

SECTION 30. SIGN REGULATION

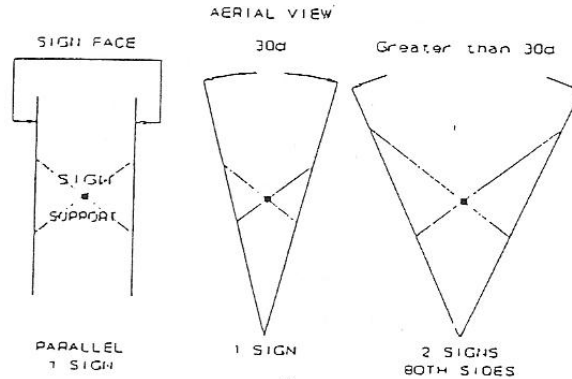
30.010 Purpose. To protect and promote health, safety, general welfare and order through the establishment of comprehensive, uniform standards and procedures governing the construction, use, and style of signs or symbols serving as a visual communication media, aimed at persons upon public right-of-way or private properties. It is intended that the opportunity for effective, aesthetically compatible and orderly communications be encouraged by reducing confusion and hazards resulting from unnecessary or indiscriminate use of signs. Hereafter, no signs shall be erected, constructed, altered, or modified except as regulated herein.

30.020 (Reserved).

30.030 General Sign Provisions.

- A. **Hazardous Signs.** No sign shall, by reason of its shape, location, lighting, size, color, or intensity, create a hazard to the safe, efficient movement of vehicular or pedestrian traffic. No private sign shall contain words which might be construed as traffic controls, such as “stop,” “caution,” or “warning” unless such sign is intended to direct traffic on the premises.
- B. **Sign Maintenance.** All signs and sign structures shall be properly maintained in a safe, orderly condition, and parts and supports shall be properly painted at all times. Signs or sign structures which are rotted, unsafe, or which have otherwise deteriorated, or have been defaced shall be painted, repaired, or replaced by the owner of the property upon which the sign is located.
- C. **Interference.** No signs, nor any guides, stays or attachments thereto shall be erected, placed, or maintained upon any rocks, fences, or trees, or in such a manner as to interfere with fire-fighting equipment or personnel, or any electric light, power, telephone or cable, wires or supports thereof.
- D. **Signs within Right-Of-Ways.** No signs other than governmental signs shall be erected or temporarily placed within any public right-of-way.
- E. **Portable Signs.** The temporary use of portable signs shall be allowed in commercial districts, provided that the total signage area does not exceed one hundred twenty percent (120%) of the size allowed in Section 30.030. A portable sign may be placed within a front yard.
- F. **Clearance.** All signs located over a public or private access route (sidewalk, mall, etc.) shall be located a minimum of twelve (12) feet above grade level.
- G. **Display of Information.** All signs requiring a permit shall display in a conspicuous manner a permit number as may be required.
- H. **Safe Ingress and Egress.** No sign or sign structure shall be erected or maintained so as to prevent or deter free movement from any door, window, walkway, fire escape, nor shall be attached to a standpipe or fire escape. No sign or sign structure shall impede the vision triangle of a driveway to a property based on the type of public road being accessed.
- I. **Signs Required by Ordinance.** All signs required by ordinance shall be permitted in all districts
- J. **Parallel Signs.** If a freestanding sign or sign structure is constructed so that the faces are not parallel, the angle shall not exceed thirty (30) degrees. If the angle is greater

than thirty (30) degrees, the total area of both sides is added together and shall be the calculated area and considered two (2) signs. If the angle is less than thirty (30) degrees it is only one (1) sign; the larger if different size, shall be used for calculating square footage and number of signs.



- K. Front Yard Signs. One (1) business freestanding sign may be placed within the front yard.
- L. Obsolete Signs. An obsolete sign or sign which advertises an activity, product or service which is no longer being produced or conducted shall be removed within ninety (90) days from the last date upon which the activity or service was produced or conducted. Responsibility for removal shall be vested in the owner of the property. If the owner does not remove the obsolete sign, the zoning office shall have the authority to remove and dispose of the sign.
- M. Illumination. All externally illuminated signs shall direct the source of the light away from adjacent properties.
- N. Double Frontage Lots. Lots having frontage on two streets or on a street and an alley shall be permitted to provide the maximum number and square footage of signs on each frontage.
- O. Copy Area. In the C-1, C-2, UID-1, and I-1 districts the maximum square footage for an on-site freestanding sign can be increased to double the allowable sign area by approval of a Conditional Use Permit.
 - 1. The permit shall be recommended for approval only if the Zoning Committee finds that such a sign:
 - a. Will be compatible with surrounding signs and the street setting in which it is to be located.
 - b. Will not create or add to an excessive number of signs relative to the area in which it is located.
 - c. Will not interfere with or confuse motorists or pedestrians.
 - d. Is consistent and compatible with the scale of the buildings on the premises.

2. In evaluating the application, the Zoning Committee shall consider such factors as:
 - a. Proximity of the proposed sign to other freestanding signs.
 - b. Size of other signs in the area.
 - c. Square footage, location, amount of street frontage, proposed setback for the sign, etc.

30.040 Permitted Signs. The following signs shall be allowed without a permit; in the front yard, excluding visual triangle areas; and as regulated in the subsections as follows:

- A. Government Uses. Signs of a public, non-commercial nature, include but not limited to safety signs, trespassing signs, traffic control devices, scenic or historical signs, memorial plaques, and community service signs as approved by the zoning office.
- B. Directional Signs.
 1. On-site directional and parking signs, intended to facilitate the movement of vehicles and pedestrians upon the premises, shall not exceed six (6) square feet and shall not be illuminated.
 2. Off-site directional signs directing the public to a business shall not exceed six (6) square feet, shall name only the business, distance, and direction to the business, and are limited to on sign in either direction of the business.
- C. Integral Signs. Signs attached to buildings or structures which name the building, date of construction, and commemorative actions.
- D. Campaign Signs. Election campaign or referendum signs, not exceeding six (6) square feet in area, may be placed on the first day for circulation of nomination papers or the period beginning on the day on which the question to be voted upon are submitted to the electorate and shall be removed fourteen (14) days after the day of election or referendum. In residential districts, no such sign may be electrical, mechanical, or have audio auxiliary.
- E. Nameplates. One (1) sign which states the name of the occupant, and a home occupation or farm related business.
- F. Holiday Signs. Signs or displays which contain or depict only a message pertaining to a national or traditionally recognized holiday, displayed for a period not to exceed sixty (60) days.
- G. Real Estate Signs. A property owner or realtor advertising a property for sale, may place not more than two signs, of not more than six (6) square feet each, on the property being sold. The signs shall not be illuminated. Signs in the road right-of-way and directional signs located off of the property being sold are prohibited.
- H. Construction Signs. Non-illuminated signs naming the architects, engineers, contractors, and other individuals or firms involved with the construction, alteration, or repair of a structure and the future use of the site. Such signs shall be confined to the construction site and shall be removed when the project is completed or occupancy of the structure, whichever comes first. No sign shall exceed sixty-four (64) square feet.
- I. Occasional Yard/Garage Sale Sign. One (1) sign is allowed; it shall not exceed six (6) square feet; and shall not be placed more than two (2) days prior to the sale and be removed at the end of the sale.
- J. Motor Fuel Pricing Signs. One (1) freestanding or canopy sign displaying the type of service offered, grade of fuel, and price of the motor fuel sold is allowed. Each type

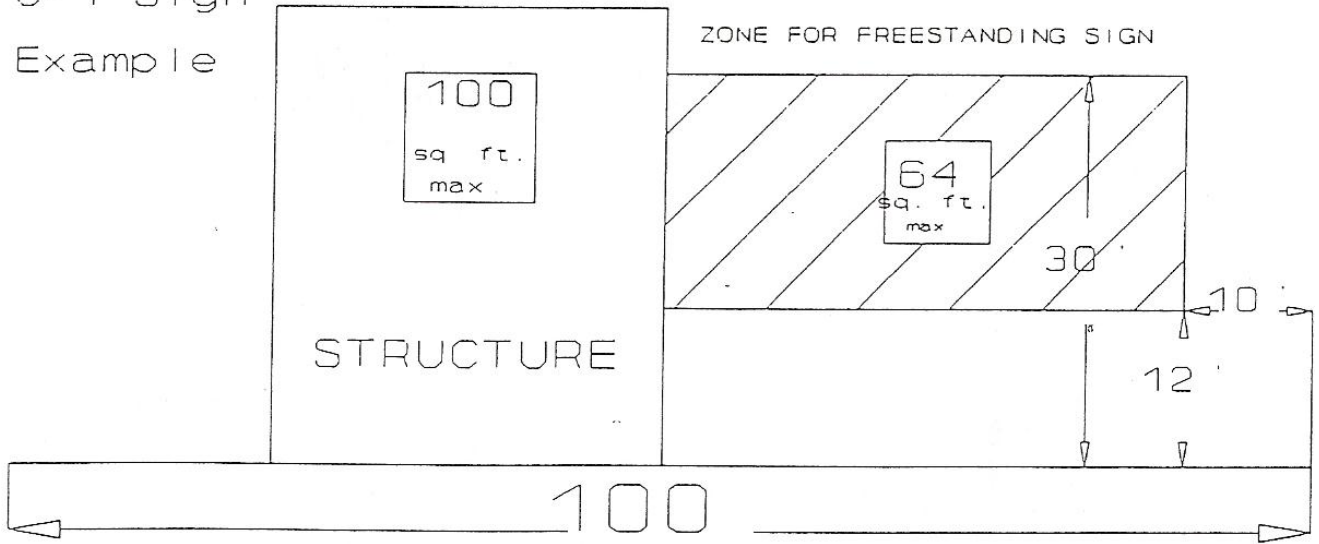
of service offered is allowed a maximum of twelve (12) square feet. If, in the determination of the zoning office, one sign is not sufficient to convey the above information, two (2) faced signs may be displayed at the appropriate points along the pump island in lieu of provisions set forth above.

30.050 District Regulations.

- A. Signs In All Districts. Signs are regulated or prohibited in particular zoning districts according to their size, height, number, and location on the lot.
- B. Permits Required.
 - 1. Except as allowed in Section 30.040, no sign shall be erected, constructed, enlarged, or otherwise modified without first receiving a sign permit.
 - 2. A written notice, letter, or memorandum requesting a sign permit shall be made to the zoning office. Permits shall be issued if the proposed sign meets the requirements of this section.
 - 3. A sign design and site plan shall be submitted prior to the issuance of the sign permit.
 - 4. A permit is required, and must be paid prior to the issuance of a sign permit.
- C. All Residential and Agricultural Districts. One freestanding sign of not more than thirty-two (32) square feet is permitted, provided that the sign be located not less than fifteen (15) feet from the property line or right-of-way line, nor shall it extend higher than ten (10) feet from grade level.
- D. C-1, C-2, and I-1 Districts.
 - 1. The gross area of the sign in square feet shall not exceed the lineal frontage of the lot. Two (2) signs are allowed per lot.
 - 2. One (1) freestanding sign is allowed, after issued a sign permit, and shall not exceed sixty-four (64) square feet. The sign may be in the front yard but cannot be located closer than ten (10) feet to any other property line and shall not extend below twelve (12) feet and above thirty (30) feet from final grade.
 - 3. Wall and roof signs shall not exceed one hundred (100) square nor extend more than five (5) feet above the roof or parapet wall.

FRONT VIEW

C-1 Sign
Example

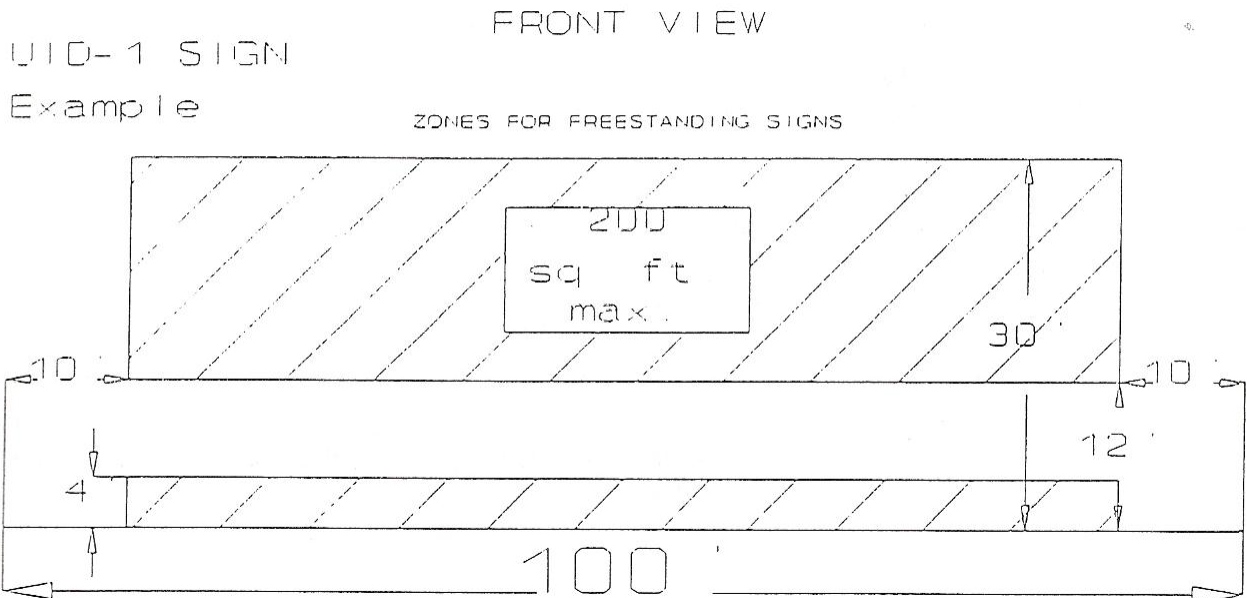


DISTRICT REGULATIONS FOR SIGNS

District	Max. # Total	Max. # Freestanding	Max. Size	Min. Distance from Adjacent Property	Min. Height Bottom of Sign	Max. Height Top of Sign	Other Restrictions
R-1	1	1	32 ft ²	15 ft.	-	10 ft.	-
R-2	1	1	32 ft ²	15 ft.	-	10 ft.	-
R-3	1	1	32 ft ²	15 ft.	-	10 ft.	-
R-4	1	1	32 ft ²	15 ft.	-	10 ft.	-
R-R	1	1	32 ft ²	15 ft.	-	10 ft.	-
A-1	1	1	32 ft ²	15 ft.	-	10 ft.	-
C-1 & C-2	2	1	64 ft ² Freestanding 100 ft ² Wall/Roof	10 ft.	12 ft.	30 ft.	1. Square footage of a sign cannot exceed lineal footage of the lot. 2. Wall/Roof signs may not extend higher than 5 feet above roof.
TI-1	2	1	64 ft ² Freestanding 100 ft ² Wall/Roof	10 ft.	12 ft.	30 ft.	1. Square footage of a sign cannot exceed lineal footage of the lot. 2. Wall/Roof signs may not extend higher than 5 feet above roof.
UID-1 & I-2	4	2	200 ft ² Freestanding & Projecting	10 ft.	Ground Level or 12 ft.	4 ft. or 30 ft.	1. Square footage of all signs cannot exceed 4 times the lineal footage of the lot. 2. Attached signs may not extend higher than the roof. 3. Attached sign may not extend more than 72 inches from building or into a public right-of-way.

E. UID-1 and I-2 Districts.

1. Area and Number. The area in square feet of all signs shall not exceed four times the lineal front footage of the lot; the area of all illuminated signs shall not exceed two (2) times the lineal front footage. Four (4) signs are allowed per lot, two (2) of which may be freestanding.
2. Freestanding Signs. The area of a freestanding sign shall not exceed two hundred (200) square feet. No part of a freestanding sign shall be located closer than ten (10) feet to a property line. The sign shall not extend into an area between four (4) and twelve (12) feet, and shall not be higher than thirty (30) feet above grade.
3. Attached Signs. Attached signs shall not project more than seventy-two (72) inches from the building, nor extend higher than the roof of the building or into the public right-of-way. Projecting signs shall not exceed two hundred (200) square feet in area.



F. Integrated Shopping Centers.

1. Shopping centers with several separate business are allowed two and two tenths (2.2) square feet per lineal front footage for wall and roof signs.
2. One (1) freestanding area identification sign shall be permitted with a maximum of two hundred (200) square feet. The content of the sign shall be limited to the name of the shopping center, and the businesses contained therein. The sign may be located in the front yard, but not within ten (10) feet of a side property line. The sign shall not extend below twelve (12) feet nor above thirty (30) feet from the final grade.

30.060 Advertising (off-premises) Signs. Off-premises advertising signs are permitted in the UID-1 and I-2 Districts, subject to the following provisions:

- A. Spacing. There shall be a minimum of three hundred (300) feet of separation between advertising signs of the same street facing traffic flow.
- B. Parallel Signs. Advertising signs may be double faced, with each side considered as facing traffic flowing in opposite direction. Such signs shall be considered one (1) when calculating sign area.
- C. Size, Height, and Length. Advertising signs shall not exceed seven hundred fifty (750) square feet in total area including all faces, except parallel signs, nor shall the height exceed the permitted height of other freestanding signs in the district in which it is located. No advertising sign shall exceed fifty-five (55) feet in length.
- D. Setbacks. No part of an advertising sign shall be closer than the building setback lines of the district in which it is located.
- E. Exclusionary Areas. No advertising sign shall be erected or maintained within one hundred (100) feet of a residential, agricultural, or conservancy district boundary, or within five hundred (500) feet of a public park.

30.070 Nonconforming Signs.

- A. Legal nonconforming signs may not be structurally altered or enlarged, except in accordance with this section or reestablished after being brought into compliance.
- B. Nothing in this section shall be construed as relieving the owner of a legal nonconforming sign from the provisions of this section regarding safety, maintenance, and repair of signs. However, no change in the sign structure or copy shall be made which makes the sign more nonconforming.

30.080 Inspections. All signs for which a permit is required shall be subject to inspection by the zoning office. The zoning office may enter any property during normal business hours to ascertain compliance to this section. The zoning office shall order the removal of any sign that is not maintained in accordance with the provisions of this section.