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DIVISION 1: GENERAL PROVISIONS

Sec. 21-8100. Intent

The intent of these regulations is to coordinate the type, placement, and physical dimensions of signs within the zoning districts; to recognize the commercial communication requirements of all sectors of the business community; to encourage the innovative use of design; to promote both renovation and proper maintenance; to allow for special circumstances; and to guarantee equal treatment through accurate record keeping and uniform enforcement. It is further the intent of this article to encourage signs that are attractive and compatible with the adjacent property, that will preserve and enhance property values within the community and provide for the public's safety, that will preserve the environmental character of the community; that will prevent overload of visual stimuli, and that will promote safe visual perception from a moving vehicle.

Sec. 21-8110. Conflicts

In the event that any provision in this article conflicts with the Colorado Outdoor Advertising Act (COAA), COAA shall control. Furthermore, nothing contained in this article shall be deemed a waiver of any other ordinance or regulation applicable to signs. Signs located in areas governed by several ordinances or applicable regulations shall comply with all such ordinances and regulations. If there is a conflict between this code and any other ordinances or regulations, the more restrictive shall apply.

Sec. 21-8120. Permits

(1) **Required.** Except as provided in this article, no person shall erect, move, re-erect, construct, alter, enlarge, repair, or permit the erection of any sign without first obtaining a sign permit. In addition, electrical permits shall be obtained for illuminated signs.

(a) For purposes of this article, the term alter means changing the size, shape or height of a sign, changing the construction material of a sign, changing the copy of a sign except as allowed pursuant to section 21-8430 (Changeable Copy Signs), or adding lighting to a sign.

(b) Signs may be removed for maintenance and replaced on the same support, without obtaining a new permit.

(2) **Applications.** Applications for sign permits shall be made in writing upon forms furnished by the city and, unless specifically waived by the city, shall include all information and material required by that form. Other than signs erected on single family residential property, no person other than a

contractor licensed with the city shall obtain a sign permit or install any sign for which a permit is required under this land development code.

(3) **Current Violations**. No sign permit shall be issued for the benefit of any property where any sign is currently displayed in violation of this land development code, except to replace the illegal sign with a legal sign

(4) **Deviations Prohibited**. It shall be unlawful to change, modify, alter, or otherwise deviate from the terms or conditions of a sign permit without prior approval of the city.

(5) **Expiration**. If construction of a sign is not completed within six months of permit issuance, the permit shall expire and a new permit shall be required.

Sec. 21-8130. Permit Revocation

(1) **Authority to Revoke**. The director may revoke any sign permit that was issued by mistake, as the result of incorrect information, or which results in a violation of any ordinance or regulation. It shall be unlawful for any person to continue to erect, move, construct, alter, enlarge, repair or display any sign after receiving notice of the revocation of the applicable sign permit.

(2) **Fee Non-Refundable.** When any permit has been revoked under the terms of this section, permit fees shall not be refunded.

Sec. 21-8140. Comprehensive Sign Program

Shopping centers and multi-use or multi-building business, commercial, or industrial developments or redevelopments shall employ a uniform sign program. A uniform sign program includes the following elements:

(1) **Architectural and Visual Compatibility.** There shall be architectural harmony and unity of signs within the center. Sign type, color, scheme, size, and illumination within the center shall be coordinated and compatible with the site's architectural character.

(2) **Informational Signage.** Within each development, information signage and way-finding systems shall be of a unified graphical system. They shall be placed in consistent locations near site entries, key points on the internal automobile and pedestrian circulation system, building entries, seating areas, and sidewalk intersections.

(3) **Sign Shape**. The silhouette of signs shall be compatible with the building or façade to which they relate.

(4) **Illumination.** Illumination shall be shielded so there is no glare in the public right-of-way and adjacent properties, and directed so light does not

stray above the light source horizontally. Illumination shall be steady and even over the entire sign face. All lighting elements shall be kept in working condition.

(5) **Materials.** Materials and textures of signs shall be compatible with the architectural character of the site and building. Supporting sign structures of monument signs shall match the primary finish and colors of the associated building(s).

(6) **Placement.** Attached signs shall not disrupt the architectural composition of the building façade. Attached signs shall not overlap or cover features of the building such as cornices, eaves, window and doorframes, columns and other decorative elements.

(7) **Views.** Ground or freestanding signs shall not be placed where they obscure important architectural features such as entrances, display windows, or decorative elements when viewed from the public right-of-way.

Sec. 21-8150. General Standards

Unless specifically exempted, all signs shall be governed by the provisions of this section.

(1) A sign attached to a building shall not project above the top of that building.

(2) No flags, banners, or air-filled devices shall be anchored to, or in any way displayed from poles or standards placed on, the roof of a building or structure.

(3) The rear service entrance to any business establishment may have one sign no more than 2-square feet in area stating only the name of the business and/or address. No permit is required for this sign.

(4) All signs shall meet the sight triangle visibility requirements.

(5) Signs may only be placed in or over a public right-of-way with the approval of the city. Any sign located within a public right-of-way shall not be located over any existing or future utilities, and may be removed by the city if necessary for reconstruction of a street, sidewalk, utilities, or to protect the health, safety, and welfare of the citizens of the city, with no liability to the city for replacement or repair.

(6) Materials for construction of signs and sign structures shall be of the quality and grade as specified for buildings in the building code, as adopted and amended by the city.

(7) Except for ornamental mountings, no visible guy wires, structural cables, or turnbuckles shall be allowed.

(8) No sign shall be attached to utility poles, stakes, or fences unless explicitly authorized by this code.

(9) Signs shall only be located on the premises of the use being advertised or identified. For purposes of this section, the term "premises" does not include easements or similar adjacent parcels of land.

(10) No sign shall contain light strings.

(11) No sign shall be located with less than 6-feet horizontal or 12-feet vertical clearance from overhead electric conductors that are energized in excess of 750 volts.

(12) No sign shall be displayed on the surface of a street, parking lot, or sidewalk.

(13) Any signs displaying individual product brands or manufacturers shall be included in the total number of signs allowed per property.

Paragraph (2) amended by Ord. 1785, June 2010

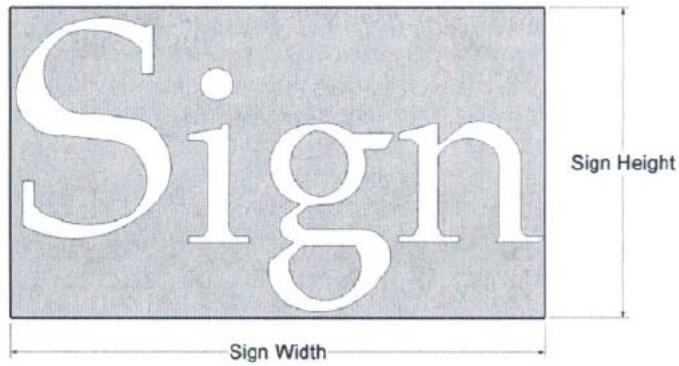
Sec. 21-8160. Sign Measurements

(1) **Size**.

(a) Can, cabinet, or frame sign. The area of any sign contained within a can, cabinet, or frame shall be determined by calculating the total area of the sign including the can, cabinet, or frame.

(b) Individual letter sign. The area of any sign displaying individual letters on a background (façade, wall, divisional wall, awning, or canopy) shall be measured by encompassing all the letters in a rectangle or square. Except for awning, canopy, and permanent subdivision identification signs, the allowed signage shall not exceed 50 percent of the background area. The background of permanent residential subdivision signs on a wall or other background shall be approved by the city.

Figure VII–1. Measurement of Sign Area



Sign Area is calculated by drawing and imaginary box around all writing and figures with a simple rectangle and calculating the area of the rectangle using standard mathematical formulas (Height x Width = Sign Area).

(c) Bracing not included. The structure or bracing of a sign shall not be included in calculating the sign area unless such structure or bracing is made part of the message or face of the sign.

(d) Multiple sign faces. Where a sign has two or more display faces, the area of all faces shall be included in determining the area of the sign.

(e) Illumination. Neon bands or other outdoor building illumination, which do not identify or convey information, shall not be included in calculating the sign area.

(f) Architectural treatments. Architectural treatments that aid in integrating the signage with the building design are encouraged, but any such treatment shall not be created for the purpose of visually enlarging the size of the sign.

(g) Distinctive surfacing. If more than 25 percent of any wall structure of any non-residential building or any accessory structure to a non-residential use is painted, finished, or surfaced in a distinctive color scheme that includes some or all of the same colors, shapes, symbols, images, patterns, or textures used on any sign identifying an owner, tenant, or user of the building, and the city determines that such wall or roof surfaces serve as a sign for an owner, tenant, or user of the building, such wall or roof area shall be counted as wall signage and shall be subject to the limitations on wall signage area in the Sign Schedule.

(2) **Height.** The height of any sign shall be determined by the distance between the topmost portion of the sign structure and the ground elevation at the base of the sign. The allowable height for signs shall be governed by the limitations contained in the sign schedule, table VIII-2, unless expressly provided for otherwise in this land development code.

(3) **Location and Number**. The setback and number of signs allowed for any given use shall be governed by the limitations contained in the sign schedule, table VIII-2, unless expressly provided for otherwise in this land development code.

Sec. 21-8170. Nuisances Prohibited

Signs that are unauthorized or which have fallen into disrepair are deemed to be a nuisance. By way of example and not limitation, the following signs shall constitute a nuisance:

(1) Signs that neither meet the requirements set forth in this land development code nor qualify as a legal nonconformity;

(2) Signs erected, or in the process of being erected, without a valid permit;

(3) Signs that are in disrepair or unsafe, as determined by the city; or

(4) Signs that advertise defunct businesses or unavailable products or services.

The aforementioned signs are unlawful and the city may restrain, prevent, abate and enjoin such signs through any remedy available to it by law, including without limitation the enforcement alternatives outlined in article X.

DIVISION 2: SIGNS ALLOWED WITHOUT A PERMIT

Sec. 21-8200. Overview and Basic Requirements

Due to their small size, temporary nature, limited time duration, limited aesthetic impact and strong community interest in identifying land uses, locations and historic structures, the signs contained in division 2. may be erected without a sign permit or building permit so long as they meet:

(1) The construction and safety standards of the city;

(2) The general sign standards contained in section 21-8150, above; and

(3) The standards specific to the type of sign erected, if any, that are outlined below.

Unless specifically provided otherwise, the types of signs contained in this division 2 are allowed in all zone districts.

Sec. 21-8205. Flags and Flagpoles

Freestanding flagpoles and the flags flown upon such flagpoles shall comply with the standards set forth in this section.

(1) **General Standards.**

(a) Flag size and pole height. The size of flags and the height of all flagpoles shall conform to the following table.

Table VIII–1. Flag and Flagpole Requirements

Building Height	Maximum Height of Pole	Maximum Flag Size (feet)
All single-family residential	15 feet	3 x 5
1 story	20 feet	3 x 5
2 stories	25 feet	4 x 6
3-4 stories	30 feet	5 x 8
5 stories or more	35 feet	6 x 10

(b) No flag shall, when fully unfurled, extend over the property boundary onto any adjoining property or public right-of-way;

(c) No flag or flagpole shall be erected or maintained so as to allow a flag at rest to reach a height less than ten feet above the ground; and

(d) The location of all flagpoles shall meet the setback requirements for accessory structures set forth in article V of this land development code.

(2) **Government and Non-Profit Flags.** Lots may contain up to three flagpoles for the purpose of flying government and/or non-profit flags. No flag on such flagpoles shall contain commercial speech.

(3) **Other Flags.** In addition to the three flagpoles allowed in paragraph (2), a lot may contain no more than one flagpole for the purpose of flying a commercial flag.

(4) **Permit Required.** Flagpoles mentioned in (1) (a) above require a building permit to construct.

Sec. 21-8210. Public Signs

Signs that are erected or displayed by a school district, recreation district, or any governmental agency excluding special districts, shall not require a permit. Nevertheless, such signs must comply with the standards applicable to the type of sign being erected or displayed unless a deviation from that standard is approved in accordance with the provisions of this land development code.

Sec. 21-8215. Historical Signs

No permit is required for historical commemorative plaques, memorials, or tables that are:

(1) Built into a building or mounted flat against the wall of a building or erected in a location designated by the city as having historical significance; and

(2) Contain the name of the building, the date of erection and use of the building, or the name of the location, its historical significance, and a date relating to the historical significance.

Sec. 21-8220. Real Estate Signs

One freestanding or wall mounted sign per street frontage that advertises the sale, rental, or lease of the property on which the sign is located may be erected without a permit provided such signs comply with the following standards.

(1) **Single-Family Residential.** Signs shall not exceed 6-square feet in total area or 4 feet in height.

(2) **All Other Uses:** Signs shall not exceed 40-square feet in total area or 8 feet in height.

Sec. 21-8225. Address and Building Identification Signs

Whether illuminated or not, signs that identify a particular parcel of land or individual building for purposes of information and not for advertising, including an individual house address sign, shall be allowed without permit, provided that such signs:

(1) Are attached to the building identified or, where no building is involved, are placed as determined by the development review process;

(2) Are limited to two per building or parcel; and

(3) Do not exceed five-square feet in area (per sign).

Sec. 21-8230. Temporary Window Signs

(1) **Prohibitions.** Temporary window signs shall not be:

(a) Animated;

(b) Occupy more than 25 percent of any window pane;

(c) Displayed in windows above the ground floor level; or

(d) Larger than 200-square feet per individual business.

(2) **Limitations.** Temporary window signs shall contain only information and wording relating to the service or merchandise offered in the building on which they appear. Such signs shall be located only at those windows of the unit or space occupied by the business.

(3) **Special Considerations.**

(a) Any window sign displaying the business name shall be classified as a permanent window sign.

(b) All neon signs connected to an electrical outlet located inside a building are considered temporary window signs for the purposes of this land development code.

(c) When determining the maximum permitted number and the maximum permitted area of permanent signs, temporary window signs shall not be taken into account unless otherwise specified or regulated in this land development code. However, in no case shall a permanent, temporary, or combination of such window signs cover more than 25 percent of any individual windowpane.

Sec. 21-8235. Banners

Banners that comply with the provision of this section may be displayed without obtaining a permit from the city. Banners that do not comply with the provisions of this section shall be allowed only upon receipt of a permit issued in accordance with section 21-8450.

(1) **Public Event Banners**.

(a) The banners shall be suspended from the sides of public or government owned buildings;

(b) The banners shall relate to a public event;

(c) The banners shall be removed no later than one week after the applicable event;

(d) No banner shall exceed 200-square feet in area; and

(e) No more than two banners shall be suspended from any public building.

(2) **Other Banners.** Non public event banners shall be permitted on single-tenant buildings that are located in any non single-family residential district without obtaining a permit, provided:

(a) No more than one banner shall be suspended from any building;

(b) Banners shall be suspended from the building in which the business, organization, or individual is located to which the banner refers;

(c) No banner shall exceed 40-square feet in area; and

(d) No banner listed as a prohibited sign in section 21-8600 shall be permitted, even on a temporary basis.

Paragraph (2) amended by Ord. 1785, June 2010

Sec. 21-8240. Election/Campaign Signs

Any number of election/campaign signs, whether freestanding or wall, may be placed on private property, provided that the size and location of those signs do not create a hazard for automobile or pedestrian traffic or a public nuisance and that the signs are not placed on the property more than 91 days before the election and are removed within 14 days after the election. Additional regulations may be found in the municipal code.

Section amended by Ord. 1785, June 2010

Sec. 21-8245. Ideological Signs

Up to two ideological signs, whether freestanding or wall, may be placed on private property without a permit subject to the following standards:

(1) **Size**. The total area of the sign(s) shall not exceed 12-square feet.

(2) **Height and Location.** No sign shall exceed 42 inches in height or extend outside the property line.

Sec. 21-8250. Miscellaneous Signs

The following signs may be erected and displayed without a permit. With the exception of nameplates, these signs need not be attached to a permanent structure.

(1) **Road Hazard Signs**. Signs erected in conjunction with construction for the purpose of alerting drivers to potential hazards or safety concerns.

(2) **Interior Signs**. Signs located within any structure that is not visible from adjacent properties or from the public streets.

(3) **Signs on Public Sports Fields**. Signs intended to be viewed internally from public sports fields.

(4) **Holiday Displays.** Temporary decorations or light strings associated with any national, local, or religious holiday.

(5) **Nameplates.** Nameplates that are not more than two square feet in area, fastened directly to the building, and do not project more than six inches beyond the property line.

(6) **Utility Signs**. Signs placed by or at the direction of a public utility showing the location of underground facilities.

(7) **Temporary Vehicle Signs.** Temporary signs affixed to delivery vehicles, such as pizza delivery and couriers, provided that such vehicle is being used for bona fide delivery purposes, away from a fixed place of business, and the sign is appropriately scaled to the size of the vehicle.

(8) **Contractor Signs.** Signs that identify the contractor engaged in construction or proposed construction on the property where the sign is located shall not require a sign permit provided such sign(s) shall not exceed 24-square feet in total sign area and are removed no later than 30 days following final inspection, issuance of a certificate of occupancy, or when work has been completed, whichever comes first.

(9) **Yard/Garage Sales.** Up to 2 signs, the total combined area of which may not exceed 12-square feet, may be used to advertise an upcoming or ongoing yard or garage sale. Such signs shall not be erected more than 24 hours before the event is scheduled to begin and shall be removed within 24 hours of the conclusion of the event.

Paragraph (9) added by Ord. 1785, June 2010

DIVISION 3: SIGNS ALLOWED WITH A PERMIT

Sec. 21-8300. Sign Schedule

(1) Signs shall be allowed as indicated in table VIII-2. Except as specifically provided otherwise, all signs shall comply with the general standards outlined in section 21-8150, the specific standards related to the type or use of sign erected, and with the structural requirements set forth in the city's building code. In the event that the standards specific to any type of

sign conflicts with the requirements contained in the sign table, the specific standards shall apply.

(2) The sign schedule is divided into the following uses: Agricultural Uses/Districts; Multi-Family Uses; Mobile Home Parks; Home Occupations; Church/Religious Institutions; Institutional Uses (Hospitals, Health Care Facilities, Civic Clubs, and Lodges); Public Facilities/Uses; Office Uses; Commercial Uses; and Industrial Uses.

Table VIII-2. Sign Schedule

AGRICULTURAL USES/DISTRICTS						
Sign Schedule	Type	Maximum # Allowed	Maximum Size (Sq.Ft.)	Maximum Height	Setback	Supplemental Standards/ Regulations
Use Identification	Monument	One per street frontage	50 s.f.	15 feet	30 feet	Limited to advertising produce, crops, or animals on a farm.
	Wall	One per street frontage	50 s.f.	Located in signable area of wall	Same as building	

MULTI-FAMILY RESIDENTIAL USES (3 OR MORE UNITS)						
Sign Schedule	Type	Maximum # Allowed	Maximum Size (Sq.Ft.)	Maximum Height	Setback	Supplemental Standards/ Regulations
Building Identification	Monument	1 per street frontage or parking lot frontage for each building	8 s.f.	6 feet	10 feet	Intended to provide address or unit number ranges, or a unique name to assist residents and visitors to find a particular unit.
	Wall	1 per street frontage or parking lot frontage for each building	8 s.f.	Located in signable area of wall with maximum of 20 feet for multi-story buildings	Same as building	
Development Identification	Monument	2 signs per major entrance/ street frontage if used at either side of ROW; one if on median or island in center of entry street	50 s.f. total per street frontage	6 feet	10 feet, unless part of island median	

MULTI-FAMILY RESIDENTIAL USES (3 OR MORE UNITS)						
Sign Schedule	Type	Maximum # Allowed	Maximum Size (Sq.Ft.)	Maximum Height	Setback	Supplemental Standards/ Regulations
Development Identification	Wall	1 per street frontage	50 s.f.	Located in signable area of wall with maximum of 20 feet for multi-story buildings	Same as building	
Management/ Rental Office	Wall	1 per office entrance	2 s.f.	6 feet	Same as building	No permit needed.
Mixed-Use/ Commercial	Wall	1	1 s.f. per linear foot of approved wall area of tenant space	15 feet or below 2nd story, whichever is less	Same as building	1. Applies to commercial establishments as part of residential development. 2. Does not apply to home occupations.

MOBILE HOME PARKS						
Sign Schedule	Type	Maximum # Allowed	Maximum Size (Sq.Ft.)	Maximum Height	Setback	Supplemental Standards/ Regulations
Development Identification	Monument	2 signs per major entrance/ street frontage if used at either side of ROW; 1 if on median or island in center of entry street	50 s.f. total per street frontage	6 feet	10 feet, unless part of island median	
	Wall	1 per street frontage	50 s.f.	Located in signable area of wall with maximum of 20 feet for multi-story buildings	Same as building	Must be placed on community center or manager's office wall only. Not permitted on any mobile home wall.
Management/ Rental Office	Wall	1 per office entrance	2 s.f.	6 feet	Same as building	No permit needed.

HOME OCCUPATIONS						
Sign Schedule	Type	Maximum # Allowed	Maximum Size (Sq.Ft.)	Maximum Height	Setback	Supplemental Standards/ Regulations
Business Identification	Yard	1 monument or wall	3 s.f.	42 inches	N/A	No permit required. No illumination allowed.
	Wall			Located in signable area of wall	Same as building	

CHURCH / RELIGIOUS INSTITUTIONS (RESIDENTIAL ZONE DISTRICTS)						
Sign Schedule	Type	Maximum # Allowed	Maximum Size (Sq.Ft.)	Maximum Height	Setback	Supplemental Standards/ Regulations
Development Identification	Monument	1	50 s.f.	6 feet	10 feet	
	Wall	1 per street frontage	50 s.f.	Located in signable area of wall	Same as building	

CHURCH/RELIGIOUS INSTITUTIONS (NON-RESIDENTIAL ZONE DISTRICTS)						
Sign Schedule	Type	Maximum # Allowed	Maximum Size (Sq.Ft.)	Maximum Height	Setback	Supplemental Standards/ Regulations
Development Identification	Wall	1 sign per street frontage not to exceed 2 frontages, or 3 frontages with an area not to exceed the total sign area permitted for 2 frontages	30 s.f. minimum or 1 s.f. sign area for each linear foot of building or tenant frontage, not to exceed 100 s.f. in area, except that signs composed of individual raised letters may contain 2 s.f. of sign area for each lineal foot of building or tenant frontage, not to exceed 200-s.f. in area	Located in signable area of wall	Same as building	Within a multi-tenant center: refer to commercial uses – multiple businesses in single or multiple building section.

CHURCH/RELIGIOUS INSTITUTIONS (NON-RESIDENTIAL ZONE DISTRICTS)						
Sign Schedule	Type	Maximum # Allowed	Maximum Size (Sq.Ft.)	Maximum Height	Setback	Supplemental Standards/ Regulations
Development Identification	Monument	1	32 s.f. per side	6 feet	10 feet	Less than 2 acres in size
		1	60 s.f. per side	8 feet	10 feet	2 to 10 acres in size

CHURCH/RELIGIOUS INSTITUTIONS (NON-RESIDENTIAL ZONE DISTRICTS)						
Sign Schedule	Type	Maximum # Allowed	Maximum Size (Sq.Ft.)	Maximum Height	Setback	Supplemental Standards/ Regulations
	Monument	1 per street frontage with a maximum of 2 with said signs to be identical in design	100-s.f. per side	20 feet	25 feet	Greater than 10 acres in size.

INSTITUTIONAL USES (INCLUDES HOSPITALS, HEALTH CARE FACILITIES, CIVIC CLUBS, LODGES, ETC.)						
Sign Schedule	Type	Maximum # Allowed	Maximum Size (Sq.Ft.)	Maximum Height	Setback	Supplemental Standards/ Regulations
Building Identification	Monument	1 per street or parking lot frontage per building	8 s.f.	6 feet	10 feet	Intended to provide address or unit number ranges, or a unique building name to assist residents and visitors to find a particular unit.
	Wall	1 per street or parking lot frontage per building	8 s.f.	Located in signable area of wall with maximum of 20 feet for multi-story buildings	Same as building	Intended to provide address or unit number ranges, or a unique building name to assist residents and visitors to find a particular unit.
Development Identification	Monument	1	50 s.f.	6 feet	10 feet	Residential zone districts.
	Wall	1 per street fronTage	50 s.f.	Located in signable area of wall	Same as building	
Development Identification	Wall	1 sign per street frontage not to exceed 2 frontages, or 3 frontages with an area not to exceed the total sign area permitted for 2 frontages	30 s.f. minimum or 1 s.f. sign area for each linear foot of building or tenant frontage, not to exceed 100 s.f. in area except that signs composed of individual raised letters may contain 2 s.f. of sign	Located in signable area of wall	Same as building	Non-residential zone districts.

INSTITUTIONAL USES (INCLUDES HOSPITALS, HEALTH CARE FACILITIES, CIVIC CLUBS, LODGES, ETC.)						
Sign Schedule	Type	Maximum # Allowed	Maximum Size (Sq.Ft.)	Maximum Height	Setback	Supplemental Standards/ Regulations
			area for each lineal foot of building or tenant frontage, not to exceed 200 s.f. in area.			
Development Identification	Monument	1	32 s.f./side	6 feet	10 feet	Non-residential zone districts less than 2 acres in size.
		1	60 s.f./side	8 feet	10 feet	Non-residential zone districts less than 2 to 10 acres in size.
		1 per street frontage, with a maximum of 2, with said signs to be identical in design.	100 s.f./side	20 feet	25 feet	Non-residential zone districts greater 10 acres in size.
Project Directory	Monument	1 per major street entrance	50 s.f.	6 feet	10 feet	No product or business advertising may be placed on the sign.

PUBLIC FACILITIES/USES (INCLUDES FIRE AND POLICE STATIONS, PARKS, SCHOOLS, PUBLIC TRANSPORTATION FACILITIES, WATER TREATMENT FACILITIES, ETC.)						
Sign Schedule	Type	Maximum # Allowed	Maximum Size (Sq.Ft.)	Maximum Height	Setback	Supplemental Standards/ Regulations
Development Identification	Monument	1 per parcel of property	100 s.f.	20 feet	10 feet	
	Wall	1 per parcel of property	100 s.f.	Located in signable area of wall	Same as building	

OFFICE USES: SINGLE BUSINESS ON SINGLE PARCEL THAT IS NOT PART OF A COMMERCIAL SHOPPING CENTER						
Sign Schedule	Type	Maximum # Allowed	Maximum Size (Sq.Ft.)	Maximum Height	Setback	Supplemental Standards/ Regulations
Development Identification	Wall	1 sign per street frontage not to exceed 2 frontages, or 3 frontages with an area not to exceed the total sign area permitted for 2 frontages	30 s.f. minimum or 1 s.f. sign area for each linear foot of building or tenant frontage, not to exceed 100 s.f. in area except that	Located in signable area of wall	Same as building	

OFFICE USES: SINGLE BUSINESS ON SINGLE PARCEL THAT IS NOT PART OF A COMMERCIAL SHOPPING CENTER						
Sign Schedule	Type	Maximum # Allowed	Maximum Size (Sq.Ft.)	Maximum Height	Setback	Supplemental Standards/ Regulations
			signs composed of individual raised letters may contain 2 s.f. of sign area for each lineal foot of building or tenant frontage, not to exceed 200 s.f. in area			
Development Identification	Monument	1	32 s.f./side	6 feet	10 feet	Less than 2 acres in size.
		1	60 s.f./side	8 feet	10 feet	2 to 10 acres in size.
		1 per street frontage, with a maximum of 2, with said signs to be identical in design	100 s.f./side	20 feet	25 feet	Greater than 10 acres in size.

OFFICE USES: MULTIPLE BUSINESSES IN SINGLE OR MULTIPLE BUILDINGS WITHIN AN OFFICE PARK						
Sign Schedule	Type	Maximum # Allowed	Maximum Size (Sq.Ft.)	Maximum Height	Setback	Supplemental Standards/ Regulations
Development Identification	Monument	1 per street or parking lot frontage per building	8 s.f.	6 feet	10 feet	Intended to provide address or unit number ranges, or a unique building name to assist residents and visitors to find a particular unit.
	Wall	One per street or parking lot frontage per building	8 s.f.	Located in signable area of wall with maximum of 20 feet for multi-story buildings	Same as building	Intended to provide address or unit number ranges, or a unique building name to assist residents and visitors to find a particular unit.
Project Directory	Monument	1 per major street entrance	< 4 acres = 20 s.f. > 4 acres = 50 s.f.	6 feet	25 feet	No product or business advertising may be placed on the sign.
Project Identification (less than 2 acres in size)	Monument	1	32 s.f./side	6 feet	10 feet	Minimum of 20% of sign area must be used to identify the name of the development.

OFFICE USES: MULTIPLE BUSINESSES IN SINGLE OR MULTIPLE BUILDINGS WITHIN AN OFFICE PARK						
Sign Schedule	Type	Maximum # Allowed	Maximum Size (Sq.Ft.)	Maximum Height	Setback	Supplemental Standards/ Regulations
Project Identification (2 to 10 acres in size)	Monument	1	60 s.f./side	8 feet	10 feet	Minimum of 20% of sign area must be used to identify the name of the development.
Project Identification (greater than 10 acres in size)	Monument	1 per street frontage, with a maximum of 2, with said signs to be identical in design	100 s.f./side	20 feet	25 feet	Minimum of 20% of sign area must be used to identify the name of the development.
Tenant Identification	Wall	1 sign per street frontage not to exceed 2 frontages, or 3 frontages with an area not to exceed the total sign area permitted for 2 frontages	30 s.f. minimum or 1 s.f. sign area for each linear foot of building or tenant frontage, not to exceed 100 s.f. in area except that signs composed of individual raised letters may contain 2 s.f. of sign area for each lineal foot of building or tenant frontage, not to exceed 200 s.f. in area	Located in signable area of wall	Same as building	Tenants that do not have a primary access to the exterior of the building are not permitted individual wall signs

COMMERCIAL USES: SINGLE BUSINESSES ON SINGLE PARCEL THAT IS NOT PART OF A SHOPPING CENTER						
Sign Schedule	Type	Maximum # Allowed	Maximum Size (Sq.Ft.)	Maximum Height	Setback	Supplemental Standards/ Regulations
Development Identification	Wall	1 sign per street frontage not to exceed 2 frontages, or 3 frontages with an area not to exceed the total sign area permitted for 2	30 s.f. minimum or 1 square foot sign area for each linear foot of building or tenant frontage, not to exceed 100 s.f. in area except that signs composed of individual raised letters may contain 2 s.f. of sign area for each lineal foot of building or tenant frontage,	Located in signable area of wall	Same as building	Shall not apply to signs for individual tenants in buildings that are primarily multi-tenant office buildings.

COMMERCIAL USES: SINGLE BUSINESSES ON SINGLE PARCEL THAT IS NOT PART OF A SHOPPING CENTER						
Sign Schedule	Type	Maximum # Allowed	Maximum Size (Sq.Ft.)	Maximum Height	Setback	Supplemental Standards/ Regulations
		frontages.	not to exceed 200 s.f. in area.			
Development Identification	Monument	1	32 s.f./side	6 feet	10 feet	Less than 2 acres in size.
		1	60 s.f.	8 feet	10 feet	2 to 10 acres in size.
		1 per street frontage, with a maximum of 2, with said signs to be identical in design.	100 s.f./side	20 feet	25 feet	Greater than 10 acres in size.

COMMERCIAL USES: MULTIPLE BUSINESSES IN SINGLE OR MULTIPLE BUILDINGS IN A COMMERCIAL CENTER						
Sign Schedule	Type	Maximum # Allowed	Maximum Size (Sq.Ft.)	Maximum Height	Setback	Supplemental Standards/ Regulations
Kiosks, Teller Machines, Key Shops, Recycling Machines, Film Processors, Coffee Drive-Thru, Etc.		2 per business	50 s.f.	Located in signable area of wall	Same as building	
Project Directory	Monument	One per major street entrance	< 4 acres = 20 s.f. > 4 acres = 50 s.f.	6 feet	25 feet	No product or business advertising may be placed on the sign.
Project Identification (less than 2 acres in size)	Monument	1	32 s.f./side	6 feet	10 feet	Minimum of 20% of sign area must be used to identify the name of the development
Project Identification (2 to 10 acres in size)	Monument	1	60 s.f./side	8 feet	10 feet	Minimum of 20% of sign area must be used to identify the name of the development
Project Identification (greater than 10 acres in size)	Monument	1 per street frontage, with a maximum of 2, with said signs to be identical	100 s.f./side	20 feet	25 feet	Minimum of 20% of sign area must be used to identify the name of the development

COMMERCIAL USES: MULTIPLE BUSINESSES IN SINGLE OR MULTIPLE BUILDINGS IN A COMMERCIAL CENTER						
Sign Schedule	Type	Maximum # Allowed	Maximum Size (Sq.Ft.)	Maximum Height	Setback	Supplemental Standards/ Regulations
		in design				
Tenant Identification	Wall	1 sign per street frontage not to exceed 2 frontages, or 3 frontages with an area not to exceed the total sign area permitted for 2 frontages	30 s.f. minimum or 1-s.f. sign area for each linear foot of building or tenant frontage, not to exceed 100 s.f. in area except that signs composed of individual raised letters may contain 2 s.f. of sign area for each lineal foot of building or tenant frontage, not to exceed 200 s.f. in area	Located in signable area of wall	Same as building	1. Shall not apply to signs for individual tenants in buildings that are primarily multi-tenant office buildings. 2. Tenants that do not have a primary access to the exterior of the building are not permitted individual wall signs.
Tenant Identification for Pad Sites	Monument	1 per pad sige	32 s.f./side	6 feet	10 feet	

INDUSTRIAL USES: SINGLE BUSINESS ON SINGLE PARCEL						
Sign Schedule	Type	Maximum # Allowed	Maximum Size (Sq.Ft.)	Maximum Height	Setback	Supplemental Standards/ Regulations
Development Identification	Wall	1 sign per street frontage not to exceed 2 frontages, or 3 frontages with an area not to exceed the total sign area permitted for 2 frontages	30 s.f. minimum or 1 square foot sign area for each linear foot of building or tenant frontage, not to exceed 100 s.f. in area except that signs composed of individual raised letters may contain 2 s.f. of sign area for each lineal foot of building or tenant frontage, not to exceed 200 s.f. in area	Located in signable area of wall	Same as building	
Development Identification	Monument	1	32 s.f./side	6 feet	10 feet	Less than 2 acres in size.
		1	60 s.f./side	8 feet	10 feet	2 to 10 acres in size.

INDUSTRIAL USES: SINGLE BUSINESS ON SINGLE PARCEL						
Sign Schedule	Type	Maximum # Allowed	Maximum Size (Sq.Ft.)	Maximum Height	Setback	Supplemental Standards/ Regulations
		1 per street frontage, with a maximum of 2, with said signs to be identical in design.	100 s.f./side	20 feet	25 feet	Greater than 10 acres in size.

INDUSTRIAL USES:MULTIPLE BUSINESSES IN SINGLE OR MULTIPLE BUIDINGS IN AN INDUSTRIAL CENTER						
Sign Schedule	Type	Maximum # Allowed	Maximum Size (Sq.Ft.)	Maximum Height	Setback	Supplemental Standards/ Regulations
Building Identification	Monument	1 per street or parking lot frontage per building	8 feet	6 feet	10 feet	Intended to provide address or unit number ranges, or a unique building name to assist residents and visitors to find a particular unit
	Wall	1 per street or parking lot frontage per building	8 feet	Located in signable area of wall with maximum of 20 feet for multi-story buildings	Same as building	Intended to provide address or unit number ranges, or a unique building name to assist residents and visitors to find a particular unit.
Project Directory	Monument	1 per major street entrance	< 4 acres = 20 s.f. > 4 acres = 50 s.f.	6 feet	25 feet	No product or business advertising may be placed on the sign
Project Identification (less than 2 acres in size)	Monument	1	32 s.f./side	6 feet	10 feet	Minimum of 20% of sign area must be used to identify the name of the development
Project Identification (2 to 10 acres in size)	Monument	1	60 s.f./side	8 feet	10 feet	Minimum of 20% of sign area must be used to identify the name of the development
Project Identification (greater than 10 acres in size)	Monument	1 per street frontage, with a maximum of 2, with said signs to be identical in design	100 s.f./side	20 feet	25 feet	Minimum of 20% of sign area must be used to identify the name of the development

INDUSTRIAL USES:MULTIPLE BUSINESSES IN SINGLE OR MULTIPLE BUIDINGS IN AN INDUSTRIAL CENTER						
Sign Schedule	Type	Maximum # Allowed	Maximum Size (Sq.Ft.)	Maximum Height	Setback	Supplemental Standards/ Regulations
Tenant Identification	Wall	1 sign per street frontage not to exceed 2 frontages, or 3 frontages with an area not to exceed the total sign area permitted for 2 frontages	30 s.f. minimum or 1 square foot sign area for each linear foot of building or tenant frontage, not to exceed 100 s.f. in area except that signs composed of individual raised letters may contain 2 square feet of sign area for each lineal foot of building or tenant frontage, not to exceed 200 square feet in area	Located in signable area of wall	Same as building	1. Shall not apply to signs for individual tenants in buildings that are primarily multi-tenant office buildings. 2. Tenants that do not have a primary access to the exterior of the building are not permitted individual wall signs.

DIVISION 4: STANDARDS RELATED TO SIGN TYPES

Sec. 21-8400. Monument Signs

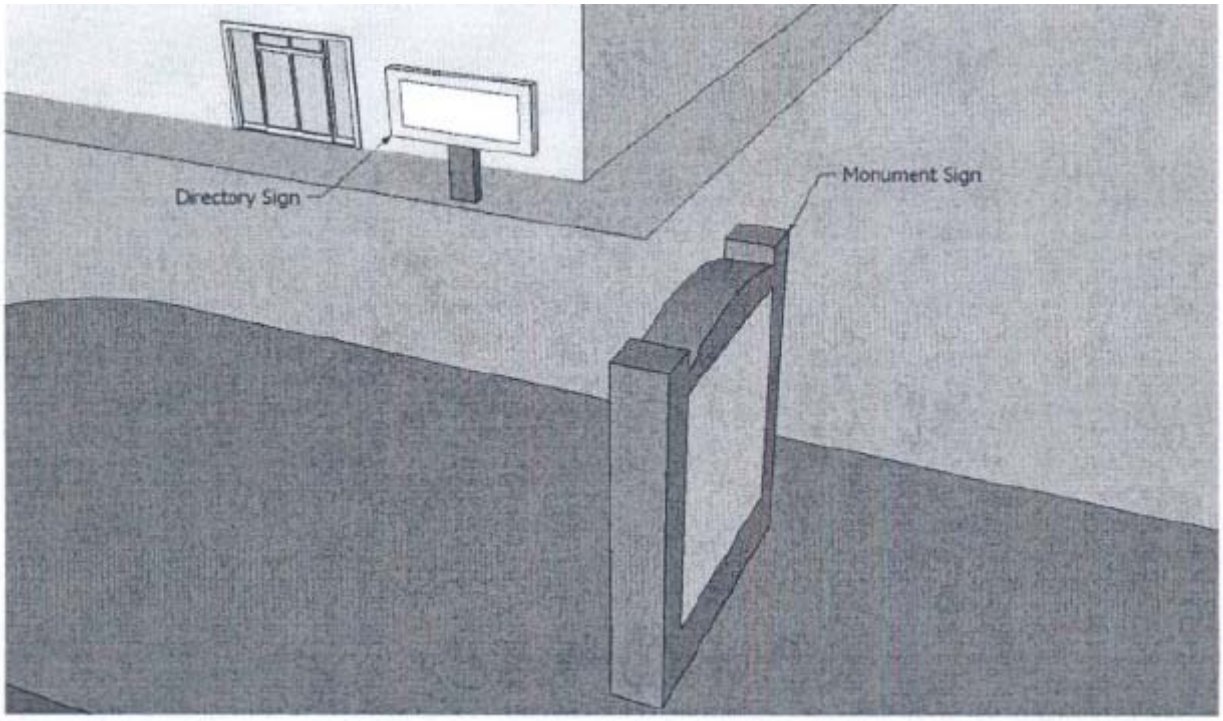
(1) **Illumination.** Monument signs may be illuminated.

(2) **Location.** For properties of ten acres or more, monument signs over 8 feet in height shall be placed no less than 175 feet from all residential district boundaries or residential development.

(3) **Supporting Structures.** Supporting structures must be solid construction at least two-thirds the dimension of the width and thickness of the sign it supports.

(4) **Landscaping.** To the maximum extent feasible, each sign should be located in a planted landscaped area, which is of a shape, design, and size that will provide a compatible setting for the sign. The planted landscaped area shall be maintained by the property owner and can be counted as part of the landscape area.

Figure VIII-2. Freestanding Sign Types



Sec. 21-8410. Wall Signs

(1) **Combinations.** Combinations of cabinet and letter signs shall not be permitted, except that a cabinet style logo not exceeding 9-square feet may be added to individual letter signs.

(2) **Blade or Projecting Signs**. Any sign which projects from a building shall not exceed 30-square feet in area. No sign shall project over public rights-of-way or more than 5 feet from the building wall.

(3) **Size Standards.**

(a) The total length of any individual sign shall not exceed 75 percent of the length of the frontage of the establishment, store front, or tenant space on which the sign is placed.

(b) The total allowable square footage of signage for an individual use containing over 20,000-square feet of gross floor area may be divided into a primary sign and not more than 2 secondary signs with each secondary sign not to exceed more than 60-square feet in area.

(4) **Illumination**. Illuminated signs are permitted.

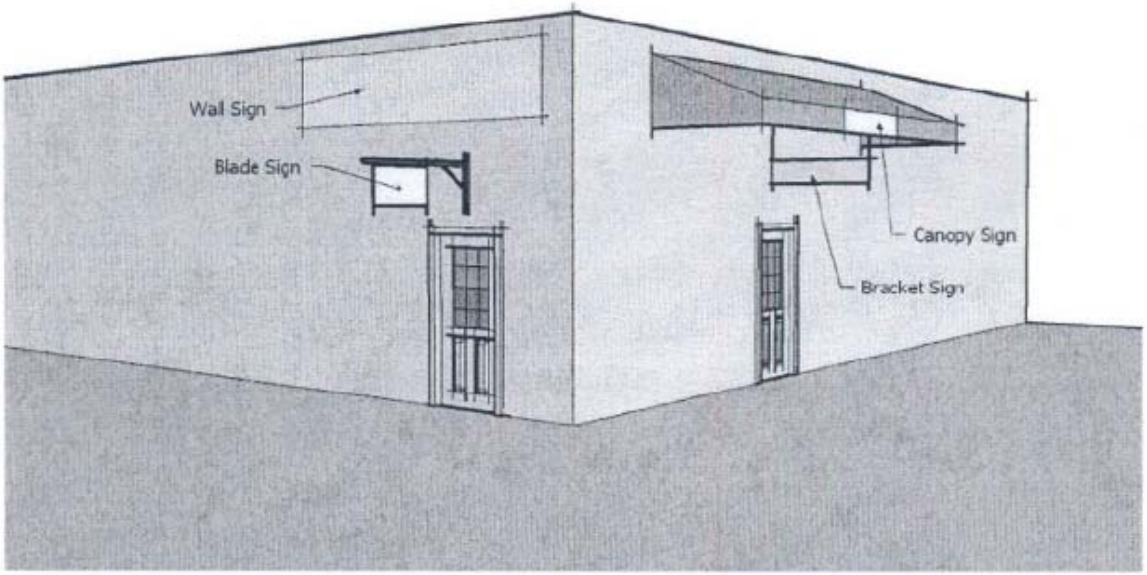
(5) **Location Standards**.

(a) For multi-tenant buildings, wall signs must be located on the portion of the building in which the business being advertised is located.

(b) Wall signs may not be located on the rear of buildings which abut a residential zone district or property.

(6) **Awnings and Canopies.** Signs on awnings and canopies shall count towards the wall signage area allowed in the sign schedule. Awnings and canopies may be backlit.

Figure VIII- 3. Permitted Building Sign Types



Sec. 21-8420. Informational Signs

Signs that give specific instructions to the public using a building or facility that comply with the following standards, shall be allowed.

(1) **Letters.** Sign letters shall not exceed 4 inches in height;

(2) **Size.** Signs shall not exceed 5-square feet in area;

(3) **Message.** Informational signs shall display only instructional information pertaining to the use of the site (such as, “Enter,” “Exit,” “Warning,” “Self Service,” “Drive-Thru,” “One-Way,” etc.);

(4) **Non-commercial.** No sign shall contain any word, symbol, or image identifying the owner, tenant, or use of the building or facility;

(5) **Height and Location.** Signs shall not exceed four feet in height and shall be setback at least ten feet from the property line; and

(6) **Number.** No more than six informational signs shall be permitted on any property.

Sec. 21-8430. Changeable Copy Signs

(1) **Types.** The copy of the following signs may be changed without obtaining a new sign permit, as long as such signs comply with the standards contained in this section. The copy of signs not listed in this section shall not be changed unless a new sign permit has been issued by the city.

(a) Identification signs. Up to 33 percent of any allowable building identification sign or center identification sign allowed in the sign schedule may have changeable copy.

(b) Theater marquees. One changeable copy theater or movie marquee sign identifying current productions and movies may be incorporated into, or may be substituted for, one building or center identification sign permitted by the sign schedule. The area of any marquee sign, including any changeable copy, shall be included in calculating the total area of the sign it is incorporated into or replaces, and shall not increase the permitted sign area of any such sign.

(c) Church signs. Any portion of a church sign permitted by the sign schedule may have changeable copy.

(d) Gasoline price signs. One changeable copy gasoline price sign listing only the types and prices of gasoline may be incorporated into each freestanding or wall sign permitted by the sign schedule (max. 1 per street frontage). The area of the changeable copy shall not exceed 8-square feet per side on any sign, and the area of changeable copy shall be included in calculating the total area of a sign it is incorporated into.

(e) Electronic reader boards and digital displays. An electronic reader board component of a sign shall be allowed as a use-by-right. A digital display sign shall be allowed with a use-by-permit only. The reader board or digital display component shall be no more than one-third of the total sign face or 30-square feet, whichever is less. The text on an electronic reader board or digital display may be changed no more frequently than one time per 30 seconds.

(f) Menu boards.

(i) Drive-through restaurants. Two changeable copy menu board signs are permitted for each drive-through restaurant, in addition to those signs listed in the sign schedule. Menu board signs may be free standing or wall mounted, one sign shall be no more than 30-square feet in area, while the

second menu board shall be no more than 16-square feet in area. All menu boards shall have a maximum height of 7 feet and shall be readable only to traffic on the adjacent drive-through lane.

(ii) Non drive-through restaurants. One changeable copy menu board wall sign indicating daily menu changes is permitted for each non-drive-through restaurant. Menu board signs shall be no more than three-square feet in area and must be placed no more than ten feet from the front entrance of the restaurant.

(2) **Standards.**

(a) Changeable copy shall not be nailed, pinned, glued, taped, or otherwise attached by obviously temporary means.

(b) No changeable copy sign or portion of a sign shall be constructed using face or screen materials such as expanded metal or other types of mesh; any type of corrugated plastic such as Filon, V3 or Styrene; or other types of materials that are commonly used for portable or homemade signs, unless the use of such materials for sign construction is permitted under any uniform code or ordinance adopted by the city.

(c) If any part of the changeable copy portion of a sign or the track type system or other method of attachment (1) is absent from the sign; (2) deteriorates so that it is no longer consistent with the style or materials used in the permanent portion of the sign; or (3) is altered in such a way that it no longer conforms to the approved plans and specifications, the sign shall be in violation of this land development code.

Sec. 21-8440. Permanent Window Signs

Permanent window signs shall be permitted in the C-1, C-2, C-3, MU-1, I-1, I-1S, I-2, and I-3 zoning districts, provided that such signs do not occupy more than 25 percent of the total window area of the establishment.

Sec. 21-8450. Temporary Signs

(1) **Permit Period.** Unless otherwise stated in this section, any permit for a temporary sign contained in this section shall be valid for a period of not more than 12-consecutive calendar months.

(2) **Residential Builder Signs.** Each builder in a subdivision or development may have one informational sign for each type of housing unit to be built

(e.g., single-family, townhouse, and condominium), provided that each sign:

(a) Is located at a major entrance to the subdivision;

(b) Only includes text indicating price of homes and directing visitors to the construction or sales site;

(c) Has a maximum area of no more than 100 square feet;

(d) Has a maximum height of 12 feet;

(e) Is located at least 25 feet from the public right-of-way; and

(f) Is not lighted.

Such sign may remain in place as long as there continues active initial sales of the type of housing shown on the sign.

(3) **Development Signs.** Except for single-family residential districts, each new development lot may have one sign that:

(a) Has a maximum sign area of 40-square feet;

(b) Has a maximum height of eight feet;

(c) Is located at least 25 feet from the public right-of-way;

(d) Contains text that is limited to announcing the future development of the lot; and

(e) Is not lighted.

Such sign may remain in place until the first certificate of occupancy is issued for a building on the lot.

(4) **Model Home Signs.** Each builder within a subdivision or development may have the following types of model home signs under the following conditions, and each such sign may remain until the model home is sold to a private buyer for use.

(a) Group signs. Each builder may have one freestanding or wall sign within each group of model homes that are constructed, provided that such sign:

(i) Is located on a model home lot;

(ii) Has a maximum area of 40-square feet;

(iii) Has a maximum height of eight feet;

(iv) Has a minimum setback of ten feet; and

(v) Is not lighted.

(b) Home sign. Each model home may have one freestanding or wall sign, provided that such sign:

(i) Is located on the same lot as the model home;

(ii) Has a maximum area of five-square feet;

(iii) Has a maximum height of six feet; and

(iv) Is not lighted.

(c) Multi-family signs. Each builder may have one freestanding or wall sign at the entrance to each multi-family building it constructs, provided that such sign:

(i) Is located on the same lot as the multi-family building;

(ii) Has a maximum area of five-square feet;

(iii) Has a maximum height of six feet; and

(iv) Is not lighted.

(d) Temporary Flags. Each builder in a subdivision may have a model home flag provided that:

(i) Each flagpole is located on a lot containing a model home or a temporary sales office;

(ii) No flag exceeds 50-square feet in area; and

(iii) No flagpole exceeds 50 feet in height;

(iv) Flag and flagpole may remain in place as long as active initial sales of the lots of that particular model home are occurring.

(5) **Air-Filled Devices.** FAA licensed hot-air balloons and air-filled facsimiles, and other special non-lighted advertising devices that meet the definition of sign in article XI (Measurements and Definitions) of this land development code, shall be permitted under the following conditions:

(a) The device may not be used for more than 2 periods of not more than 7 consecutive days each (a total of 14 days) in any calendar month; and

(b) The device must be tethered so that it does not flutter in the wind and must not be more than ten feet above the highest point of the roof measured to the lowest point of the device.

(6) **Banners**. With the exception of division 2 (Signs Allowed Without a Permit), banners shall be subject to the following standards:

(a) General standards. The following standards apply to all banners requiring a sign permit:

(i) Banners shall be attached flat against a building.

(ii) No banner shall project above the roofline of the building to which it is attached.

(iii) All banners shall be removed at the expiration of the applicable permit period.

(b) Standards for single-tenant buildings. In addition to the standards contained in subparagraph (a) of this paragraph 6, the following standards apply to single-tenant buildings.

(i) No banner shall exceed 40-square feet in area.

(ii) No more than two banners (including any banner permitted pursuant to division 2 of this article) shall be permitted on any lot.

(iii) Banners shall not be displayed in excess of 30 consecutive days or 60 days in any 1-year period for any particular business.

(c) Standards for multi-tenant buildings. In addition to the standards contained in subparagraph (a) of this paragraph 6, the following standards shall apply to multi-tenant building.

(i) No more than one banner shall be suspended from any individual tenant space building wall.

(ii) Banners shall be suspended from the building in which the business, organization, or individual is located to which the banner refers.

(iii) No banner shall exceed 20-square feet in area.

(iv) Banners shall not be displayed in excess of 90 days in any calendar year.

(d) No banner shall exceed 40-square feet.

(e) No banner shall project above the roofline of the building to which it is attached.

(f) No more than two banners shall be permitted on any lot.

(g) Banners shall not be displayed in excess of 30-consecutive days or 60 days in any 1-year period for any particular business.

(h) All banners shall be removed at the expiration of the permit period.

(7) **A-Frame/Sandwich Board Signs.** A-frame or sandwich board signs are permitted, subject to the following regulations:

(a) Only one movable sign is permitted per business;

(b) Signs shall be placed only on the property of the business displaying such sign;

(c) Sign shall be removed at the end of the business day;

(d) Signs shall not exceed six square feet in size per face, and shall not exceed four feet in height;

(e) All signs that are unsafe for pedestrians or motorists may be removed, including signs located in driveways, parking lots, rights-of-way, and public sidewalks;

(f) A temporary sign permit can be issued for a maximum of six months;

(g) Sign must be constructed of materials that present a finished appearance. Rough-cut plywood is not allowed. The sign lettering shall be professionally painted or applied; a “yard sales” or “graffiti” look with hand-painted or paint-stenciled letters shall not be allowed;

(h) Signs shall not be illuminated, nor shall they contain moving parts or have attached to them any balloons, streamers, pennants, or similar adornment. Attaching signs to structures, poles, objects, other signs, etc., by means of chains, cords, rope, wire, cable, etc., is prohibited; and

(i) Signs placed in violation of this section will result in immediate removal of the sign, and the business’s temporary sign permit privileges will be denied for the remainder of that year.

Paragraph (6) amended by Ord. 1785, June 2010

DIVISION 5: SIGN STANDARDS RELATED TO SPECIFIC USES

Sec. 21-8500. Fuel Sales With or Without Convenience Stores

All signs located on a lot with fuel sales, whether or not accompanied by a convenience store, shall comply with provisions of this section.

(1) **Price Sign.** The fuel price sign shall be integrated into a monument sign that identifies the business. The fuel price sign also may be allowed on the canopy.

(2) **Number.** Only one fuel price sign shall be allowed per improved street frontage.

(3) **Height.** Fuel price signs shall not exceed 8 feet in height, shall have a monument style base, and shall not exceed 32-square feet in sign area per face.

(4) **Canopy Signs.** Canopy signs shall be located on the canopy fascia and shall be limited to one corporate or business logo of the principal use on each side of the canopy that is visible from a public or private street. Such logos shall have a vertical dimension no greater than 75 percent of the vertical dimension of the canopy fascia and shall be no greater than 12-square feet in sign area per logo.

(a) The permitted sign area shall be measured by applying the sign schedule ratio to the length of the canopy frontage, rather than the primary structure frontage, and

(b) No more than one wall sign, whether located on the primary structure or canopy, shall face in any given direction (i.e., there shall not be a wall sign and a canopy sign facing the same direction).

Sec. 21-8510. Business Centers

Monument signs identifying retail, business centers, or office/industrial/technical parks or centers shall contain the name, address, and logo or trademarks of the office park or center. Such signs may include the name of not more than 12 of the tenants therein, with said names to be integrated into the overall design of the sign with the name of the center utilizing at least 20 percent of the sign area. Minimum letter height for tenant names shall be eight inches for signs up to 32-square feet, 10 inches for signs up to 60-square feet, and 12 inches for signs up to 100-square feet in size.

Sec. 21-8520. Subdivisions

Residential subdivisions shall be allowed up to two signs, which may be illuminated, per entrance provided that the applicant can demonstrate that adequate provisions are in place to ensure proper maintenance of the sign(s) and associated landscaping by the homeowner association and that such signs:

(1) Include only the name of the subdivision or development;

(2) Are located at the principal street entrance(s) to the subdivision, as determined by the city;

(3) Are not located within 5 feet of a sidewalk or curb;

(4) Have a maximum sign area of 50-squre feet each;

(5) Have a maximum height of 6 feet; and

(6) Are constructed of masonry or other substantial materials.

(7) Other types of decorative/architectural features that are higher than six feet may be allowed, provided they are not classified as a sign.

DIVISION 6: MISCELLANEOUS PROVISIONS

Sec. 21-8600. Prohibited Signs

The following types of signs, except for signs within buildings, are prohibited in all zoning districts. No exceptions shall be allowed and no variances may be granted.

(1) Any sign that is misleading or fraudulent.

(2) Any moving sign, including pennants, shark fins, and streamers, other than one explicitly permitted by this land development code.

(3) Any sign displaying flashing or intermittent lights, or lights of varying intensity, except those portions of an electronic changeable copy sign with intermittent lights due to the change of copy.

(4) Any sign with direct or indirect lighting that causes direct glare into or upon any lot or tract with a residential use that is adjacent to the lot or tract where the sign is located.

(5) Any sign that is an imitation of any official government protective or warning sign, including stop signs using the words stop or danger to imply a need or requirement to stop or a caution for the existence of danger, and including signs that are copies of, or that are likely to be confused with, any official government protective or warning sign.

(6) Except as specifically provided otherwise in this code, any sign that obstructs any window, door, fire escape, stairway, ladder, or opening intended to provide light, air, ventilation, ingress, or egress for any building as required by law.

(7) Any sign not permanently affixed to a permanent, rigid structure, unless explicitly authorized by this code.

(8) Any fabric sign, other than an awning sign, in any zone district.

(9) Any portable sign or similar objects/signs are prohibited, except as authorized by this land development code or other ordinances of the city and then only accordance with the provisions thereof.

(10) Any balloons, inflatable devices, or similar types of objects, unless specifically authorized in this article.

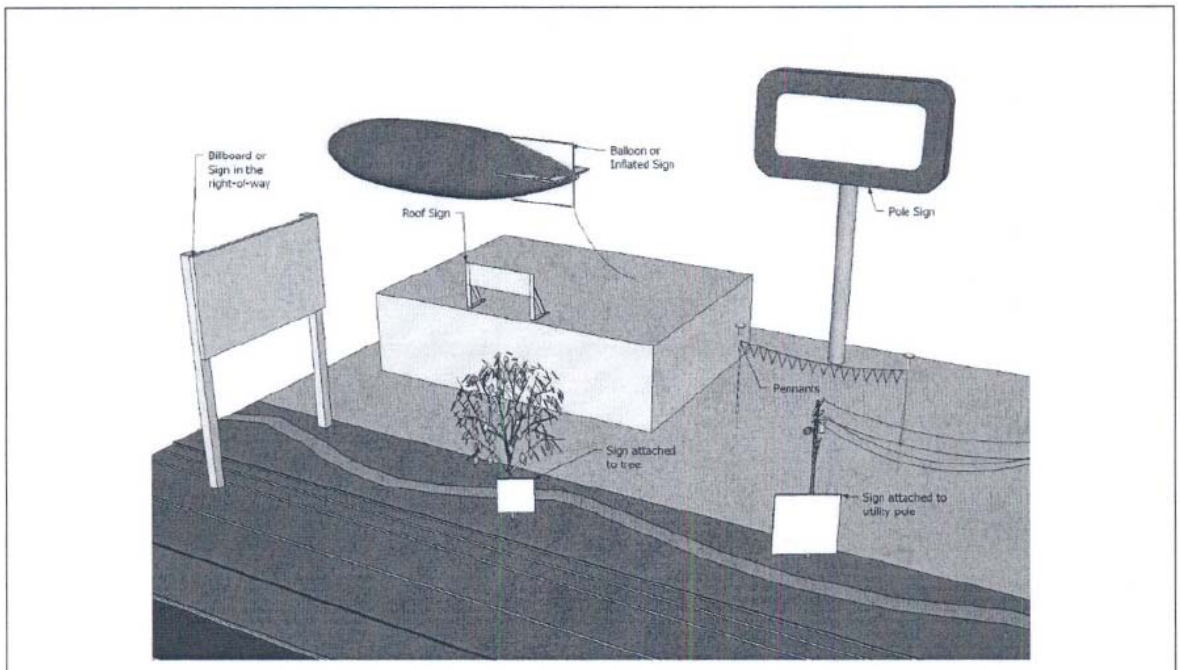
(11) Search lights.

(12) Except as specifically authorized by this land development code, signs attached to vehicles or movable storage containers that are parked or stored on property as a mechanism for displaying the message in the sign.

(13) No person may, for the purpose of increasing or enhancing the visibility of any sign, damage, destroy, or remove any trees or shrubs located within the right-of-way, unless the work is done pursuant to written authorization of the city or unless the removal of landscaping has been provided in compliance with the other sections of this land development code.

(14) Wheeled advertising devices, except for permanent signs on licensed, operable vehicles used daily for service and/or delivery purposes.

Figure VIII-4. Example Types of Prohibited Signs



Note: Not all prohibited signs are shown.

Sec. 21-8610. Architectural Features

Architectural features that are integral to the design of a building or provide an artistic accent shall be exempt from sign regulations if they:

(1) Do not identify or advertise a business, business activity, or product that is available for sale on the premises;

(2) Do not consist of a company name, symbol, or trademark designed to be readily identifiable as a logo; and

(3) Comply with building height limits and setback requirements applicable to the property on which they are located.

Sec. 21-8620. Murals

Murals that do not convey a commercial message and do not occupy more than ten percent of any wall, roof, or accessory structure shall be exempt from the standards contained in this sign code. Any mural that conveys a commercial message or occupies more than ten percent of any wall, roof, or accessory structure shall be allowed only upon the issuance of a permit.

A mural may be located on the same building face as a wall sign, provided they are graphically incorporated into each other.

Sec. 21-8630. Special Signs

The following special signs may be allowed by permit:

(1) Super wall graphics that occupy more than ten percent of a wall or roof structure or an accessory building;

(2) Architectural sculpture;

(3) Nostalgic or period signs (such as barber poles); and

(4) Special district and historical district signs.

Sec. 21-8640. Non-Conforming Signs

Signs that were legally established but which no longer comply with the provisions of this chapter are nonconforming and are governed by the provisions of section 21-5510 (Non Conforming Structures).

Sec. 21-8650. Flexible Sign Plans (Administrative Variance)

In some instances, a cohesive sign plan for multiple signs on a property may not meet all of the standards established in this sign code, but still accomplishes the purposes of the land development code. In such cases, the developer may file a written application requesting a flexible sign plan. A flexible sign plan allows the director to approve the variations outlined in paragraph (1) of this section, if such variances are deemed appropriate.

(1) **Deviations Allowed.**

(a) Sign area. The sign area for individual signs may be increased up to 20 percent.

(b) Height. The height of individual signs may be increased by not more than 20 percent.

(c) Setback. The setback or separation between freestanding signs may be reduced by no more than 20 percent.

(d) Number and Location. The director may vary the maximum number of wall signs allowed or the approved wall areas for purposes of sign location, provided the maximum sign area for all wall signs shall not exceed the total area for all wall signs allowed for a single-use or multiple-use building development, as applicable.

(2) **Application.** The applicant must submit a written request for a flexible sign plan. The request should be submitted in conjunction with a development application, whenever possible. However, it may be

submitted as a separate application. The request shall include the following information, unless waived by the director:

(a) Sign style, type, location, size (area), and height of all signs;

(b) Materials and colors for signs, raceways, cabinets, bases, etc.; and

(c) Sign illumination devices.

(3) **Review.** The director shall review the sign plan. If he finds that the flexible sign plan complies with the purposes of this sign code, and the approval criteria contained in paragraph (4) of this section, the flexible sign plan may be approved.

(4) **Approval Criteria.** Only flexible sign plans that meet the criteria outlined in this paragraph may be approved.

(a) The development meets all other applicable city regulations, including but not limited to required parking, landscaping, and setback standards;

(b) The plan complies with all applicable provisions of this sign code, except those that may be varied by this section;

(c) The plan is consistent with the purposes of this sign code and will not adversely impact surrounding properties or neighborhoods;

(d) The plan is a creative alternative design and the sign colors, materials, design, size, height, illumination, and number of signs are compatible with the principal buildings or structures on site; and

(e) The proposed sign(s) will not negatively affect the visual character of the area, cause future variance requests, or contribute to degradation of the visual environment through sign proliferation.

(5) **Conditions on Approval**. Upon approval of a flexible sign plan, the director may impose any conditions he deems reasonably necessary to ensure continued compliance with the approval criteria.

(6) **Lapse Upon Redevelopment.** Flexible sign plans shall automatically lapse upon redevelopment of the property, unless the scope of redevelopment is limited and the director agrees that the flexible sign plan can remain in effect.

Sec. 21-8660. Variances

(1) **Approval Criteria.** Variances may be granted by the board of adjustment if determined that the approval criteria contained in section 21-3222 (Variances) has been met or that:

(a) The sign has specific and historical value; or

(b) The sign has specific and unique architectural features.

(2) **Prior Variances.** Any sign variance issued prior to the effective date of this land development code shall be valid only with respect to the specific business entity for which it was granted with no right of assignment and shall cease to exist upon the demise, termination, or cessation of the activity of that business entity.