALUTE

ROLL CALL

ORDER OF BUSINESS

1. Consent Items

To help streamline meetings and allow the focus to be on other items requiring strategic thought, the "Consent Items" portion of the agenda groups the routine, procedural, and self-explanatory non-controversial items together. These items are voted on in a single motion (one vote). However, any Council member requesting further information on a specific item thus removes it from the "Consent Items" section for individual attention and separate vote.

2. Consider Items Removed from Consent

3. Information Items

4. Kathy Moore Presentation for Economic Development

5. Administration

a. Presentation and Discussion of Subdivision Code & Past PC Code Ideas

b. Discussion of Sign Code Overhaul

6. New Business

ADJOURNMENT

CERTIFICATE
This is to certify that, in conformity with the Oklahoma Open Meeting Act, public notice of the date, time and place of this meeting was filed with the City Clerk of Durant on the 15th day of November 2024 and that an agenda of said meeting was posted at the place of such meeting at 3:00 p.m. on the 15th day of April 2024.

Melody Mealor

_____

Melody Mealor, City of Durant

The City of Durant

Memorandum

Date: 4/18/2024
To: Mayor and City Council
From:
Re: Information Items

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

The City of Durant

Memorandum

Date:	4/18/2024
To:	Mayor and City Council
From:	Kathy Moore, Economic Development Director
Re:	Kathy Moore Presentation for Economic Development

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

The City of Durant

Memorandum

Date: 4/18/2024
To: Mayor and City Council
From:
Re: Administration

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

The City of Durant

Memorandum

Date:	4/18/2024
To:	Mayor and City Council
From:	Reed Aichholz, Community Development Director/Planner
Re:	Presentation and Discussion of Subdivision Code & Past PC Code Ideas

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:

1. Planning Durant 2024 zoning
2. PC2024 Code Ideas for brainstorming 4 18 24

Planning Durant 2024

Let’s List Some of Our Favorite Places…

According to Durant City Code…

Illegal…Illegal…Illegal.

1940s and before…

Post 1940s…

What Has Changed?

“Many of today’s zoning codes – often referred
to as ‘conventional’ zoning – share a regulatory system that essentially mandates the creation of low-density, auto-dependent suburban neighborhoods:”

Different Code, New Opportunity?

Redeveloping just 10% of the Boston area's 3,024 strip malls into mixed-use housing and commercial space could provide 125,000 new homes for the Boston metro region.

Sources: Boston Metropolitan Area Planning Council & Catie Gould, @Sightline Institute

The Return of the Traditional Neighborhood

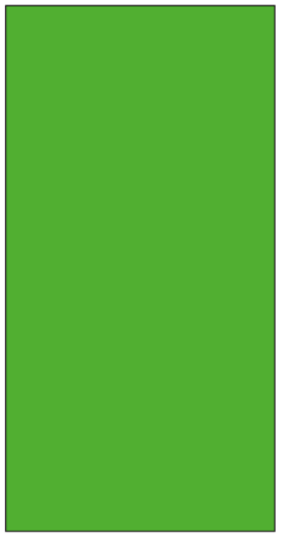
Minimum Lot Sizes

Reforms Implemented

In 1998, Houston made substantial revisions to its Development Ordinance as the result of a comprehensive review of planning practices by a citizen committee as well as Houston's Planning Commission. The reforms were designed to allow for denser, more walkable neighborhoods.

Specifically, the city lowered the minimum lot size for single-family homes from 5,000 square feet to as low as 1,400 square feet subject to certain technical conditions in the city center (and 3,500 square feet within most of its broader urban area). Functionally, this change made it possible to divide a large single property into three units. The new ordinance also made the process for granting approval for such redevelopments more efficient. In 2013, Houston expanded the lower minimum lot sizes beyond the city's most urban area to apply citywide.

Existing Code:

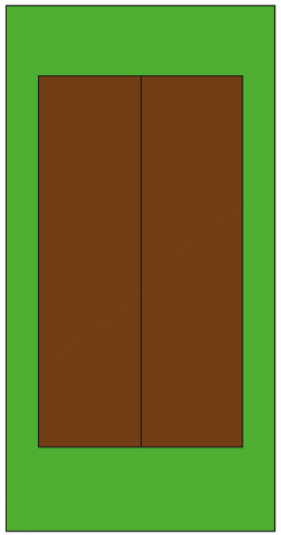


The Vacant Lot

1. Approximately 50 feet by 75 feet, or 3,750 square feet.

2. Zoned for duplexes.

3. Minimum lot size is 7,500 square feet. Already non-compliant!



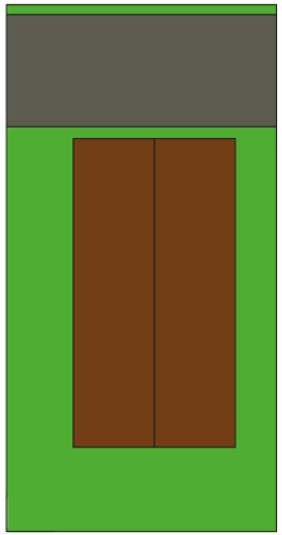
Natural Development of the Lot

1. Incorporate setbacks: front (12 feet), side (six feet), and rear (10 feet).

2. Footprint at maximum development is 2,014 square feet.

3. At two stories (height limit is 35 feet), that translates into 2,014 square foot units.

4. That's two appropriately sized units in a nice urban neighborhood.



Limit of Development Under Current Zoning

1. Maximum FAR is 0.35, meaning a footprint of 1,313 square feet.

2. This means two tiny, one-story 656.5 square feet units. Project likely not viable.

3. But mix in parking requirements (two per unit) and the project becomes impossible. You need at least 720 square feet for four spaces, but only 132 square feet in the back are realistically available. Project non-compliant.

Possible Future Code:

Sec. 42-181. - Single-family residential lot size.

(a) The minimum lot size for a single-family residential lot with wastewater collection service shall be:

(1) 5,000 square feet for a lot within the extraterritorial jurisdiction; or

(2) 3,500 square feet for a lot within the city.

(b) The lot size for a single-family residential lot with wastewater collection service may be less than the minimum lot size provided by subsection (a) if the subdivision plat meets the performance standards of either:

(1) The compensating open space performance standards of section 42-182 of this Code; or

(2) For a subdivision plat within the city, the performance standards of section 42-184 of this Code.

(c) A subdivision plat shall not include a lot that is less than 1,400 square feet unless the plat meets the following performance standards:

(1) The property to be platted is located within the city;

(2) The average lot size within the subdivision plat is greater than or equal to 1,400 square feet. A lot that is larger than 3,500 square feet shall be counted as 3,500 square feet for purposes of the average lot size calculation of this subsection;

(3) If the subdivision plat contains one or more blockfaces in their entirety, the average lot size of each blockface within the subdivision plat is greater than or equal to 1,400 square feet; and

(4) If a subdivision plat includes a lot with a lot size less than 3,500 square feet, any subsequent replat of a lot within the subdivision plat shall maintain an average lot size that is greater than or equal to 1,400 square feet. The average lot size for each subsequent replat shall be based on all lots within the original subdivision plat containing a lot with a lot size less than 3,500 feet. The subdivision plat and all subsequent replats of lots within the subdivision plat shall contain a plat notation stating the requirements of this item.

(d) The minimum lot size for lots without wastewater collection service shall be in accordance with the requirements of subsection (b) of section 42-180 of this Code;

(e) A special minimum lot size requirement established pursuant to subdivision B of this division shall control over all other provisions of this section.

(Ord. No. 2013-343, § 3(Exh. A), 4-24-2013)

Editor's note— Section 5 of Ord. No. 2013-343, adopted April 24, 2013, established certain time limitations affecting the application of the preceding section, as well as the following section and Sections 42-184 and 42-185 of this Subdivision. The user's attention is directed to Section 5 of Ord. No. 2013-343 to ensure that the effect of such time limitations is fully understood as they may apply to an affected subdivision or redevelopment plat.

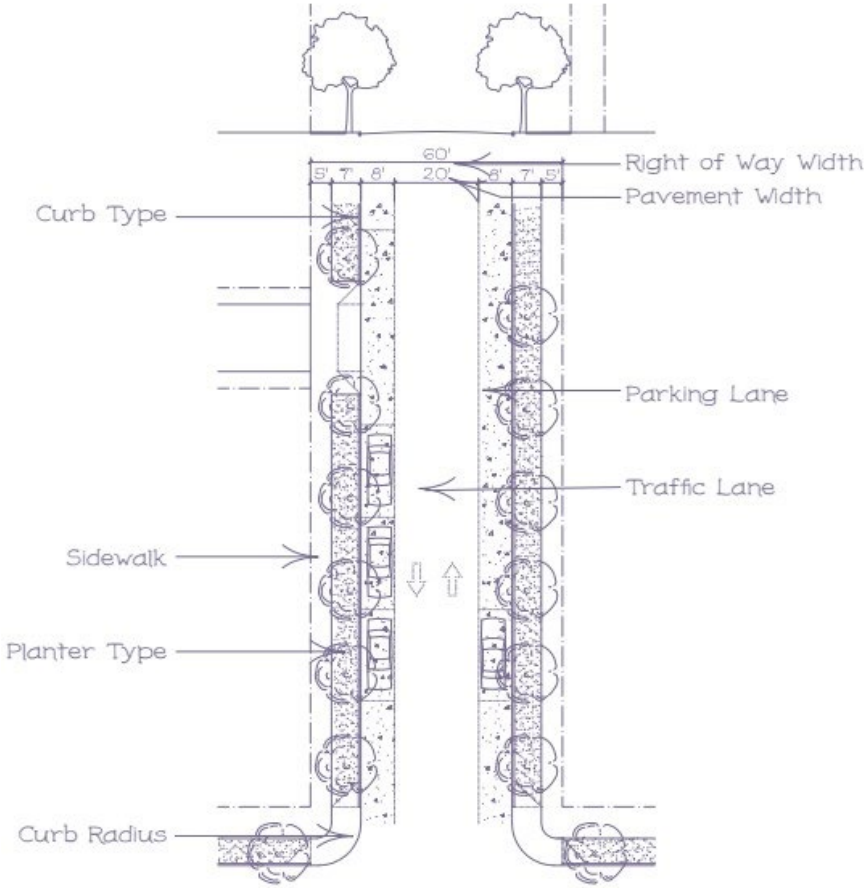
Sec. 42-182. - Optional performance standards for the reduction in lot size—Compensating open space.

A subdivision plat may contain a lot of less than minimum lot size required by subsection (a) of section 42-181 of this Code if compensating open space is provided within the boundaries of the subdivision plat in accordance with the following schedule and in conformance with the design standards of section 42-183 of this Code:

Possible Future Code (cont.):

Average lot size may be reduced to this square footage	Upon providing this amount of compensating open space per lot (square feet)	
	City	Extraterritorial Jurisdiction
4,999—4,500	None	100
4,499—4,000	None	200
3,999—3,500	None	300
3,499—3,000	240	400
2,999—2,500	360	500
2,449—2,000	480	600
1,999—1,400	600	720

Streetscape Standards



*Landscaping, Sidewalk Lengths, and Setbacks influence streetscapes significantly

Existing Code:

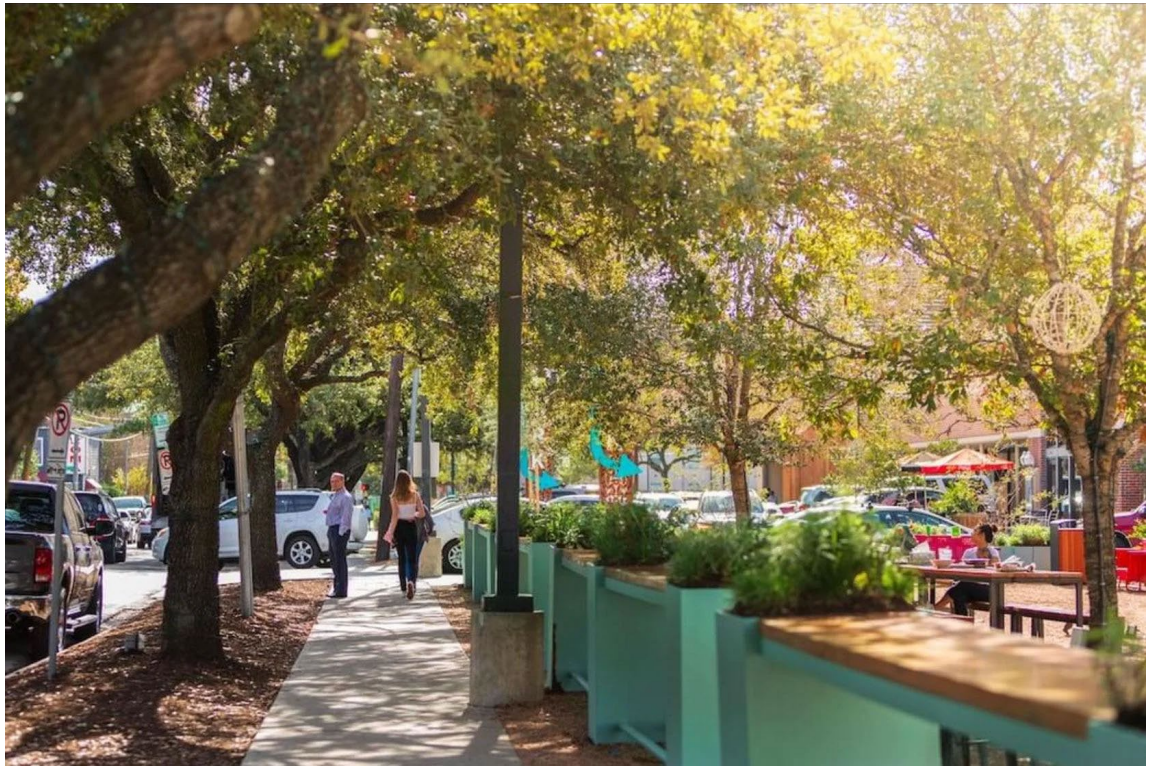
(B) *Landscaping.* All new construction will have landscaping adjacent to the frontage of building on any street or public right-of-way in commercially and residentially zoned properties. The landscaping will be at least 5% of the total gross area of the lot. A drawing and/or description of the landscaping will be submitted with the site plan or building permit.

(C) *Landscape dumpsters.* Trash dumpsters on commercial property subject to public view will be screened by buildings, fences, walls, berms, or landscape buffers.

(D) *Clear sight triangle.* Landscaping shall not be obstructing traffic visibility at street intersections or at access points to streets.

(Prior Code, § 157.061) (Ord. 1490, passed 1-10-2006)

Possible Future Code (cont.):



Planting Requirements for Commercial & Multi-Family Developments

Applicants must incorporate a tree preservation plan into the proposed landscape plan to receive tree credits. This additional plan must explain the preservation, maintenance, placement and transplanting techniques used for all trees to be considered for credit. Both plans must be included with an application for a development plat or building permits.

Street trees – must be planted in or adjacent to public rights-of-way; one tree for every 30 feet of road frontage. The formula for calculating the required number of street trees will be applied separately to each block face when a property fronts on more than one street and there are minimum spacing requirements. Street trees must be planted at least 20 feet apart without extreme variation in the spacing excluding site conditions and driveways. An existing street tree in the abutting street right-of-way may count toward the requirement of one required tree.

Parking lot trees – each parking space must be within 120 feet of a parking lot or street tree. One tree for every 10 spaces is required. At least one-half of the parking lot trees will be large parking lot trees (as listed on the parking lot tree list).

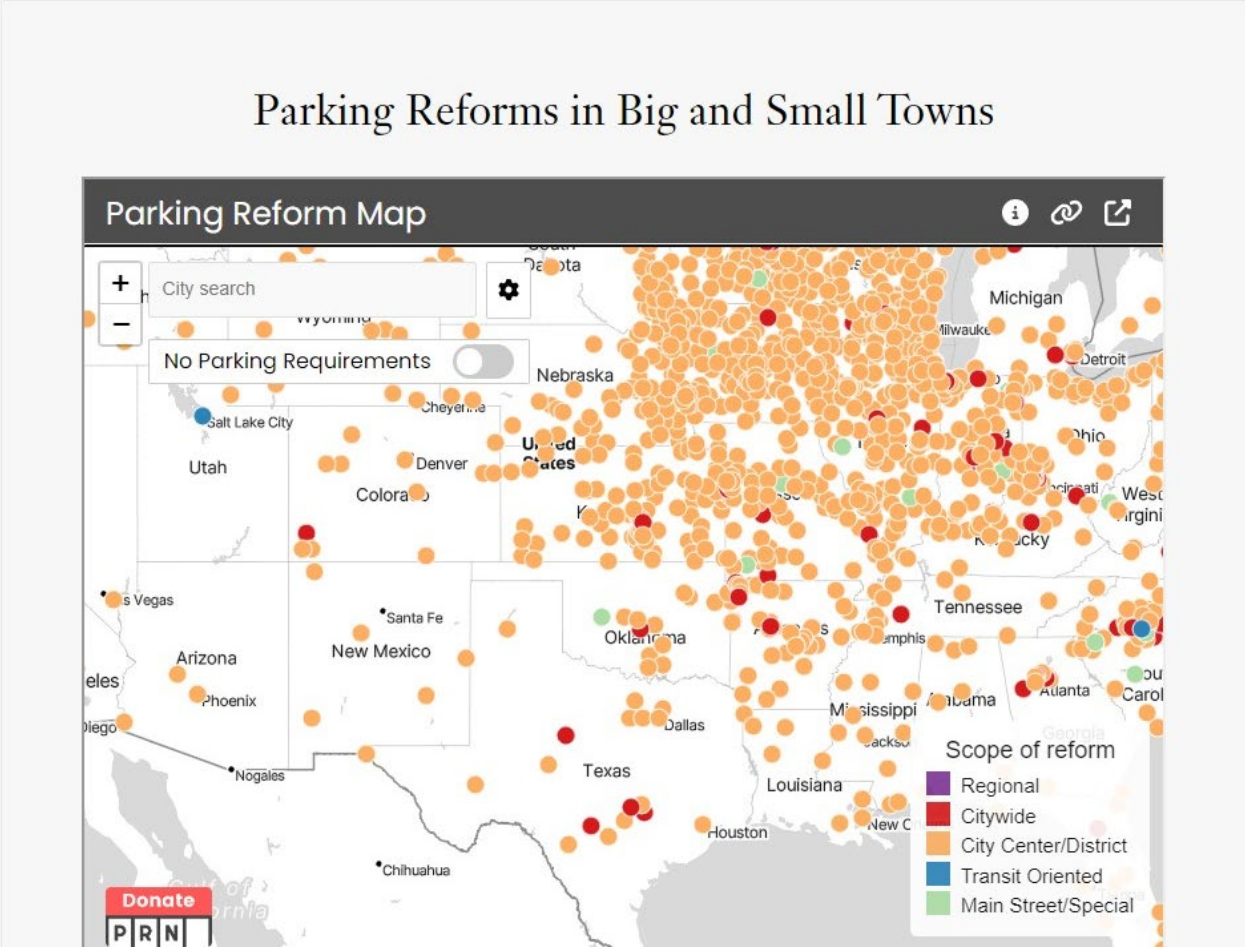
Shrubs – at least 75% must be planted along the perimeter of parking lots with the remainder planted along or within the perimeter; 10 shrubs for each required street tree.

Landscape buffers – screening fence, with a minimum height of six feet, located along the property line between two adjacent properties; must be constructed with building materials or planted with evergreen trees or shrubs.

Planting Requirements for Single Family New Construction

Lots less than 5,000 square feet will require one tree – new or preserved. A preserved tree may be on the building site or in the abutting street right-of-way. A new tree shall be planted in the right-of-way unless the building official authorizes it to be planted elsewhere on the building site.

Parking Requirements



Existing Code:

(A) In all zoning districts, in connection with every industrial, commercial, institutional, recreational, residential, or any other use, there shall be provided, at the time any building or structure is erected or enlarged or increased in capacity, or any other use is established, off-street parking spaces for automobiles in accordance with the requirements in the "parking spaces required" column in the table of permitted uses. Parking space used in connection with an existing and continuing use or building on the effective date of these regulations up to the number required by these regulations shall be continued and may not be counted as serving a new structure or addition; nor may a parking space be substituted for a loading space or a loading space substituted for a parking space.

(B) Off-street parking space may be a part of the required open space associated with the permitted use and shall not be reduced or encroached upon in any manner.

(C) The off-street parking lot shall be located within 200 feet, exclusive of street and alley widths, of the principal use and shall have direct access to a street or alley.

(D) Whenever two or more uses are located together in a common building, shopping center, or other integrated building complex, the parking requirements may be complied with by providing a permanent common parking facility, cooperatively established and operated, which contains the requisite number of spaces for each use. The total number of spaces provided shall not be less than the sum of the individual requirements.

(E) The size of a parking space for one vehicle shall consist of a rectangular area having dimensions of not less than nine feet by 20 feet, plus adequate area for ingress and egress.

(F) Off-street parking and loading facilities shall be provided in all districts in accordance with figures shown in § 156.035 of this chapter and as shown below.

(1) Commercial establishments not otherwise classified: one parking space for each 150 square feet of floor space used for retail trade in the building and including all areas used by the public.

(2) Industrial establishments: one off-street parking space for each 1,000 square feet of gross floor area or one off-street parking space for each three employees, whichever is greater, and one loading or unloading berth for each 25,000 square feet or fraction thereof of gross floor area.

Possible Future Code

Parking

- Parking shall be 2 spaces per principle dwelling unit; 1 per apartment unit; and 1 per every 400 square feet of commercial use.
- Required parking shall include on-street parking along the frontage.
- Front loaded driveways are permitted on lots with widths of 50 feet or greater.

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: **C20-2023-010 Eliminate Minimum Parking Requirements**

Description: Amendment to City Code Title 25 (Land Development Code) to eliminate the minimum number of off-street motor vehicle parking spaces currently required except for accessible spaces.

Background: Initiated by City Council Resolution No. 20230504-022

On May 4, 2023, City Council directed staff to eliminate minimum off-street vehicle parking requirements in the City from City Code Title 25 (Land Development Code) through Resolution 20230504-022. Per the resolution, "[t]he City Manager is directed to return with recommendations for developments proposing no on-site parking that allow for accessible spaces on-street, adjacent to or reasonably nearby the development and located on an accessible route. The recommendations should ensure accessible spaces comply with all design, accessibility, and location requirements of the ADA [Americans with Disabilities Act] and FHA [Fair Housing Act], as appropriate." Council directed the City Manager to return with an ordinance for Council consideration by December 31, 2023.

Minimum parking space requirements are established primarily in Chapter 25-6 (Transportation) and related Appendix A of the Land Development Code ("LDC"). There are numerous references throughout Title 25 to Appendix A for specific areas of the City, and Appendix A includes requirements other than minimum motor vehicle parking space requirements, such as requirements for off-street loading and unloading and bicycle parking. Additionally, there are parking requirements addressed in several other chapters of Title 25.

Summary of Proposed Code Amendments:

The proposed amendments to the LDC include:

- Remove the motor vehicle off-street minimum parking space requirements from Chapter 25-6, Article 7 (Off-Street Parking and Loading);
- Update Chapter 25-6, Article 7 (Off-Street Parking and Loading) with appropriate text edits to remove references to minimum motor vehicle parking space requirements found in Appendix A, Part 1;
- Update Chapter 25-6, Article 7 (Off-Street Parking and Loading) to clarify that accessible spaces must still be provided for development;
- Update the table in Appendix A to address the need to maintain a catalog of previous parking requirements that are referenced throughout the LDC for purposes such as calculating the number of accessible spaces, maintaining off-street loading and unloading requirements, addressing nonconforming uses, and establishing parking maximums in certain districts and certain zoning categories;
- Remove additional motor vehicle off-street minimum parking space requirements from other code sections within Title 25, as well as additional references to minimum motor vehicle parking space requirements throughout Title 25.

Park Requirements

Existing Code:

(B) *Landscaping.* All new construction will have landscaping adjacent to the frontage of building on any street or public right-of-way in commercially and residentially zoned properties. The landscaping will be at least 5% of the total gross area of the lot. A drawing and/or description of the landscaping will be submitted with the site plan or building permit.

(C) *Landscape dumpsters.* Trash dumpsters on commercial property subject to public view will be screened by buildings, fences, walls, berms, or landscape buffers.

(D) *Clear sight triangle.* Landscaping shall not be obstructing traffic visibility at street intersections or at access points to streets.

(Prior Code, § 157.061) (Ord. 1490, passed 1-10-2006)

Possible Future Code:

"The landscaping plan shall incorporate the stormwater management approach and grading plan for
the site and shall indicate clearly the location and size
of all landscaped and vegetated areas, green roofs, rainwater storage systems and areas of permeable surfacing that are intended to provide stormwater treatment or control functions."

Section V. Open Space Requirements

A) The total area of dedicated open space shall equal the amount by which all dwelling unit lots are reduced below the base zoning and shall meet the requirements outlined in Table 1.

Table 1. Open Space Required for Various Densities	
Base Density (du/ac)	Open Space Required (% of buildable area)
>1	35%
0.5<BD<1	40%
0.2<BD<0.5	45%
<0.2	50%

☞ *The amount of open space should increase with decreasing density because of the feasibility of protecting open space in these areas. In rural open space designs, the techniques used are typically different from those used in more suburban areas. For example, homes might be clustered in small groups or "pods" that retain a rural character.*

B) The following activities or land uses may not be counted as a part of designated open space:
1) Land considered unbuildable under Section II
2) Existing rights-of-way and utility easements
3) Setbacks and lawns

☞ *In the full-density transfer option, a greater percentage of open space would be required (up to 75 percent of the total site area). However, unbuildable land would be included in the dedicated*

(C) *Landscape dumpsters.* Trash dumpsters on commercial property subject to public view will be screened by buildings, fences, walls, berms, or landscape buffers.

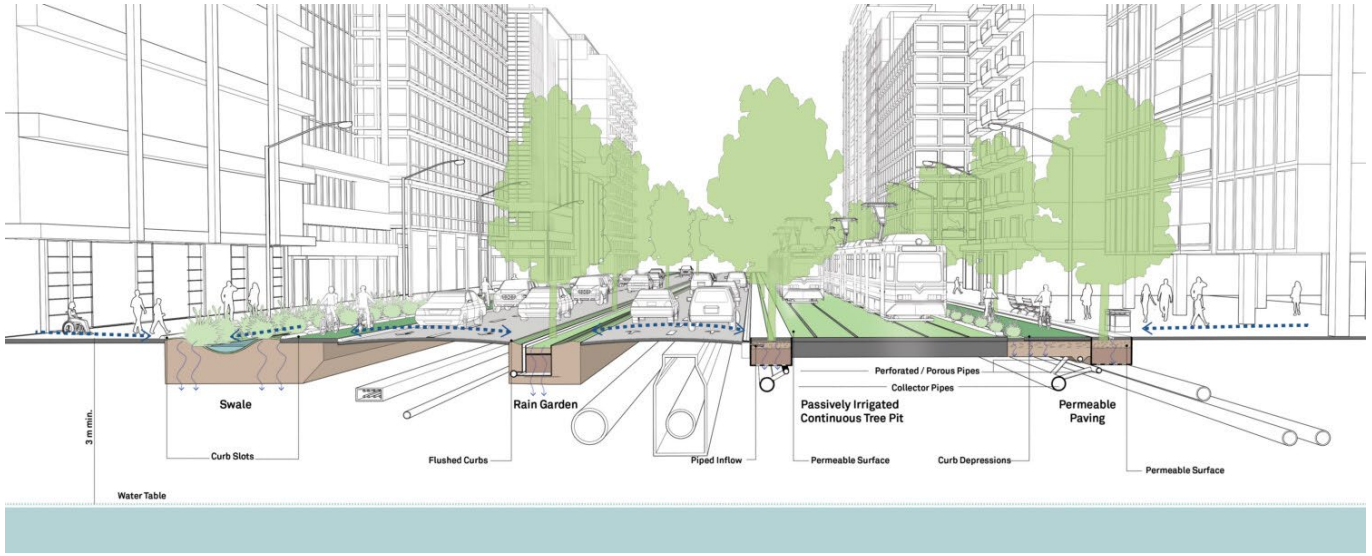
(D) *Clear sight triangle.* Landscaping shall not be obstructing traffic visibility at street intersections or at access points to streets.

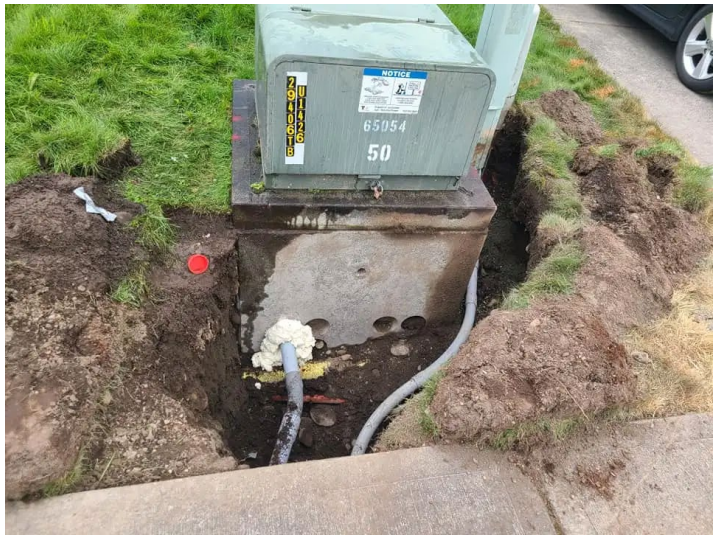
(Prior Code, § 157.061) (Ord. 1490, passed 1-10-2006)

Utility and Construction Standards

- Unique Retention and Drainage Strategies

- Trenching for utility lines





Possible Future Code (cont.):

1) Note that all construction standards are in line with State ordinance
2) Any extra standards: double trenching, minimum road size, cost reductive drainage solutions

Internal Ops/Public Infrastructure:

- Impact fees/stormwater fees- see Sepulpa OK example
- Phased Sales Tax District
- Create SOP for Code Enforcement (Less discretionary)
- Ability to adjust deed mistakes without going through platting?
- Look into equipment purchasing standards for city
- Clarity on city utility standards
    - 3 mile buffer outside city upholding standards…. Enforced by city
    - Underground retention for comm?
    - Joint trenching for utility?
    - Streetlights… Developer pay share option
    - Emphasis on regional detention and non-pond detention strategies

Sign Ordinance

- New sign ordinance with clear definition of temp vs permanent. (Paul has Examples)- In Progress
    - Billboard ordinances??... should they be limited from an aesthetic standpoint?
    - Should we make grand opening businesses pay for temp signs?
    - Should sign permits be paid if a small relocation?

Environmental:

- Green building code??
- Environmental protection code/ordinances// Endangered Species Act
- Treescape ordinances (tree with water bag? landscaping spaces for trees-planted when maintenance program in place
- Street trees every 20/30 feet (sub and comm)
- Crime Prevention Through Environmental Design (CPTED) is defined as "a theory of crime prevention that places a major emphasis on the design of the physical environment as the primary focus for addressing issues of public safety. CPTED relies on three primary principles: 1) natural access control, 2) natural surveillance, and 3) territoriality.
- Smart growth- definition in comment

Residential

- Infill code (main street example)
    - Tax revenue/acre AND $/lnft of utility service
- New residential developments should not be isolated from community services, encourage pedestrian mobility and have access to public transportation.
- All adjoining subdivisions connected by trail/sidewalk
- Copy successful cities' minimum lot sizes and justification
- Solve slum lord/house problem OR provide opportunities for folks in those situations
    - Best way to change is to provide differing lot size options and increase affordability
- Remove ordinance requiring residents be responsible for alley overgrowth.
- Form based manufactured housing with engineered foundations… ex ^^
- Raise abandoned houses?// Ada Example/// part of ICAB OR UDC
    - Demolition ordinances clear and enable value add for new lots
    - Proof of owner verification for demo
- Sidewalk widths
- NEW subdivision standards (differing lots sizes… 70x120 kills developers)
- Manufactured home ordinances need to change.
- Lot Splits….see notes from Page Surveying (giving son an acre)

Homelessness:

- Homeless article: https://www.cnn.com/2023/06/08/opinions/homelessness-solutions-houston-model-eichenbaum-nichols/index.html
- Homelessness code: (breaking up camps create problems for business owners) (easier for Code/EMS/Public to visit/care for… does not affect long term property value)

Technology:

- Update/create ordinances regarding towers and agreements (Fiber/Antennas etc)

Experiential:

- https://www.strongtowns.org/journal/2023/10/31/the-6-zoning-reforms-every-municipality-should-adopt?apcid=0064402659af496233d23800&utm_campaign=231107-digest&utm_content=231107-digest&utm_medium=email&utm_source=ortto
- https://www.strongtowns.org/journal/2022/6/30/seven-stroads-that-have-been-converted-to-streets
- https://www.bridgemi.com/michigan-government/indiana-beating-michigan-attracting-people-not-just-companies
- Ingress/egress changes for infill— entries should be limited on main thoroughfares
- Happy hour ordinance- Bar Crawl options?
- Child care zoning/ordinances—safety, quality, affordability
- Agricultural zoning that incentivizes farming??- Ask around comprehensive food plans?
- Incentivize Outdoor dining
- Adaptive reuse/ Form instead of use-based?
- Vacant Storefront solutions?
- Demolition
- How to clean up alleys?
- infrastructure
- Update to Parks Code

Commercial/Industrial:

- Storage situation… conditional use/"R"
- Parking requirements
- Enforce landscaping… particularly treescapes and sidewalks

The City of Durant

Memorandum

Date: 4/18/2024
To: Mayor and City Council
From: Reed Aichholz, Community Development Director/Planner
Re: Discussion of Sign Code Overhaul

Council Information / Action Requested

City Staff Information / Action Follow-up, if Council authorizes this action:

ATTACHMENTS:
1. Draft of Sign Code Fix

158.01 Purpose and intent.

158.02 Definitions.

158.03 Permit required

158.04 Administration.

158.05 Measurement.

158.06 Signs which do not require a permit.

158.07 Temporary signs and temporary sign permits.

158.08 Permanent signs.

158.09 General provisions for signs

158.10 Standards for specific types of signs

158.11 Signs within the highway

overlay district (C2)

158.12 CBD District Signs

158.13 Comprehensive Sign Program

158.14 Nonconforming signs.

158.15 Illegal Signs

158.16 Street numbers required.

158.17 Penalty.

158.18 Sign Regulation Tables

158.01 PURPOSE AND INTENT.

The purpose of these sign regulations is to encourage the proper development and use of planned graphic signing systems and to permit and regulate signs in such a way as to support and complement land-use objectives set forth in the Zoning Ordinance. In addition to protecting from distractions and obstructions that can contribute to traffic and pedestrian accidents, it is the intent of these regulations that signs are as much subject to control as noise, odors, debris and like characteristics of a use that, if not controlled and regulated, can become a nuisance factor to adjacent properties or the community in general. To protect the general health, safety and welfare, and to protect and encourage a more attractive economic, business and overall physical appearance of the community, all signs and signing systems are subject to the regulations that follow in this chapter.

158.02 DEFINITIONS.

As used in this chapter, the following words and phrases shall have the meanings herein.

(a) "Awning" means a hood or cover that projects from the wall of a building and/or which can be retracted, folded or collapsed against the face of the supporting building.

(b) "Banner" means a nonrigid cloth, plastic or canvas sign typically related to a special event or promotion. National flags, state or municipal flags shall not be considered banners. The official flag of any institution or business shall not be considered a banner.

(c) "Billboard" means an off-premise outdoor pole sign exceeding 60 square feet in area.

(d) Blade/Bracket Sign means a small, pedestrian-oriented sign (for example, less than four square feet), that projects perpendicular from a structure (***"****bracket sign"*) or is hung beneath a canopy *blade sign*).

(e) "Canopy" means a projection from a building made from any material, which is cantilevered, suspended or supported on columns intended only for shelter or ornamentation.

(f) "Changeable copy sign (manual)" means a sign, or portion thereof, on which characters, letters, or illustrations are changed manually in the field without altering the face or surface of the sign, including without limitation, a reader board with changeable letters.

(g) "Changeable copy sign (mechanical)" means a sign, or portion thereof, on which characters, letters, or illustrations are changed mechanically in the field without altering the face or surface of the sign.

(h) "Clear Sight Triangle" means the triangular area formed by a diagonal line connecting two points located on intersecting lines of a right-of-way, easement of access, or pavement edge of an access drive, each point being 20 feet from the intersecting lines and extending vertically from a height of three (3) feet above grade to ten (10) feet above grade.

(i) "Flag" means any fabric or bunting containing distinctive colors, patterns or symbols used as a symbol of a government or political subdivision.

(j) “Flashing” means a sign or graphic which in any manner, as a whole or in part, physically changes in light intensity or gives the appearance of such change.

(k) “Ground sign” means a free-standing detached sign whose support structure is embedded in the ground.

(l) “Joint identification sign” means a sign intended to provide the identity or name, whether through logo, type, graphics or other symbols, for two or more uses within one building or on one property or the name of the building or its address for property occupied by two or more businesses.

(m) “Informational window sign” means window signage with a total area of two square feet or less and bearing only information about entry and exit, business hours, authorized service representative information and/or discount and credit systems accepted in that establishment (e.g., American Express, MasterCard, Visa, Golden Buckeye Card, etc.).

(n) “Marquee” means a canopy that provides additional loading for graphics.

(o) “Menu board” means a permanently mounted sign displaying the bill of fare for a restaurant, drive-in or drive-thru restaurant or instructions or services for other drive-thru establishments.

(p) “Moving sign” means any sign, all or any part of which physically moves up or down or sideways, revolves, or is animated so as to give the appearance of movement.

(q) “Pennant” means a triangular shaped banner.

(r) “Permanent residential subdivision identification signage” means those signage features specifically relating to the denotation of a major entrance or entrances to a residential subdivision.

(s) “Permanent sign” means a sign intended to be erected and used or in fact which is used for a time period in excess of 9 months. See section 158.09 for further details.

(t) “Portable sign” means a sign designed or constructed in such a manner that it can be moved or relocated without involving any structural or support changes.

(u) “Projecting nameplate” means a sign indicating only the name and/or address of an occupant which extends outward perpendicular to the building face.

(v) “Private traffic and on site directional signs” means a temporary or permanent sign that provides information regarding location, instructions for use, or functional/directional data.

(w) “Roof line” means the lowest point of a roof which is closest to the ground.

(x) “Roof sign” means a sign erected upon the roof of a building, any portion of which is above the roof line of the building.

(y) “Sign” means a name, identification, description, display or illustration which is affixed to, painted or represented, directly or indirectly upon a building, structure, parcel or lot and which directs attention to an object, product, place, activity, person, institution, organization or business. The word “sign(s)” as used throughout this chapter means sign(s) that are externally visible from adjacent properties or streets. Signage that is placed internally within a structure or building that is not externally visible shall be excluded from sign regulations.

(z) "Streamer" means any lightweight plastic, fabric or other material, whether or not containing a message of any kind, suspended from a rope, wire, string or cord, usually in series, designed to move in the wind. A streamer may have pennants and/or banners attached.

(aa) "Temporary sign" means a sign intended to be used and in fact used for a time period of 9 months or less. See section 158.08 for further details.

(bb) "Wall sign" means a sign attached to a building face, with the exposed face thereof in a plane parallel to the plane of the wall. Wall signs include painted murals, messages, graphics and other designs painted along with any letters or numerals mounted on buildings and any extensions thereon.

(cc) "Window sign" means a sign, graphic, poster, symbol or other identification or information about the use or premises which is physically affixed to or painted on the glass or other structural component of the window or a sign, graphic, poster, symbols, or other identification or information about the use or premises erected on the inside of the building within 2 feet of the window and intended to be viewed through the window from the exterior of the premises.

(dd) "Nit" means a photometric unit of measurement of the amount of light a source emits. One nit is equal to one Candela per meter squared (cd/m^2).

(ee) "Parcel" means a platted parcel or other tract of land separately identified with a unique parcel identification in the County assessor's records.

158.03 PERMIT REQUIRED.

All temporary and permanent signs to be erected, placed, constructed or modified within the City limits, except those specifically excluded herein, shall require a permit before work is initiated.

158.04 ADMINISTRATION.

(a) Application and Permit Procedure.

(1) Applications for sign permits shall contain the following information:

A. Two copies of plans and/or blueprints to scale of signage including details of fastenings, lighting and any lettering, symbols or other identification which will be on the sign.

B. A site plan of a proposed ground/pole sign location showing the distance from the public right-of-way and relationship to access drives, parking areas and buildings or a facade elevation of proposed wall or window signs showing the height and proportions of the sign.

C. Any information peculiar to a particular sign application, which is necessary to uphold the provisions of this chapter.

(2) Except as otherwise provided above, all applications for sign permits shall be submitted to the Code Enforcement Officer, who shall act on the application within 30 days of receipt of the completed application.

(b) Code Enforcement Officer.

(1) The Code Enforcement Officer shall regulate and enforce the requirements of this chapter, and shall be in charge of issuing all sign permits. Permits for signs subject to the approval of any review board shall not be issued until such approval is certified to the Code Enforcement Officer.

(2) No sign, except for municipally owned signs and signs authorized by the Code Enforcement Officer for community events and programs which are sponsored by nonprofit, public, educational, religious and charitable organizations, shall be placed in, on or above the public right-of-way including on utility poles. The Planning and Code Enforcement Officer or his designee may affect removal of any sign illegally placed within the right of way of any road within the Municipality. The Planning and Code Enforcement Officer shall maintain said sign for 5 days. If the owner fails to contact the Planning and Code Enforcement Officer or claim the same sign within 5 days, said sign may be destroyed.

(c) Sign Fees. In order to defray the cost of examination of plans and inspections, an applicant for a sign permit and/or a variance shall pay a fee in accordance with the fee schedule adopted and approved by City Council.

(d) Abandoned Signs. Except as otherwise provided in Section 158.04(a)(2), the Code Enforcement Officer shall determine at public hearing when a sign is abandoned as is provided for in Section 158.12.

158.05 MEASUREMENT

(1) Sign area shall include the face of all the display area of the sign not including the bracing, framing and structural supports of the sign, unless such support members are made part of the message or face of the sign or are determined by the Code Officer to be intended solely to make the sign more visible rather than serving any aesthetic or structural purpose. For internally illuminated signs or internally illuminated awnings, canopies or marquees, the entire lighted surface shall be considered the sign area. The lighted surface area of internally illuminated canopies, awnings or marquees is counted as signage regardless of whether it contains graphics.

(2) Where a sign has two or more display faces, the area of all faces of the sign shall be included in determining the area of the sign unless two display faces join back to back, are parallel to each other and not more than 24 inches apart, or form a V-angle of less than 45 degrees. For spherical signs, the sphere shall be dissected by an imaginary line through the center of the sphere and the surface area of the half sphere shall be counted as the sign face. For cubical signs, the area of all display faces shall be included in determining the area of the sign. See illustration on following page.

(3) The area of letters, numbers or emblems mounted on a building wall or wall extension shall be computed by enclosing such sign with the smallest single continuous perimeter around the letters, numbers or emblems and determining its area.

(4) The term frontage as used in calculating ground signs shall refer to the dimension of the lot along the street. The term frontage as used in calculating wall signs shall refer to the building wall dimension facing the street or parking lot.

(5) For structures and uses having no direct frontage on public roads, as within shopping centers, frontage shall be counted as the intersection of the building line onto adjacent drives or parking areas.

158.06 SIGNS WHICH DO NOT REQUIRE A PERMIT.

The following signs may be erected without a permit:

(a) Address and name of occupant of premises for a residential structure, not include designations as to employment or home occupation and to be limited in size to two square feet.

(b) Signs required or authorized for a public purpose by any law, statute or ordinance, such signs to include traffic control devices provided that such signs contain no supplementary advertising.

(c) On site directional signs indicating points of entry or exit for a facility or off-street parking area, provided such signs are limited to a maximum of two square feet in area and three feet in height and do not interfere with safe vehicular or pedestrian traffic circulation and are not located within the clear sight distance triangle. No more than two such signs are allowed per vehicular access point. Such signs may contain information such as “in”, “enter”, “entrance”, “out”, “exit”, “do not enter” or similar language as approved by the Planning Administrator or his designee or arrows indicating desired traffic movement. Such signs may contain no advertising, including logos and must be of a rectangular shape. Such signs must be on the property to which they refer and may not be placed within a public right-of-way. Private Traffic and on-site Directional Signs are excluded from total sign count.

(d) Signs, in all districts except for the CBD District, which are in the nature of cornerstones, commemorative tables and historical signs, provided that such signs are less than nine square feet in size and not illuminated.

(e) Signs clearly in the nature of decorations customarily associated with any national, local or religious holiday, to be limited to 60 days in any one year and to be displayed not more than 60 consecutive days. Such signs must meet the sign area limitations of the applicable zoning district. Such signs may be illuminated or animated provided that safety and visibility hazards are not created.

(f) Political signs or posters concerning candidates for elective office, public issues and similar matters to be decided by public election. Such signs shall not exceed six square feet in area, shall not be illuminated, and shall not create a safety or visibility hazard, nor be affixed to any public utility pole or tree or be located within a public right-of-way. This section is not applicable to political campaign headquarters signs which shall require a temporary sign permit pursuant to Section 158.08.

(g) Signs that indicate the sale, rental or lease of a particular one- or two-family residential structure or one- or two-family residential land area, to be limited in size to six square feet, with one sign allowed per street front. Such signs shall not be located in a public right-of-way, and shall not be

illuminated. Signs advertising a one- or two-family residential structure or land area must be removed within 14 days after the sale, rental, or lease has occurred.

(h) Informational window signs that are limited in size to two square ft. per sign.

(i) Signs, in all districts except for the CBD District, which are less than two square feet in size and mounted or attached flat or parallel onto a building face of an administrative, business or professional office building which denotes the name and address of an occupant in a building where more than one tenant is located and which has individual and separate entries.

(j) A sign which advertises the sale of personal property such as a garage, yard, porch or moving sale sign provided that it is limited to one sign, not greater than four square feet in size and which sign is located on the sale premises for a time period not greater than two consecutive days. Such signs shall not be located in a public right-of-way.

(k) Construction signs which display the identification of the contractors, architects and other construction principals and temporary development signs which shall include signs indicating or promoting the development of land, facilities, or structures. Construction and/or development signs shall not be illuminated. No more than one such sign shall be permitted per street frontage and such signs shall be installed on the property to which they refer. For sites having at least 100 feet of frontage on each of two public rights-of-way, a second sign may be permitted facing the second right-of-way if both signs comply with Code requirements. The two signs shall be no closer than 75 feet. The distance shall be measured by drawing two straight lines from the edge of each sign, forming a 90-degree angle. Such signs shall be limited to 32 square feet and 8 feet in height. They shall be placed at least 10 feet from any public right-of-way. In residential subdivisions, development signs must be removed when 75% of the lots in the first subdivision phase have received any certificate of occupancy or the permanent subdivision sign has been erected. For other than single family residential development, development signs must be removed when more than 50% of the space is rented, sold or leased. For construction signs in developed residential neighborhoods, such sign shall conform to the size requirements of the zoning district in which they are located and must be removed upon completion of construction or the commencement of occupancy, whichever event occurs first.

(l) Signs for community events and programs which last for a time period of 14 days or less and which are sponsored by nonprofit, public, educational, religious and charitable organizations. Four signs may be displayed during the event for a period of 14 days immediately preceding the commencement of the event. One sign may be located at the site of the event provided it does not exceed 24 square feet in size. All off-site signs shall not exceed 24 square feet in size and must be located on private property with the permission of the property owner. Each sign shall be placed at a different site and shall be removed not later than 1 week after the scheduled activity. If the program or event is for a continuing period of time in excess of 14 days, only one sign, not larger than ten square feet, is permitted and such sign must be located either at the site of the event or program or at the location of the sponsoring organization.

(m) Signs that indicate the sale, rental, or lease of a particular residential or non-residential undeveloped parcel over three acres in area, multi-family, commercial structure or industrial land

area, to be limited in size to 16 square feet in area and eight feet in height, with one sign allowed per street front. They shall be placed at least ten feet from any public right-of-way, and shall not be illuminated. Individual tenant spaces within a parcel are allowed a window or wall sign in compliance with section 158.07(n) and 158.08.

(n) Temporary window signs that are limited in size to 25% of the window area in which it is placed, and which are not illuminated. Such signs may be placed only in ground level windows where no other temporary signs are placed and be limited to only one sign per window. Such signs may be displayed not more than 120 days per calendar year if they indicate or promote special sales or special occasions. The date upon which a temporary window sign is first displayed shall be legibly marked on the sign. It will be assumed that a sign has been displayed continuously from the date marked. Merchandise may be displayed within individual store display windows.

(o) Business flags, not exceeding one per parcel and displaying the corporate or business emblem or seal, may be displayed if flown on a vertical staff or pole and in conjunction with the national flag. Such business flags shall be flown on the same staff or pole and below the national flag or on a separate staff or pole at a lower level than the national flag if such separate staff or pole is not in front of the national flag. The business flag shall not be larger than the national flag and in no instance exceed three feet in width or five feet in length. The business flag shall not display a product and shall contain no advertising copy.

(p) Menu Boards, provided such signs are oriented solely for the use of patrons utilizing the drive-thru and are not intended to be visible from adjacent property or the right-of-way.

Messages displayed upon approved Manual Changeable Copy Signs provided for in Section 158.09(b)(3) may be changed without permit.

158.07 TEMPORARY SIGN SPECIFICATIONS:

(a) General Restrictions for Temporary Signs.

(1) All signs not previously exempted and are not permanent signs as provided shall require a temporary sign permit.

(2) All temporary signs shall be issued permits subject to the restrictions set forth in the schedule of sign regulations of this chapter and the regulations required for permanent signs as is set forth.

(3) Banners, temporary wall signs and pennants less than 16 square feet are permitted provided that they are attached at each corner, point and/or end so as to prevent movement. Banners may be attached to ground signs within the frame provided that they are attached at each corner, point and/or end so as to prevent movement. Streamers are prohibited. Only 1 banner is permitted per establishment. No business shall display such signs for more than 90 days per calendar year or for more than 30 continuous days. The date each sign is first displayed and the time period for which the sign will be displayed shall be legibly marked on the sign. The area of each banner shall not count toward the minimum sign area as specified in the Schedule of Sign Regulations.

(4) All temporary signs shall be located at the site or location of the event being promoted or of the headquarters for the sponsoring organization except as otherwise provided for community events in Section 158.07(l).

(5) The date upon which a temporary sign is first displayed shall be legibly marked on the sign.

(6) The construction requirement set forth in Section 158.09(b)(5) shall not be applicable to temporary signs.

(b) Political campaign headquarters signs shall require a temporary sign permit and must meet the requirements of the district in which the headquarters is located.

158.08 PERMANENT SIGN SPECIFICATIONS:

(a) All permanent signs shall require a permit. Permitted permanent signs shall be classified into one of the three following types: wall signs; window signs; and ground signs.

(1) Wall signs may be erected on a building wall or extension of a building wall which faces a street, parking lot or service drive, and such sign may not extend beyond any building setback lines. Wall signs shall be attached parallel to the building face and extend outward perpendicular from the building face a maximum of ten inches except as follows:

A. Signs may be painted on an awning area or attached to a canopy or marquee which projects beyond the building provided that no part of such sign may extend above the roof line, canopy or marquee.

B. Projecting nameplates provided that:

1. The nameplate does not exceed four square feet in size; is placed not less than eight feet above the sidewalk or ground level; projects no more than three feet outward from the building face; and

2. Is used only by a business having its own separate and individual entrance and located in a building having no front yard or is used by a number of businesses which share a common entry way in a

building with no front yard and whose nameplate identifies the name and/or street address of the building, and not the names of the individual businesses.

(2) Ground signs, to include pole signs and other types of free-standing signs, may be erected on a lot provided the location, height and other characteristics of the sign meet the regulations of this chapter. Only one ground sign per street front is permitted for any lot in any zoning district.

(3) Permanent window signs shall be limited to signs denoting the identification of the occupant, the address of the premises and its use. Except for a situation where a business does not occupy first floor space, such signs shall be limited to use solely on the ground or first floor. Permanent window signs must comply with the Schedule of Sign Regulations.

(b) The following general requirements shall apply for characteristics of permanent signs:

(1) Illumination. Illumination of signs shall be permitted in all districts. Illumination shall be from a concealed or indirect light source and shall not flash, blink, fluctuate, travel, move or in any manner fail to provide constant illumination and shall not create a hazard or visibility problem or interfere with or impair vehicular movement on any street from which the sign may be viewed. Illuminated signs shall be constructed and maintained so that the source of illumination is shielded or otherwise prevented from beaming directly onto adjacent properties or streets.

(2) Animation or changeable copy signs (mechanical) and moving signs. Mechanical changeable copy signs, flashing signs, moving signs and the animation of signs are prohibited.

(3) Manual changeable copy signs. Manual changeable copy signs shall be permitted on ground signs only. Manual changeable copy signs shall comprise no more than one third (33.3%) of the total area of the sign per side or ten square feet per side, whichever is more, and shall comply with the maximum height standards specified in the schedule of sign regulations, and shall be an integral part of the sign. In residential districts, manual changeable copy signs shall not be internally illuminated and may be illuminated only between 6:00 a.m. and 11:00 p.m.

(4) Pennants, streamers, etc. No sign shall contain or consist of banners, pennants, ribbons, streamers or similar moving devices.

(5) Construction. The construction of all signs, including any electrical wiring necessary for the operation of illuminated signs shall conform to the specifications of most recently adopted International Building Code. All signs shall be adequately maintained and shall not constitute a safety hazard. The sign faces of a sign shall be kept neatly painted or posted at all times and, where applicable, shall be painted or replaced with blank panel(s) when copy is removed.

(6) Location.

A. All permanent signs shall be located on the site being promoted, identified or advertised. Off premise signs are prohibited.

B. In no case shall any part of a sign be placed in, over, or extend onto any public right-of-way except for projecting nameplates on lots where no front yard exists and for publicly owned signs such as traffic control and directional signs. In no case shall any part of a sign be placed in, over or extend above the roof line of any structure.

(7) Maximum number, height, and area of signs. In addition to placement of signs, the heights, area and number of permitted signs allowed per use or lot shall be regulated by districts and uses as listed under the Schedule of Sign Regulations of this chapter, except as specifically regulated elsewhere in this chapter. The height of a ground sign shall be measured from the established grade of the adjacent public street at the proposed sign location.

(8) Joint identification signs. Joint identification signs shall be limited to wall or ground signs and to premises where there are two or more uses located on a property having frontage on at least one public street. If the property fronts on one street, only one joint identification sign is permitted. A second joint identification sign is permitted, if the property fronts on two streets provided that the frontage for each street is not less than one hundred lineal feet. Additionally, a second joint

identification sign is permitted in the Uptown District if the premises has pedestrian access open to the public from parking facilities both in the front and in the rear of the property. The size of a joint identification sign shall not exceed a total of twenty-five square feet nor shall less than four square feet be utilized by any one occupant of the property.

(9) Billboards. Billboards are prohibited as off-premise signs.

(10) Roof signs. Roof signs must be specifically approved by the Code Enforcement Officer

(11) Permanent residential subdivision identification signage.

A. Such identification shall be limited to wall mounted signs or graphics only, for example, with placement on a brick wall, railroad ties, entrance columns on each side of a street or on a similar architectural or landscaping entrance feature that may be used. The reverse sides of identification features shall be finished to match the fronts. Pole type signage is hereby prohibited. Sign copy shall be limited to the name and logo of the subdivision. One manual changeable copy sign is permitted per entrance. Manual changeable copy signs are to be mounted on the rear of an entrance feature. Maximum area for residential manual changeable copy signs is four square feet.

B. Such identification features may not be located in the public right-of-way. Under no circumstances shall such feature be located in the tree lawn nor the clear sight triangle defined in Section 158.02, nor impair the future utilization or expansion of public streets.

C. The maximum area for such identification is 20 square feet at any one entry location. A maximum of one permanent residential subdivision identification sign is permitted on each side of the street at each entry location to a development.

D. No part of any such sign shall be closer to any public right-of-way than ten feet.

E. Applications for permanent subdivision identification signs must demonstrate provisions for future maintenance and maintenance easements at the time of final platting. Written consent of the property owner of each proposed sign location shall be submitted with each permit application.

158.09 STREET NUMBERS REQUIRED.

An owner, occupant or person having control of a residential, industrial, commercial or public building shall display the numerical address of the building in Arabic numbers not less than four inches in height.

(a) The color of the numbers shall contrast to the color of the surface on which they are mounted and the numbers shall be clearly visible from the street on which the building is numbered.

(b) The numbers shall be placed on the front of the building facing the street on which the building is numbered.

(c) For buildings not having entrance doors facing the street on which the buildings are numbered, numbers of all units within such building shall be placed either on the wall of the building facing the street on which the building is numbered or on a sign in compliance with this chapter.

(d) The owner of a residential building may post additional sets of address numbers provided that one set complies with the provision of this section.

(e) Whoever violates this section or any part thereof, upon being notified in writing of such violation by the Code Enforcement Officer, shall have 30 days in which to comply with the provisions of this section. Upon expiration of the 30 days and failure to comply with the provisions of this section within that period the owner, occupant or person having control of a building shall be deemed in violation. Each subsequent day shall constitute a separate violation.

§ 158.09 GENERAL PROVISIONS FOR ON-SITE SIGNS.

(A) Encroachment into public right-of-way. No sign shall encroach into a public right-of-way, except that a blade/bracket sign attached to a building facade may project a maximum of three feet over a public sidewalk, if the lowest part of the sign is at least 12 feet above the sidewalk surface; and any temporary yard sign no larger than four square feet per side, that advertises a special product, sale event, yard sale, community event, political, or real estate sign may be placed within the public right-of-way five feet back from the curb or street if no curb exists for a maximum of 30 days as long as the above mentioned sign does not block a pedestrian sidewalk, cause a visual nuisance, or block the sign triangle within the city.

(B) Illumination of signs. The artificial illumination of signs, either from an internal or external source, shall be designed to eliminate negative impacts on surrounding rights-of-way and properties. The following standards shall apply to all illuminated signs:

(1) External light sources shall be directed and shielded to limit direct illumination of any object other than the sign;

(2) The light from an illuminated sign shall not be of an intensity or brightness that will create a negative impact on residential properties in direct line of sight to the sign;

(3) Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices;

(4) Reflective type bulbs and incandescent lamps that exceed 15 watts shall not be used on the exterior surface of signs so that the face of the bulb or lamp is exposed to a public right-of-way or adjacent property; and

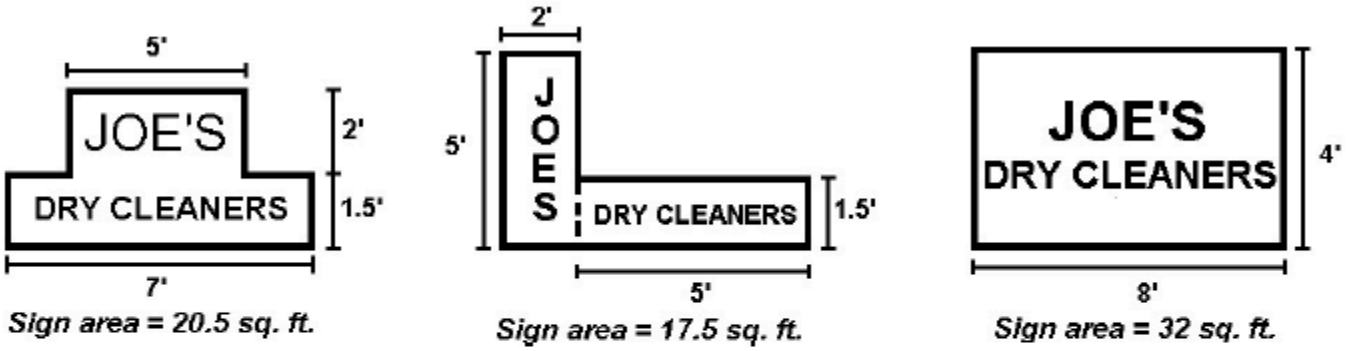
(5) Light sources shall utilize energy efficient fixtures to the greatest extent possible.

(C) Measurement of sign area.

(1) The surface area of a sign shall be calculated by enclosing the extreme limits of all lettering, background, emblem, logo, representation, or other display within a single continuous perimeter composed of squares or rectangles with no more than eight lines drawn at right angles (see figure 1-1)

Figure 1-1

Sign Area Measurement



(2) Supporting framework or bracing that is clearly incidental to the display itself shall not be computed as sign area.

(3) Double-faced (back-to-back) signs shall be regarded as a single sign only if mounted on a single structure, and the distance between each sign face does not exceed two feet at any point. Only one face of a double-faced sign shall be measured when determining maximum allowable area except for off-site billboards.

(4) Where a sign consists of one or more three-dimensional objects (for example, balls, cubes, clusters of objects, sculpture, or statue-like trademarks), the sign area shall be measured as their maximum projection upon a vertical plane. Time and temperature devices shall not be included within the measurement of maximum sign area.

(D) Measurement of sign height. The height of a sign shall be measured as the vertical distance from the uppermost point used in measuring the area of the sign to the average grade immediately below and adjoining the sign.

(E) Sign copy. The sign copy (text) of permanent signs shall relate only to the name and/or nature of the business. Permanent signs that advertise continuous sales, special prices, and the like, shall not be allowed.

(F) Sign maintenance. Signs and supporting hardware, including temporary signs and time/temperature signs, shall be structurally safe, clean, free of visible defects, and functioning properly at all times. Repairs to signs shall be equal to or better in quality of materials and design than the original sign.

(G) Sign removal or replacement. When a sign is removed or replaced, all brackets, poles, and other structural elements that supported the sign shall also be removed. Affected building surfaces shall be restored to match the adjacent portion of the structure.

(Prior Code, § 159.07) (Ord. 1870, passed 12-11-2018; Ord. O-2021-04, passed 2-9-2021)

§ 158.09 STANDARDS FOR SPECIFIC TYPES OF SIGNS.

(A) Awning and canopy signs. Awning and canopy signs may be permitted only as an integral part of the awning or canopy to which they are attached or applied, as follows.

(1) Location. Signs may be placed only on awnings that are located on first- and second-story building frontages, including those fronting a parking lot or pedestrian way.

(2) Lighting. Awnings shall not be internally illuminated except as part of a creative sign.

(3) Required maintenance. Awning and canopy signs shall be regularly cleaned and kept free of dust and visible defects.

Figure 1-2
Canopy/Awning Sign

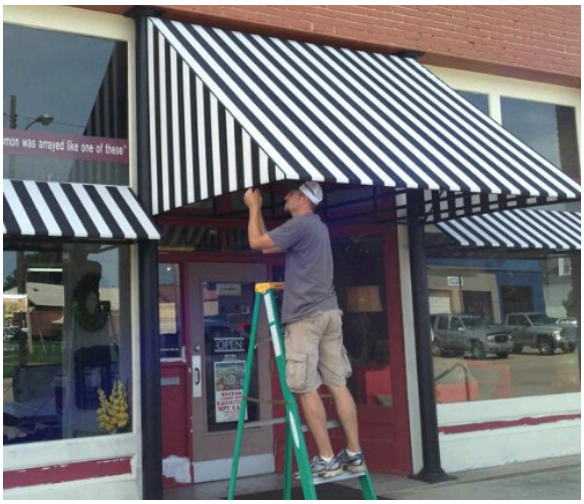


Figure 1-3
Blade/Bracket Sign

(B) Blade/bracket signs.

(1) Location. Blade or bracket signs shall be placed only on a ground floor facade, except for businesses located above the ground level with direct exterior pedestrian access.

(2) Maximum area and height. The maximum sign area shall be four square feet. The lowest point of a blade or bracket sign shall be at least eight feet above finished grade.

(3) Sign structure. Sign supports and brackets shall be compatible with the design and scale of the sign.

(C) Changeable copy signs; limitations on use and sign area. Changeable copy signs may only be allowed:

(1) In conjunction with facilities used exclusively for the presentation of theatrical, cultural, or religious events subject to the approval of a comprehensive sign program and limited to a maximum area of eight square feet; or

(2) To advertise products, services, and prices in conjunction with a retail business and limited to a maximum area of 32 square feet.

(D) Freestanding bracket signs. A freestanding bracket sign may be allowed when the Director determines that a wall sign would not be easily seen from the street and there is sufficient area on the site to accommodate a freestanding sign.

(1) Location. The sign may be located only on a site frontage adjoining a public street.

(2) Maximum area and height. The area of the sign shall be counted towards the maximum allowable sign area for the use. The sign shall have a maximum height of three feet and the maximum area of four square feet.

(3) Sign mounting. The sign shall be mounted on one or more posts or have a solid monument-type base. Posts shall not have a diameter greater than 12 inches.

Figure 1-4
Freestanding Bracket Sign

Figure 1-5
Monument Sign

(E) Monument signs. Monument ground signs shall be permitted to be located on a property line fronting a non-residential street under the following conditions when located in a non-residential district:

(1) Area allowable (size). Fifty square feet as situated at the property line, 100 square feet total for all sides of the sign at the property line. The monument ground sign allowed shall have no less than 50%

of the width of the sign support base consisting of masonry or other architecturally compatible materials to the building;

(2) Height. Six feet at the property line;

(3) Number of signs. Only one monument ground sign shall be permitted per property ownership except when there is a single ownership fronting on two non-residential streets; and, in that case, one additional sign shall be permitted with at least one of the two signs being located in excess of 300 feet from the intersection, as measured from the property line;

(4) Landscaping. Minimum landscaping shall be required for all monument ground signs. There shall be landscaping around the monument ground sign structure equal to or greater than the total of both sides of the sign, consisting of plant and/or tree units other than sod. Landscaping must be maintained at all times. Landscaping may be allowed to extend onto the public right-of-way as long as such landscaping does not interfere with the normal and safe operation of the abutting street and does not exceed a height of two feet. The city and other utility providers in the right-of-way shall not be liable for the removal of landscaping in the right-of-way for utility, street, and other work that may need to be performed in the right-of-way; and

(5) Public easements. No ground monument sign may be located in an easement dedicated to the city.

(F) Time and/or temperature signs. A time and/or temperature sign may be permitted on a site in addition to the other signs allowed by this chapter.

(1) Maximum area and height. The sign shall have a maximum area of 32 square feet.

(2) Design. The sign shall be designed in a manner that is compatible with other signs on the site and with the structure on which it is placed.

(G) Wall signs. Where allowed, a wall sign shall comply with the following additional requirements.

(1) Location. The sign shall not be placed to obstruct any portion of a window, doorway, transom, or other architectural detail.

(2) Maximum area and height. The sign shall not project above the edge of the roof of a structure, unless approved by the Building Official.

(3) Projection from wall. The sign shall not project from the surface upon which it is attached more than required for construction purposes and in no case more than 12 inches for three-dimensional elements on all signs.

(H) Welcome identification signs. Welcome identification sign is an off-site sign for the identification of a specific church or civic organization.

(1) Standards. Welcome identification signs shall not:

(a) Interfere with pedestrian or vehicular safety;

(b) Detract from the pedestrian quality of the surrounding area; or

(c) Add to an over proliferation of signs on property or in an area.

(2) Maintenance required. The owner of the signs shall keep ongoing cleaning, maintenance, and repair of the sign.

(Prior Code, § 159.08) (Ord. 1870, passed 12-11-2018; Ord. O-2021-04, passed 2-9-2021)

§ 158.10 SIGNS WITHIN THE HIGHWAY OVERLAY DISTRICT.

(A) Purpose. This section provides standards for off-site signs and on-site signs within the Highway Overlay District.

(B) Applicability. A sign permit shall be required for the establishment of any sign allowed under the provisions of this section.

(C) Approval authority. The Planning Commission and City Council shall have the authority to approve billboards through the conditional use permit process. The Director or his or her designee may approve all other signs.

(D) On-site signs and billboards. On-site signs located within the Highway Overlay District shall have a height restriction of 90 feet and maximum size of 300 square feet.

(E) Billboards. A billboard may be approved in compliance with this section. The following regulations are intended to encourage billboards that make a positive visual contribution to the overall image of the city.

(1) Applicability. An applicant may request the approval of a sign permit for a billboard only within the Highway Overlay Zoning District.

(2) Highway Overlay District established. A Highway Overlay District shall be established by this division. Off-premises signs shall only be permitted within the Highway Overlay District as defined as:

(a) Seven hundred and fifty linear feet from the center line of U.S. Highway 69/75;

(b) Seven hundred and fifty linear feet of center line of U.S. Highway 70 west of the intersection of U.S. Highway 70 and U.S. Highway 69/75;

(c) Seven hundred and fifty linear feet of the center line of U.S. Highway 70 east of Sawmill Road; and

(d) One thousand two hundred feet north of the center line of U.S. Highway 70 between U.S. Highway 69/75 and 250 linear feet west of the center line of University Place.

(E) Off-premises signs. Off-premises signs will only be permitted in commercial and industrial zoned districts, billboards only in the Highway Overlay District.

(F) On-premises signs and billboards. On-premises signs located within the Highway Overlay District shall have a height restriction of 90 feet and maximum size of 300 square feet. Billboards shall have a height restriction of 60 feet and maximum size of 750 square feet. The Highway Overlay District only takes precedence on sign height and billboards, all other district restrictions apply. All off-premises signs shall conform to the rules and regulation established by the state for outdoor advertising signs.

(G) On-premises advertising. Animated or moving, electronic reader board, or electronic graphics signs used for identifying a use, facility, service, or product that is not located, sold, or manufactured on the same premises shall have a height restriction of 60 feet and maximum size of 32 square feet. The Community Development Director may approve on-premises animated or moving electronic reader boards or electronic graphics signs only in the C-2 District. Any other location must be approved by the Planning Commission.

(H) Billboard location. Billboards shall not be located within 500 feet of any of the following sites which are adjacent to any road (on the same side):

(1) Public park;

(2) Public forest;

(3) Playground;

(4) Cemetery;

(5) Church;

(6) School;

(7) Historical battlefield; or

(8) Rest area.

(I) Planning Commission review required. All signs that measure more than 100 square feet in size or more than 45 feet in height, measured from the ground elevation to the highest portion of the actual sign, within 300 feet of a residential district shall be first reviewed by the Planning Commission. All owners of real property located within a 300-foot radius of the proposed sign shall be given written notice and a notice shall be published in a local newspaper of general circulation at least 15 days and not more than 30 days prior to such public hearing. The notice shall contain a legal description of the actual site of the proposed sign, a street address of the property on which the proposed sign shall be set upon, general design details (including height, size, and lighting placement) of the proposed sign, and date, time, and place of the public hearing. In addition to the permit fee, a petition and other applicable fees as adopted by the City Council by motion or resolution, shall be paid by the applicant.

(J) Height exceptions for monument ground signs. On-premises signs located in the Highway Overlay District may petition the Planning Commission for an exception from the height requirements for a monument ground sign. Under no circumstance shall a monument ground sign exceed 20 feet in height as measured from the base of the sign. The Planning Commission shall take into consideration the setting and appearance of the sign in relation to the site and surrounding development. The Planning Commission may impose additional reasonable requirements and restrictions as a condition of approval. Approval may also be granted to allow signage for more than one tenant within a unified development to be located on the monument ground sign. In addition to the permit fee, a petition and other applicable fees as adopted by the City Council by motion or resolution, shall be paid by the applicant.

(K) Welcome identification signs. A welcome identification sign is an off-site sign for the identification of a specific church or civic organization. Welcome identification signs shall not:

(1) Interfere with pedestrian or vehicular safety;

(2) Detract from the pedestrian quality of the surrounding area; or

(3) Add to an over proliferation of signs on one property or in an area.

(L) Maintenance required. The owner of the sign shall keep ongoing cleaning, maintenance, and repair of the sign.

(Prior Code, § 159.09) (Ord. 1870, passed 12-11-2018; Ord. O-2021-04, passed 2-9-2021)

§ 158.10 **SIGNS PERMITTED IN THE CENTRAL BUSINESS DISTRICT (CBD).**

(A) The requirements of this section shall be applicable to all signage for approved non-residential uses in the CBD district:

(B) Except as otherwise permitted by this subchapter, signs in the CBD/Central Business District shall be limited to wall, canopy, awning, blade/bracket and certain ground-mounted signs.

(C) Regulations governing these signs are as follows:

(1) Wall signs and projecting signs.

(a) A projecting sign, wall sign, or combination of both may be located on any building wall of a structure so long as the maximum sign surface area of all signs on one wall does not exceed 10% of the area of the building wall to which the sign or signs are attached up to a maximum of 120 square feet.

(b) Projecting signs are attached to the building and extend perpendicular to the building.

(c) Projecting signs are allowed with the following provisions: minimum of nine feet from grade/sidewalk to the lowest edge of the sign; maximum of six feet from the side of the building to the outside edge of the sign; maximum of 10% of the wall area for size of signage, up to 120 square feet; the sign cannot extend vertically above the natural roof line or parapet wall.

General Location	Specific Location	Maximum Number	Maximum Area	Maximum Height*
Façades facing a public street	Between first window and window sill of second floor, or on sign frieze area or building if original to building or sign if advertising different business than first floor, be allowed above first floor window for Historic District only. The maximum number of signs above the first-floor window shall be one.	1	10% of the building wall(s) facing a public street	16 feet
Façades facing an alley or parking lot	Above or beside doorway	1	8 square feet	12 feet
Windows	First floor windows	2	20% of total window space	8 feet

Outside entrance to upper floors	Above or beside	1	8 square feet above entrance ; 2 square feet beside entrance	12 feet
Windows	Upper floor windows , if different business	1	50% of window size	N/A
*As measured from the top of the sign to the sidewalk.				

(2) Canopy and awning signs.

(a) A sign message on a canopy or awning shall contain only the name of the business, street address, and/or the type of business; type of goods sold; or services rendered.

(b) Each business is permitted one sign hanging under a canopy or awning, provided that the message on the sign is perpendicular to the building, and the sign is at least seven feet above the surface of the sidewalk and is no more than eight square feet in size.

(c) Signage on the canopy or awning sign shall be limited to no greater than 1/2 of the area bounded by the edges of the canopy or awning, not including any drip-flap or vertical fascia surface. If signage is only found in the fringe drip-flap portion of the canopy, the entire portion of the area might be utilized for signage.

(3) Ground-mounted signs. Businesses with a minimum building setback of 20 feet from the fronting right-of-way may be permitted the use of a ground-mounted sign in addition to any other permitted signage. The maximum height of such signs shall not exceed five feet. The maximum area for such signs shall be 32 square feet.

(4) One A-frame sign. Sign area not to exceed six square feet on each side.

(5) One flag sign that does not exceed 15 square feet or one non-traditional flag sign (e.g. feather flag, flutter flag, bowhead banner) that does not exceed three feet in width and that has a pole with a maximum height of ten feet above the ground.

(6) Pole signs. Signs suspended from or mounted on poles. Pole signs are allowed if: the setback of the building exceeds 20 feet from the right- of-way; minimum of nine feet from grade/sidewalk to the lowest edge of the sign; maximum height of 20 feet to the highest edge of the sign or pole; maximum of 10% of the wall area for size of signage to be divided by wall, projecting or pole signs; not to exceed a cumulative total of 120 square feet; existing poles will be allowed to remain in their present location.

§ 158.10 PROHIBITED SIGNS.

The following signs are inconsistent with the purposes and standards of this chapter and are prohibited in all zoning districts:

(A) Large screen video signs over 32 square feet;

(B) Notices, placards, bills, posters, cards, stickers, banners, signs, advertisements, or other devices designed to attract the attention of the public that are posted or otherwise affixed upon any street, street furniture, right-of-way, public sidewalk, crosswalk, curb, lamp post, hydrant, tree, alley, telephone pole, public telephone, or lighting system, or other public alarm or communication system;

(C) Murals, except as may be approved by the Planning Commission;

(D) Obscene or offensive signs containing statements, words, or pictures of an obscene or indecent character which appeal to the prurient interest in sex, or which are patently offensive and do not have serious literary, artistic, political, or scientific value;

(E) Off-site signs not specifically allowed by the provisions of this chapter;

(F) Painted signs on fences or roofs except addresses;

(G) Signs advertising home occupations;

(H) Signs not in compliance with the provisions of this chapter;

(I) Signs erected in a manner that a portion of their surface or supports will interfere with the free use of a fire escape, exit, or standpipe, or obstruct a required ventilator, door, stairway, or window above the first story, or create other hazards;

(J) Signs using words, colors, symbols, or characters in a manner that interferes with, misleads, or confuses pedestrian or vehicular traffic and safety;

(K) Vehicle signs attached to or painted on motor vehicles that are parked other than on or adjacent to property that the business is located for more than 24 consecutive hours, the principal purpose of which is to attract attention to a product sold or business located other than on the property;

(L) Signs in the public right-of-way that block any section of the pedestrian sidewalk or street;

(M) Signs in the public right-of-way with the first five feet from the curb or street if no curb exists;

(N) Roof signs extending past and above the edge of the roof structure;

(O) Signs emitting audible sounds, odors, or visible matter;

(P) Inflatable signs and tethered balloons;

(Q) Beacons;

(R) Pennants; and

(S) Strings of lights not permanent anchor points.

§ 158.11 SIGN PERMITS.

Sign permits shall be prepared, filed, processed, and approved or denied in compliance with this section.

(A) Application processing and fee. A sign permit application shall include the information and materials required by the Department, and the filing fee set by the city's fee resolution.

(B) Criteria for approval. The Director or his or her designee may approve a sign permit if the proposed sign:

(1) Meets the requirements of this chapter;

(2) Is in compliance with the sign design guidelines;

(3) Would not interfere with pedestrian or vehicular safety;

(4) Would not detract from the character of a historic or architecturally significant structure;

(5) Would not be located so as to have a negative impact on adjacent property;

(6) Would not detract from the pedestrian quality of street or area; and

(7) Would not add to an over proliferation of signs on a particular property or area.

(C) Revocation or modification of sign permits. The Director or his or her designee may revoke or modify a sign permit, if it is found that the sign(s) has been erected, altered, reconstructed, or is being maintained in a manner that is inconsistent with the approved permit.

(D) Temporary signs. Temporary signs on commercial or industrial property shall be allowed only upon the issuance of a temporary sign permit, which shall be subject to the following requirements.

(1) Term. A temporary sign permit shall allow the use of a temporary sign for a specified 30-day period.

(2) Number. Only one temporary sign permit shall be issued to the same business or business owner on the same zone lot in any calendar year, unless otherwise determined by the city staff.

(E) Note. No permits for temporary signs in the public right-of-way shall be issued.

§ 158.12 SIGN PERMITS: INITIAL AND CONTINUING; LAPSE OF SIGN PERMIT; AND ASSIGNMENT OF SIGN PERMIT.

(A) The owners of a zone lot containing signs requiring a permit under this chapter shall at all times maintain in force a sign permit for such property. Sign permits shall be issued for individual zone lots, notwithstanding the fact that a particular zone lot may be included with other zone lots in a comprehensive signage plan.

(B) A continuing sign permit shall lapse automatically if the business license for the premises lapses, is revoked, or is not renewed. A sign permit shall also lapse if the business activity on the premises is discontinued for a period of 90 days or more and is not renewed within 30 days of a notice from the city to the last permittee or owner of record that the sign permit shall lapse if such activity is not renewed.

(C) A current and valid sign permit shall be freely assignable to a successor as owner of the property or holder of a business license for the same premises, subject only to filing such application as the city may require and paying any applicable fee. The assignment shall be accomplished by filing and shall not require approval if no substantial changes have been made to the sign.

158.10 NON-CONFORMING SIGNS

(A) A legal nonconforming sign is a sign which does not conform to each and every applicable provision of the city's signage regulations, but was:

(1) Lawfully in existence prior to the passage of Ordinance 1345, as adopted on September 10, 2001;

(2) Lawfully in existence and in use in the city prior to and at the time the provisions of the city's signage regulations with which it does not conform became effective; or

(3) Lawfully in existence and in use on property outside the city at the time of annexation of such property to the city.

(B) All legal nonconforming signs, billboards, or commercial advertising structures specifically describing the business or nature of a conforming or legal nonconforming building, structure, or use on the premises may be maintained during the lawful lifetime of the building, structure, or use.

(C) (1) Although the resulting sign will not be in conformance in all respects with the provisions of the signage regulations, a sign permit may be issued to allow replacement, alteration, or relocation on the same parcel of a legal nonconforming sign provided that:

(a) The resulting sign is no larger in square footage than the original legal nonconforming sign;

(b) The resulting sign has received design approval from the Director of Community Development; and

(c) The Director of Community Development has determined that the resulting sign will reduce visual clutter or visual blight.

(2) The resulting sign shall be a legal nonconforming sign.

(D) The Zoning Code shall address all other issues of nonconformance.

(Prior Code, § 159.06) (Ord. 1870, passed 12-11-2018; Ord. O-2021-04, passed 2-9-2021)

158.11 Illegal Signs

The following signs are inconsistent with the purposes and standards of this chapter and are prohibited in all zoning districts:

(A) Large screen video signs over 32 square feet except as may be approved by Director of Community Development

(B) Notices, placards, bills, posters, cards, stickers, banners, signs, advertisings, or other devices designed to attract the attention of the public that are posted or otherwise affixed upon any street, street furniture, right-of-way, public sidewalk, crosswalk, curb, lamp post, hydrant, tree, alley, telephone pole, public telephone, or lighting system, or other public alarm or communication system;

(C) Murals, except as may be approved by the Director of Community Development;

(D) Obscene or offensive signs containing statements, words, or pictures of an obscene or indecent character which appeal to the prurient interest in sex, or which are patently offensive and do not have serious literary, artistic, political, or scientific value;

(E) Off-site signs not specifically allowed by the provisions of this chapter;

(F) Painted signs on fences or roofs except addresses;

(G) Signs advertising home occupations;

(H) Signs not in compliance with the provisions of this chapter;

(I) Signs erected in a manner that a portion of their surface or supports will interfere with the free use of a fire escape, exit, or standpipe, or obstruct a required ventilator, door, stairway, or window above the first story, or create other hazards;

(J) Signs using words, colors, symbols, or characters in a manner that interferes with, misleads, or confuses pedestrian or vehicular traffic and safety;

(K) Vehicle signs attached to or painted on motor vehicles that are parked other than on or adjacent to property that the business is located for more than 24 consecutive hours, the principal purpose of which is to attract attention to a product sold or business located other than on the property;

(L) Signs in the public right-of-way that block any section of the pedestrian sidewalk or street;

(M) Signs in the public right-of-way with the first five feet from the curb or street if no curb exists;

(N) Roof signs extending past and above the edge of the roof structure;

(O) Signs emitting audible sounds, odors, or visible matter;

(P) Inflatable signs and tethered balloons;

(Q) Beacons;

(R) Pennants; and

(S) Strings of lights not permanent anchor points.

§ 158.12 Penalty

(A) Penalties. Illegal signs shall be subject to the administrative remedies hereof.

(B) Removal of illegal signs in the public right-of-way. The Director or his or her designee may cause the removal of any sign within the public right-of-way or on property that is otherwise abandoned that has been placed there without first complying with the requirements of this chapter.

(C) Storage of removed signs. Signs removed in compliance with this section shall be stored by the city for 30 days, during which they may be recovered by the owner only upon payment to the city for costs of removal and storage. If not recovered within the 30-day period, the sign and supporting structure shall be declared abandoned

and title shall vest with the city. The costs of removal and storage (up to 30 days) may be billed to the owner. If not paid, the applicable costs may be imposed as a tax lien against the property.

§ 158.13 VIOLATIONS, ENFORCEMENT, AND REMEDIES.

(A) Any of the following shall be a violation of this chapter and shall be subject to the enforcement remedies and penalties provided by this chapter, by the Zoning Code, and by state law:

(1) To install, create, erect, or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the zone lot on which the sign is located;

(2) To install, create, erect, or maintain any sign requiring a permit without such permit;

(3) To install, create, erect, or maintain any sign that in any way that is inconsistent with any plan or permit governing such sign or the zone lot on which the sign is located;

(4) To fail to remove any sign that is installed, created, erected, or maintained in violation of this chapter, or for which the sign permit has lapsed; and/or

(5) To continue any such violation. Each such day of a continued violation shall be considered a separate violation when applying the penalty portions of this chapter.

(B) Each sign installed, created, erected, or maintained in violation of this chapter shall be considered a separate violation when applying the penalty portions of this chapter.

(C) Any violation or attempted violation of this chapter, or of any condition or requirement adopted pursuant hereto, may be restrained, corrected, or abated, as the case may be, by injunction or other appropriate proceedings pursuant to state law. A violation of this chapter shall be considered a violation of the Zoning Code of this city. The remedies of the city shall include the following:

(1) Issuing a stop-work order for any and all work on any signs on the same zone lot;

(2) Seeking an injunction or other order of restraint or abatement that requires that removal of the signs) or the correction of the nonconformity;

(3) Imposing any penalties that can be imposed directly by the city under the Zoning Code;

(4) Seeking in court the imposition of any penalties that can be imposed by such court under the Zoning Code; and/or

(5) In the case of a sign that poses an immediate danger to the public health or safety, taking such measures as are available to the city under the applicable provisions of the Zoning Code and Building Code for such circumstances.

(D) The city shall have such other remedies as are, and as may from time to time be, provided for or allowed by state law for the violation of the Zoning Code.

(E) All such remedies provided herein shall be cumulative. To the extent that state law may limit the availability of a particular remedy set forth herein for a certain violation or a part thereof, such remedy shall remain available for other violations or other parts of the same violation.

§ 158.19 SIGN REGULATION TABLES. (formerly Tables section Durant)

(A) *Table 1: Permitted signs by type and zoning district.*

(B) *Table 2: Setback requirements*.

(C) *Permitted sign characteristics by zoning district.*

Sign Type	***A-1***	***R-1 and R-2***	***R-3 and R-4***	***CBD***	***C-0 and C-1***

Sign Type	***A-1***	***R-1 and R-2***	***R-3 and R-4***	***CBD***
Animated or moving sign	N	N	N	P
Awning sign	N	N	N	P
Banner/flag/pennant	N	N	N	N
Billboards	N	N	N	N
Blade bracket sign	N	N	N	P
Building marker	Pc	Pc	Pc	P
Canopy sign	N	N	N	P
Changeable copy	N	N	P*	N
Freestanding pole sign	N	N	N	P
Identification	Pc	Pc	Pc	P
Monument sign	N	N	N	P
Official flag	A	A	A	A
Portable temp sign	P	P	P	P
Projecting	N	N	N	P

Roof	N	N	N	P
Suspended	N	N	N	P
Temporary	N	N	N	P
Wall	N	N	N	P

A= Allowed

N= Not allowed

P= Allowable only with a sign permit

INST This column does not represent a zoning district. It applies to institutional uses permitted under the Zoning Code in residential zon
schools, and uses granted by or operating under a valid conditional use permit. These signs shall have the maximum square footage of 5

* Changeable copy only allowed in R-3 not in R-4.

a) May include only building name, date of construction, or historical data on historic site; must be cut or etched into masonry, bronze

b) No commercial message of any kind allowed on sign.

c) Only address and name of occupant allowed on sign.

Sign Type	***Maximum Number Allowed***	***Vertical Clearance from Private Drive, Street, Sidewalk or Parking Lot***	***Vertical Clearance from Public Street or Sidewalk***	***Lighting Allowed***	***Location Requirement***	***Time Limit***	***Max Sign Area***
Sign Type	***Maximum Number Allowed***	***Vertical Clearance from Private Drive, Street, Sidewalk or Parking Lot***	***Vertical Clearance from Public Street or Sidewalk***	***Lighting Allowed***	***Location Requirement***	***Time Limit***	***Max Sign Area***

Animated or moving electronic reader board or electronic graphics advertising sign	1 per building	14'	14'	Yes	Attached to a freestanding pole sign or monument sign	N/A	32 sq. ft.
Awning sign	1 per building	8'	8'	No	Connected to the building	N/A	15% of wall area
Banner/ pennants/flags	1 per building	8'	8'	No	N/A	N/A	12 sq. ft.
Billboards	1 per 1,000' HW frontage	14'	14'	Yes	Within the Highway Overlay District	N/A	750 sq. ft.
Blade bracket sign	1 per building	8'	8'	Yes	On building	N/A	4 sq. ft.
Building marker	1 per building	N/A	N/A	Yes	N/A	N/A	4 sq. ft.
Canopy sign	1 per building	8'	8'	No	On building	N/A	32 sq. ft.
Freestanding pole sign	1 per 60' of frontage	14'	14'	Yes	N/A	N/A	50 sq. ft.
Freestanding pole sign	1 per 60' of frontage	14'	14'	Yes	Within the Highway Overlay District	N/A	300 sq. ft.

Identification	1 per building	N/A	N/A	Yes	N/A	N/A	4 sq. ft.
Monument sign	1 per building	N/A	N/A	Yes	Not to be placed in the public ROW	N/A	100 sq. ft. total all sides
Official flag	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Portable temp sign	1 per building	N/A	N/A	Yes	No closer than 5' to the curb or street	45 days	4 sq. ft.
Projecting	1 per building	N/A	N/A	Yes	Connected to the building	N/A	15% of wall area
Roof	1 per building	N/A	N/A	Yes	Connected to the building's roof	N/A	32 sq. ft.
Suspended	1 per building	8'	8'	Yes	Connected to the building or freestanding sign pole	N/A	12 sq. ft.
Temporary	1 per building or tenant space	N/A	N/A	No	No closer than 5' to the curb or street	30 days	32 sq. ft.
Wall	1 per side of building or tenant space	N/A	N/A	Yes	Connected to the building	N/A	15% of wall area

	R-1	*R-2*	*R-3*	*R-4*	*C-0*	*C-1*	*C-2*
Exposed bulbs	N	N	N	N	N	N	P
External	N	N	P	P	P	P	P
Internal	N	N	N	N	N	P	P
Neon	N	N	N	N	N	N	P

P =Permissable only with a sign permit

N = Not allowed

INST= This column does not represent a zoning district. It applies to institutional uses permitted under the Zoning Code in residential zoning districts. Such uses may include, but are not limited to, churches, schools, and uses granted by a conditional use permit.