

SECTION 10.27: SIGNS

SUBDIVISION 1: GENERAL PROVISIONS

- A. **PERMIT:** Except as otherwise provided in this Section, any person wishing to erect a sign shall first obtain a permit from the City. Application shall be made to the building official on forms provided by the City. At the time of application, the applicant shall pay a fee based on valuation as set forth by the permit fee schedule.
1. At the request of the building official, two blueprints or ink drawings of the plans and specifications and method of construction and attachment to the building or in the ground shall be submitted with the application.
 2. At the request of the building official, a copy of stress sheets and calculations showing how the structure is designed for dead load and wind pressure in any direction in the amount required by this and all other laws and City Code provisions shall be submitted with the application.
 3. If a complete sign permit application is found by the building official to be consistent with this Section, the permit shall be granted.
 4. Each permit issued shall be valid provided the sign is installed within six (6) months of permit issuance.
- B. **BUILDING PERMITS:** No building permit shall be issued for any construction, enlargement, alteration or repair, demolition or moving of any building or structure on any lot or parcel until all requirements of these regulations have been fully met.
- C. **NON-CONFORMING:**
1. **Non-Conforming Signs.** Any permanent, non-abandoned sign which does not comply with this Section shall be allowed to continue after the effective date of this Section, provided- that the sign support structure not be rebuilt (excluding general maintenance), altered, replaced or relocated; and further provided that the advertising message not be changed or altered.
 2. **Non-Conforming Billboards.** Non-conforming billboards shall retain legal non-conforming status if only the sign sheet or changeable letter or symbols are altered or replaced. However, if the sign board or sign support structure is rebuilt or replaced, the entire non-conforming billboard must comply with this Section.
 3. Any non-exempt temporary sign must comply with this Section upon adoption. Any temporary sign existing upon the effective date of this Section shall be removed within 30 days. A temporary sign may be continued subject to the requirements of Subdivision 3, Subparagraph I.

- D. **ABANDONED SIGNS:** Any sign that advertises any activity, business, product or service no longer conducted or available on the site on which the sign is located is prohibited. Any sign which is located on property which becomes vacant and unoccupied for a period of three (3) months or more or any sign which pertains to a time, event or purpose which no longer applies, shall be deemed to have been abandoned. Permanent signs applicable to a business temporarily suspended because of a change in ownership or management of such business shall not be deemed abandoned unless the property remains vacant for a period of six months. Abandoned signs shall be removed by the owner of the sign or owner of the premises within 30 days of abandonment. All sign supports and structure shall also be removed, except that pylon structures may be allowed to remain. Failure to remove the sign shall be cause for the City to remove such sign and to charge the property owner for such removal. Any abandoned sign existing upon the effective date of this Section shall be removed within 30 days.
- E. **A COMPREHENSIVE SIGN PLAN:** Shall be provided for business premises which occupy a shopping center, industrial park, or scenic area development. Such a plan, which shall include the location, size, height, lighting and orientation of all signs shall be submitted for preliminary plan approval regulations to the planning commission. Provided such a comprehensive plan is presented, exceptions to the sign performance standards of this Section may be permitted if the sign areas and densities for the plan as a whole are in conformity with the intent of this Section and if such exception results in an improved relationship between the various parts of the plan.
- F. **APEALS:** Any decision of the City regarding enforcement or application of this Section may be appealed in accordance with Section 10.18, Subdivision 1 of this Chapter.

SUBDIVISION 2: SAFETY, VISIBILITY, AND NUISANCE PROVISIONS

- A. **MAINTENANCE AND REPAIR:** Every sign, including, but not limited to, those signs for which no permits or permit fees are required, shall be maintained in a safe, presentable and good structural material condition at all times, including the replacement of defective parts, painting, repainting, cleaning, and maintaining the immediate surrounding premises in a clean, sanitary, and inoffensive condition free of obnoxious substances, rubbish, and weeds. Signs in good repair are not corroded, do not have deteriorated paint of finished surfaces, and do not have loose members, broken parts, or similar deterioration.
- B. **DANGEROUS OR DEFECTIVE SIGNS:** It is unlawful for any person to maintain or permit to be maintained on any premises owned or controlled by him any sign which is in a dangerous or defective condition. Any such sign shall be removed or repaired by the owner of the sign or the owner of the premises.
- C. **TRAFFIC AND VISIBILITY AND SAFETY:** No sign shall, by reason of its location, color, illumination, or intensity, obstruct vision of drivers or pedestrians or obscure visibility of any traffic control device, sign, or signal. Illumination must be effectively shielded so as not to impair vision of any operator of a motor vehicle. Illumination with

flashing lights is prohibited. Any sign which imitates or resembles an official traffic sign or signal or which bears the words "Stop", "Go Slow", "Caution", "Danger", "Warning", or similar words is prohibited.

- D. **UNLAWFUL SIGNS:** It is unlawful to erect any sign which bears or contains statements, words, or pictures of an obscene, pornographic, immoral character. It is also unlawful to erect any sign which emits audible sound, odor, or visible matter. It is also unlawful to place, erect or post any sign in a street right-of-way.

SUBDIVISION. 3: SIGN PERFORMANCE STANDARDS: BUSINESS AND INDUSTRIAL DISTRICTS.

A. **MARQUEES (OR CANOPIES) AND AWNINGS.**

1. Maximum Projection Over Public Sidewalk: 60% of the distance between the building line and the curb line in C-1 zone. In all other areas, no canopy projection over public right-of-way shall be permitted.
2. Minimum Clearance Above Grade: Clearance above grade less than 8 feet - no projection is permitted. Clearance above grade over 8 feet - 1 inch projection is permitted for each additional inch of clearance.
3. Maximum Length: A marquee projecting more than two-thirds of the distance from the property line to the curb line shall not exceed 25 feet in length along the direction of the street.
4. Maximum Area For Signs Affixed to Marquee or Awning Facia (Non-Suspending): 1 square foot per linear foot of business frontage figured as part of wall area as defined in aggregate sign area in Subparagraph F of this Subdivision.

B. **FREESTANDING SIGNS.**

1. Maximum Sign Area (in square feet) and Height (in feet):

LOT AREA	PYLON SIGN		GROUND SIGN	
	MAX.HT.	MAX.AREA	MAX.HT.	MAX.AREA
Less than 6,000	20	50	5	50
6,000 - 12,000	24	80	6	100
12,000 - 24,000	28	120	7	150

24,000 - 48,000	32	160	8	175
More than 48,000	36	180	9	200

2. Maximum Number Per Business: 1 per 300 feet of business lot frontage. (One for frontage up to 300 feet with additional sign allowed for every 300 feet beyond initial 300 foot frontage).
3. Minimum Setback, Pylon: Pylon structure shall be situated within lot line boundaries. In all zoning areas, no sign attached to a pylon structure shall project over the public right-of-way.
4. Minimum Setback, Ground Sign: Three feet from lot lines in C-1 and C-2. Five feet from lot lines in all other areas.

C. BUILDING FACE SIGN MAXIMUM:

1. 2 square feet per linear foot of business frontage.
2. 1 square foot for each front foot of building siding on a street (side of corner lot).
3. 1 square foot for each linear foot of building rear, viewable by pedestrians or vehicular traffic.
4. Maximum area for any building face sign shall be 100 square feet in C-1 and 180 square feet in Highway Commercial and Industrial Districts.

D. SUSPENDED SIGN: Not Permitted.

E. PROJECTING SIGNS: Not Permitted.

- F. COMBINATION OF SIGNS AND MAXIMUM AGGREGATE SIGN AREA:
Maximum aggregate sign area of all signs on premise (except for exempt signs): 2 square feet per linear foot of business frontage plus 1 square foot for each linear foot on side street plus 1 square foot for each linear foot of building rear viewable by pedestrian or vehicular traffic and having a public entrance. For purpose of calculating the maximum aggregate sign area for one side of a building, only the maximum area for that side of the building may be used. The maximum allowable areas for all sides of a building shall not be added together to determine the maximum area for one side.

G. BILLBOARD INDUSTRIAL AREAS ONLY.

1. Billboards are hereby confined to areas abutting Federal highways located in C-2, I-1 or I-2 Districts.

2. Maximum Area: 350 square feet.
3. Minimum Height: 12' from bottom of billboard.
4. Minimum Setback from Highway Right-of-Way: 45 feet.
5. Minimum Spacing: They shall be spaced a minimum of 750 feet apart along any one side of a highway, no closer than 600 feet to residential and installed on a single pole pylon.

H. SIGNS BY CONDITIONAL USE PERMIT: WALL GRAPHIC, BILLBOARD.

- I. SIGNS BY TEMPORARY (30-DAY) USE PERMIT: Portable signs or banners. A temporary sign permit may be granted for 30 days. The owner of the sign or owner of the premises may apply for up to two temporary 30-day permits per year. All temporary signs shall be designed, constructed and installed in conformance to wind load requirements as stated in the building code.

SUBDIVISION 4: SIGN PERFORMANCE STANDARDS – RESIDENTIAL AREAS

A. MAXIMUM AREA - WALL SIGNS:

1. Single family to 4-plex identification signs (such as address and/or name plates): 2 sq.ft.
2. Identification sign for multi-family building of 5 or more units: 8 sq.ft.
3. Identification sign for schools and churches: 1 sq.ft. per each 1 ft. of building frontage.

B. MAXIMUM AREA - FREESTANDING SIGNS:

1. Identification sign for multi-family buildings of 5 or more units, schools and churches: 32 sq.ft.
2. Identification signs and construction signs used at residential subdivisions and development project sites: 32 sq.ft.

C. MAXIMUM HEIGHT (FREESTANDING SIGNS):

1. Identification sign for multi-family buildings of 5 or more units, churches, schools, and remodeling construction projects: 12 ft.
2. Identification signs and construction signs for residential subdivisions and other development project sites: 12 ft.

3. Minimum Setback From Street: 5 ft. from property line for any part of the sign.

D. MAXIMUM NUMBER OF SIGNS:

1. Single family-multiple family wall identification signs: 1 per building.
2. Multi-family building, church, and school freestanding identification signs. 1 per 150 ft. of lot frontage (One freestanding sign allowed for frontage up to 150 feet; one additional freestanding sign allowed for each additional 150 ft. frontage beyond the initial 150 ft.).
3. Identification signs and construction signs for residential subdivisions and other new development projects: 1 per 500 ft. of lot frontage (One freestanding sign for each frontage up to 500 ft., then one additional sign for each additional 500 feet frontage beyond initial 500 ft.)

SUBDIVISION 5: PROHIBITED SIGNS

A. ABANDONED SIGN:

A. ANIMATED SIGN:

B. FLASHING SIGN:

C. INDEXING SIGN: (sign having multi-prisms that turn to show three advertising messages in the same sign area).

D. PROJECTING SIGNS: (sign erected on private property projecting over public property except signs physically a part of canopies and marquees).

E. ROOF SIGN: except for a sign that forms a parapet wall above the roof line, is flush with or set back from the building face, does not cause the overall height of the building (including the sign) to exceed the height limitation for principal buildings in subject zoning district, and does not exceed the maximum area for a building face sign.

F. ROTATING GROUND SIGN:

G. ADVERTISING SIGNS PAINTED ON THE SIDE OR ROOF PORTION OF ANY BUILDING:

SUBDIVISION 6: EXEMPT SIGNS

The following signs are generally exempt from provisions of this Section, with exceptions as noted:

- A. DIRECTIONAL OR INSTRUCTIONAL SIGNS: Signs which provide direction or instruction and are located entirely on the property to which they pertain and do not in any way advertise a business and do not exceed four square feet in area, signs identifying rest rooms, public telephones, walkways, or signs providing direction such as parking lot entrance and exit signs and those of similar nature.
- B. FLAGS: The flags, emblems, or insignia of any nation or political subdivision or corporate flag. Flag poles, however, shall not exceed a height of 30 feet.
- C. GOVERNMENTAL SIGNS: Governmental signs for control of traffic and other regulatory purposes, street signs, danger signs, railroad crossing signs, and signs of public service companies indicating danger and aids to service and safety which are erected by or on the order of, a public officer in the performance of his public duty.
- D. INTEGRAL BUILDING SIGNS: Signs lettered into a building face to give the name and/or date of construction of the building itself.
- E. INTERIOR SIGNS: Signs located within the interior of any building or within an enclosed lobby or court of any building, and signs for and located within the inner or outer lobby, court or entrance of any theater, that are not visible from the public right-of-way. This does not, however, exempt such signs from the structural, electrical, or material specifications as set out in this Section.
- F. MEMORIAL SIGNS: Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or inlaid so as to be part of the building or when constructed of bronze or other incombustible material.
- G. NOTICE BULLETIN BOARDS: Notice bulletin boards not over 24 square feet in area for medical, public, charitable or religious institutions and clustered service club signs where the same are located on the premises of said institution.
- H. "NO TRESPASSING" OR "NO DUMPING" SIGNS: "No Trespassing" or "No Dumping" signs not to exceed one and one-half square feet in area per sign and not exceeding four in number per lot, except that special permission may be obtained from the Administrator for additional signs under proven special circumstances.
- I. PUBLIC NOTICES: Official notices posted by public officers or employees in the performance of their duties.
- J. PUBLIC SIGNS: Signs required or specifically authorized for a public purpose by any law, statutes or City Code provisions; which may be of any type, number, area, height above ground, location, illumination, or animation, required by law, statute or City Code provision under which the signs are erected.
- K. PERMANENT WINDOW SIGNS: Except in residential zones, not more than two permanent signs (for each occupant of a building) may be painted on or otherwise displayed from the inside surface of any window, showcase, or other similar facility.

Said signs shall be in addition to those signs permitted under the other provisions of this Section. The total copy area of such signs, however, shall not exceed a maximum of 25 percent (25%) of the total window area, or one square foot per lineal front foot of the premises occupied, whichever is the lesser.

- L. SIGNS IN THE DISPLAY WINDOW: Signs in the display window of a business use which are incorporated with a display of merchandise of a display relating to services offered which comply with Subparagraph K above.
- M. SYMBOLS OR INSIGNIA: Religious symbols, commemorative plaques of recognized historical agencies, or identification emblems of religious orders or historical agencies, provided that no such symbol, plaque, or identification emblem shall exceed four square feet in area, and provided further that all such symbols, plaques and identification emblems shall be placed flat against a building
- N. TEMPORARY SIGNS FOR CIVIC, PHILANTHROPIC, EDUCATIONAL, OR RELIGIOUS ACTIVITIES: Temporary signs not exceeding four square feet in area pertaining to drives or events of civic, Philanthropic, educational, or religious organizations, provided that said signs are posted only during said drive or no more than 30 days before said event and are removed no more than 15 days after an event.
- O. WARNING SIGNS: Signs warning the public of the existence of danger, but containing no advertising material, of a size as may be necessary to be removed upon subsidence of danger.
- P. REAL ESTATE SIGNS: Signs advertising property for sale and containing the name, address and phone number of the real estate firm or seller. The area of each real estate sign, however, shall be limited to 10 square feet. The number of real estate signs erected per property shall be limited to the number of real estate firms or sellers of the property. Maximum height of said sign shall be four feet.
- Q. CAMPAIGN SIGNS: Signs advertising a particular candidate for political office. The area of such sign, however, shall be limited to five square feet, a four foot height, and may be posted from August 1 in general election year until ten (10) days following the general election. Such signs may not be placed, erected or posted in any street right-of-way.
- R. CONSTRUCTION SIGN: Small Scale Remodeling or Rehab. Signs advertising the contractor working on a remodeling or rehab job for a single building rather than a major site redevelopment or new site construction such as a new subdivision or new commercial/industrial facility. Signs advertising a contractor or such small-scale rehab or remodeling projects shall be exempt from the sign permit process. However, such signs shall not exceed six square feet or four feet in height, nor shall they be set back less than five feet from the property line.