

156.063 SIGN REGULATION.

(A) *Intent.* The intent of this section is to provide for necessary visual communications, to prevent competition for attention and to preserve and promote a pleasant physical environment within the city by regulating the type, number, size, height, lighting, maintenance and erection of sign structures.

(B) *General requirements.*

(1) In any district, animal displays, pieces of sculpture or other displays or features which do not clearly fall within the definition of a sign but which direct attention to an object, product, activity, person, institution, organization or business shall require a sign permit. However, only 25% of the square footage of the object shall be used in the total sign area calculation.

(2) In all zoning districts, one nameplate sign shall be required per each principal building.

(3) The maximum number of ground signs allowed for any property is one, except for those properties with two street frontages and commercial development complexes. In those cases, two ground signs shall be permitted. Additional ground signs may be authorized in developments through conditional use permits or planned unit developments.

(4) Development signs shall conform to the following standards:

(a) One ground sign identifying the permanent name of the development or joint identification sign identifying the name of the development and businesses within the development shall be permitted. The sign shall not exceed 100 square feet of display area. The total amount of sign area for the property shall not exceed the limits specified in Table A below.

(b) The one development sign shall be considered as one of the two ground signs allowed for commercial development complexes.

(c) Maximum height shall not exceed the limits in Table B below.

(d) Such provisions shall apply to commercial and industrial development.

(5) Master sign plan for commercial development complexes.

(a) *General.* Signs for all commercial development complexes shall comply with a master sign plan for the development approved by the Zoning Administrator. The plan shall include all proposed sign locations, materials, structures and installation details to the extent known at the time of master sign plan submittal. Additional submittals or amendments to the master sign plan may be necessary as a new development complex becomes occupied or as businesses within a complex change. Signs within a development complex shall be subject to the requirements set forth in this subdivision.

(b) *Business signs.* Each enterprise, institution or business shall be permitted wall signs subject to the maximum size requirements set forth for in the applicable zone.

(c) *Ground signs.* Each development complex shall be permitted one ground development complex sign per public street frontage, not to exceed a maximum of two signs. The maximum permitted

sign area for each development complex sign shall be as provided within the applicable zoning district, plus a bonus of ten additional square feet per business, enterprise, institution or franchise within the development complex, provided that the bonus shall not exceed 180 square feet.

(d) *Performance criteria.* In addition to other applicable requirements set forth in this chapter, signs for development complexes shall conform to the following performance criteria:

1. Individual business signs shall share a similar and uniform location and installation format; and

2. All nonbusiness signage in the complex shall be consistent in format, color and design.

(6) Electronic public service and electronic message signs shall require a conditional use permit in all districts.

(C) *Maintenance requirements.*

(1) All signs shall be maintained by the owner in a safe condition. A sign shall be repainted whenever its paint begins to fade, chip or discolor.

(2) On premises sign faces shall be removed from a building and property by the owner of the property within 30 days after termination of the use for which it was intended.

(3) If the Zoning Administrator shall find that any sign is unsafe, a detriment to the public, not maintained, or is constructed, erected or maintained in violation of the provisions of this section, the Zoning Administrator shall give written notice to the property owner thereof. If the property owner fails to comply with the standards of this section within 30 days after the notice, if no appeal is taken pursuant to the provisions of this chapter, or if no owner, occupant or agent can be found, the sign may be removed or altered by the city. The cost of the city action shall be specially assessed against the subject property.

(4) All signs erected per this section shall comply with the State Building Code, as amended from time to time. A footing inspection shall be required for the erection of any free standing signs.

(5) Signs painted on a building shall be governed by the square footage limitations specified in the appropriate zoning districts. These shall be repainted, removed or painted out when they are not so maintained.

(6) The supporting structure of all ground signs shall be painted a neutral color so as to reduce visual obtrusiveness.

(D) *Prohibited signs.* The following signs are prohibited by this section:

(1) Signs that by reason of position, shape or color would interfere with the proper function of a traffic sign, signal or be misleading to vehicular traffic;

(2) Signs within a public right of way or easement, except for signs installed by governmental units and B-1/B-1A District sidewalk signs as regulated herein;

- (3) Signs that resemble any official marker erected by a governmental agency or that displays such words as stop or danger, which are not erected by legal authority;
- (4) Signs attached to trees, benches, street light standards or utility poles;
- (5) Signs with rotating beams, spotlights or flashing illumination;
- (6) Signs advertising by letters, words or figures painted upon any sidewalk within the city;
- (7) Trademark signs in excess of two per business;
- (8) Signs which project over in public right of way, except for canopy, flag mount or awning signs which shall have a minimum clearance of seven feet above a public sidewalk in the B-1 and B-1A Districts;
- (9) Rotating signs;
- (10) Signs painted or attached to vehicles where the vehicle is parked on a property and not intended to be moved; and
- (11) Off premises signs with the exception of permitted B-1 and B-1A District sidewalk signs.

(E) *Temporary signs.* Temporary signage shall be allowed in excess of and in addition to the sign limitations of this section. The following provisions shall apply:

- (1) Banners, pennants and portable signs may be used for grand openings, special events and holidays, as follows:
 - a. Banners may be attached to poles, tents, and buildings, provided they are well secured and are prevented from being blown around uncontrolled by the wind;
 - b. Signage shall be located on private property only and not in the public right of way, no setbacks shall be required;
 - c. Signage shall be subject to Section 156.068 Traffic visibility and control;
 - d. Signage shall be located so that clear sight lines are maintained at all times at public roadway intersections and access points to private parking areas, etc. as determined by the Zoning Administrator;
 - e. No more than two signs shall be allowed at any one time;
 - f. Banners shall not be larger than 100 square feet each nor higher than the wall of the principal building;
 - g. Portable signs shall not be larger than 32 square feet;
 - h. Signage shall only be permitted in commercial, professional medical and industrial districts;
 - i. Said signage shall only be allowed for a maximum of 30 calendar days a year and for a minimum of 7 days at a time; and
 - j. Permits are required for signage.
- (2) Banners and similar products attached to a building shall be allowed for sales promotions, as follows:
 - a. Signage shall be well secured to prevent it from being blown around uncontrolled by the wind;
 - b. No more than two signs shall be allowed at any one time;
 - c. Signage shall not be larger than 100 square feet each;
 - d. Signage shall only be permitted in commercial, professional medical and industrial districts;
 - e. Signage shall not be higher than the wall of the principal building; and

- f. Signage shall be allowed without a permit.
- (3) Portable signs may be used for sales promotion, as follows:
- a. Signage shall be located on private property only and not in the public right of way, no setbacks shall be required;
 - b. Signage shall be subject to Section 156.068 Traffic visibility and control;
 - c. Signage shall be located so that clear sight lines are maintained at all times at public roadway intersections and access points to private parking areas, etc. as determined by the Zoning Administrator;
 - d. No more than one sign per lot shall be allowed at any one time;
 - e. Signage shall only be permitted in commercial, professional medical and industrial districts;
 - f. Signage shall not be larger than 32 square feet;
 - g. Said signage shall only be allowed for a total of 120 days in a calendar year with an minimum interval of 30 days at a time;
 - h. Signage shall be well secured to prevent it from being blown around uncontrolled by the wind;
 - i. Signage shall be permanently removed from view of any public right of way or adjacent property when not in use; and
 - j. Permits are required for signage.
- (4) The advertising devices or activities described below are prohibited as temporary signs for non-public special events:
- a. Displays or special features on roofs;
 - b. Additional lighting that does not meet City Code; and
 - c. Any advertising device in the public right-of-way.
- (5) The advertising devices or activities described below are permitted as temporary signage without a permit from the City:
- a. Light bulb strings, pennants, ribbons, and streamers; and
 - b. People as mascots, etc.
- (6) The advertising devices or activities described below are permitted:
- a. Beacons, and hot or cold air inflatable devices; and
 - b. Large balloons or collections of small balloons exceeding two feet in diameter, except for balloon arches not exceeding eight feet in height.

The above described advertising devices or activities shall be permitted as follows:

- a. Permits are required for signage;
- b. Said signage shall only be allowed for a maximum of 30 calendar days a year and for a minimum of 7 days at a time;
- c. Signage shall be located on private property only and not in the public right of way, no setbacks shall be required;
- d. Signage shall be subject to Section 156.068 Traffic visibility and control;
- e. Signage shall be located so that clear sight lines are maintained at all times at public roadway intersections and access points to private parking areas, etc. as determined by the Zoning Administrator;
- f. Signage shall be well secured and prevented from being blown around uncontrolled by the wind;
- g. No more than two signs shall be allowed at any one time; and
- h. Signage shall only be permitted in commercial, professional medical and industrial districts.

- (7) One sidewalk (sandwich board) sign shall be permitted located in the city's right-of-way or along a private sidewalk within the B-1 district as follows:
- a. Signage shall not obstruct free pedestrian passage on the sidewalk or create a safety hazard as determined by the Zoning Administrator;
 - b. Signage shall not exceed ten square feet in size;
 - c. Signage shall be located immediately in front of the place of business or along the primary pedestrian sidewalk for a business or business complex;
 - d. Signage shall be subject to Section 156.068 Traffic visibility and control;
 - e. Signage shall be located so that clear sight lines are maintained at all times at public roadway intersections and access points to private parking areas, etc. as determined by the Zoning Administrator;
 - f. Signage within the public right of way shall be removed from the sidewalk at the end of each business day; Signage located on private property may remain out overnight at the owner's discretion;
 - g. Any injury or damage caused by the placement of the sign in the public right-of-way shall be the sole liability and responsibility of the business owner and/or the owner of the sign; and
 - h. Signage shall be allowed without a permit.
- (8) In order to discourage the use of temporary signage and promote permanent reader board signage, properties shall be permitted a 20% bonus to the maximum permanent signage allowed pursuant to Sign Table A: Maximum Allowable Signage Area to be used only for permanent electronic or manual reader board signs.

(F) *District regulations.*

(1) The following signs are permitted in R-1A, R-1, R-2 and R-3, Residential Districts; the UR and RA Growth Areas Districts:

(a) One nameplate or professional identification sign of not more than one square foot in size identifying the owner or occupant of residential uses.

(b) Identification signs not exceeding 32 square feet in area for religious uses, public institutions, nonresidential uses or residential developments. The identification signs may be wall or ground mounted or combination thereof. A ground sign shall not exceed six feet in height. The number of residential development signs shall be based on the number of entrances to the residential development from arterial and collector streets as determined by the Zoning Administrator.

(c) Licensed day care facilities and permitted home occupations shall be permitted one sign not to exceed eight square feet.

(2) The following signs are permitted in the Professional/Medical Districts:

(a) One nameplate or professional identification of not more than one square foot in size identifying the owner or occupant of residential uses.

(b) Identification signs not exceeding 32 square feet in area for religious uses, public institutions or residential developments. The identification signs may be wall or ground mounted or combination thereof. A ground sign shall not exceed six feet in height except when located on a lot abutting a collector or minor arterial street. In such cases the limits in Table B below shall apply.

- (c) Ground signs shall be setback from lot lines a minimum of five feet.
- (d) Maximum height of any permitted ground sign shall be as specified in Table B below.
- (e) Maximum area of any permitted ground sign shall be as specified in Table B below.
- (f) The total area of business or office signs, including ground signs, shall not exceed the total area as specified in Tables A and B below.

(3) The following signs are permitted in the B-1, B-1A, BT and B-2 Business Districts:

- (a) Wall or ground signs identifying the name or type of business.
- (b) The total area of wall signs shall not exceed the total area as specified in Tables A and B below.

(c) Maximum height of a ground sign shall not exceed the limits established in Table B below. However, in all commercial zones, the height of any ground signs which are intended to be viewed from an elevated four lane highway which identifies highway oriented businesses and which signs are to be located within 200 feet of the highway right of way line may exceed district height and size standards, provided that the maximum height to the top of the sign shall not exceed 15 feet above the grade elevation of such elevated four lane highway directly adjacent to such property on which the sign is positioned and does not exceed 200 square feet in size. All elevated signs shall be separated a minimum of 200 feet from another elevated sign. Elevated signs adjacent to residential uses shall require the issuance of a special use permit by the Council.

(d) Maximum area of any permitted ground sign shall not exceed the limits established in Tables A and B below.

(e) Awning or canopy signs as regulated in this section.

(f) Ground signs shall be set back a minimum of five feet from lot lines.

(g) All commercial development complexes shall require a master signage plan, pursuant to the requirements of division (B) of this section, prior to installation of any signage.

(h) Gasoline pump island canopies shall be entitled to two signs in addition to those otherwise permitted on the principal structure. Canopy signs shall not exceed ten feet in length or 20 square feet each and shall not be placed on the same side of the canopy. Stripes or colors do not contribute to the sign area computation.

(i) Gasoline pump signs (for example, signs indicating applicable fuel dispensing safety regulations, type of fuel, fuel additives, and other informational or safety messages of a non-advertising nature) shall be permitted on the pumps or supporting structure of the canopy provided the letter height is five inches or less in height and overall sign size does not exceed six square feet.

(j) Two on-site menu board per drive-up or walk-up lane of a drive-in establishment up to a maximum of 50 square feet each shall be permitted in addition to those ground or wall signs otherwise permitted.

(k) Window signs are restricted to 30% of the area of the window(s) in which the sign is to be displayed and are in addition to those otherwise permitted on the principal structure. All window signs shall be applied to the interior of the windows except for temporary painted messages on the exterior.

(4) The following signs are permitted in I-1, I-2, I-3 and IT Industrial Districts:

(a) Wall or ground signs identifying the name or type of business;

(b) The total area of all signs shall not exceed the limits established in Tables A and B below. (see definition in ' 156.007);

(c) Maximum height of a ground sign shall not exceed the limit established in Table B below. However, In all industrial zones, the height of any ground signs which are intended to be viewed from an elevated four lane highway which identifies highway oriented businesses and which signs are to be located within 200 feet of the highway right of way line may exceed district height and size standards, provided that the maximum height to the top of the sign shall not exceed 15 feet above the grade elevation of such elevated four lane highway directly adjacent to such property on which the sign is positioned and does not exceed 200 square feet in size. All elevated signs shall be separated a minimum of 200 feet from another elevated sign. Elevated signs adjacent to residential uses shall require the issuance of a special use permit by the Council.

(d) Ground signs shall be set back a minimum of five feet from lot lines; and

(e) Clustered or planned developments located on a single lot shall be permitted one ground (joint identification) sign identifying the name of the development and/or businesses within the development and one wall sign per business. Area of all signs shall not exceed the total allowable signage for the lot.

(G) Administration.

(1) No sign shall be placed, erected, re erected or altered unless a permit has been obtained, unless no permit is required pursuant to division (G)(3). Application for a sign permit shall be made in writing on forms furnished by the Zoning Administrator. No separate building permit shall be required, but the Building Inspector may require filing of plans or other pertinent information where such information is necessary to ensure compliance with the Building Code.

(2) The fee for a sign permit shall be established by resolution of the City Council. A double fee shall be charged if a sign is erected or placed without first obtaining a permit for the sign.

(3) The following signs need no permit and shall not count against the allowable signage for the site, but shall conform to the requirements of this section:

(a) Signs for one or two family dwellings identifying the occupant or street address, provided that the signs are less than one square foot in area.

(b) Pedestrian, vehicular traffic and parking directional signs in parking lots provided the signs are less than eight square feet in area and six feet in height. The signs shall not be included in determining allowable signage.

(c) Public signs, street signs, warning signs, railroad crossing signs or signs of public

service companies for the purpose of safety.

(d) Signs denoting the architects, engineer, contractor, financial institution or owners, when placed upon a work site. The signs shall be removed within ten days after completion of construction.

(e) Signs designating candidates seeking public political office, provided that election signs shall not exceed eight square feet in size. The signs shall be located on private property and shall not be located on any intersection so as to obstruct vehicular lines of sight. Said signs shall be removed within ten days following the date of election.

(f) Signs or posters attached or painted on the inside of a display window. This shall include illuminated signs but not flashing signs.

(g) Flags, badges or insignia of any government, governmental agency or any civic, religious, fraternal or similar organization.

(h) Emergency signs required by any governmental agency.

(i) Temporary real estate signs pertaining only to the sale, rental or development of the lot upon which displayed. The signs shall not exceed six square feet for residential property or 24 square feet for other property. One sign shall be permitted for each lot and must be removed within ten days following the sale, lease or development.

(j) Memorial signs or tablets, names of buildings and date of erection when cut into or attached to any masonry surface or incombustible material.

(k) Home occupation and residential day care facility signs, non illuminated, attached to the wall of a dwelling and not exceeding eight square feet in area.

(m) Temporary real estate development signs pertaining to the sale, rental or development of the premises upon which displayed. One sign is permitted per each entrance into a development area provided that total signage shall not exceed the following size limitations:

<i>Project Area</i>	<i>Residential</i>	<i>Commercial/Industrial</i>
Under 10 acres	32 sq. ft	32 sq. ft.
10.1 plus acres	150 sq. ft.	150 sq. ft.

(n) Signs shall be properly maintained and removed when 80% of the project is sold, rented or developed.

(H) *Nonconforming signs.* Any sign legally existing on the effective date of this section which does not conform to the requirements set forth in this section shall be considered a nonconforming sign. Nonconforming signs shall comply with the following requirement. Any sign erected before the passage of this section shall not be rebuilt, moved to a new location on the affected property or altered, except for the changing of movable parts of signs which are designed for changes or the repainting of display matter for maintenance purposes without being brought into compliance with the requirements of this section.

Sign Table A
Maximum Allowable Sign Area

	A (SQ. FT.)	B	C (SQ. FT.)
P-M	50	10% not to exceed	250
B 1	50	12% not to exceed	250
B 1A	75	14% not to exceed	250
B 2, BT	125	18% not to exceed	400
I-1, I-2, I-3, IT	125	18% not to exceed	400

- A. Minimum allowable sign area regardless of wall surface area as defined herein.
- B. Maximum allowable sign area based on percentage area of wall surface area as defined herein.
- C. Maximum allowable sign area per lot. Sign areas exceeding maximum shown in column C, but less than area allowed in column B hereof, may be allowed by conditional use permit.

Sign Table B
Ground Sign Standards Except as Otherwise Provided

Street Classification	Speed Limit MPH	Area* Sq. Ft.	Height** Feet
Local	30	20	6
	30	25	16
Collector	35	25	20
	40	100	24
Principal or Minor Arterial	30	50	18
	35	100	22
	40	125	24
	45	150	26
	50+	175	28

* The maximum area of ground signage may be increased by 50% if the ground signs are constructed as monument signs and the design and landscaping are approved by the zoning administrator. Said increase under this provision shall not count against the maximum allowable sign area per lot.

** The maximum height of a monument sign shall not exceed ten feet in height.

(Ord. 410, passed 9-15-03)