
Article 1308
Sign Regulations

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1308.01 PURPOSE

The purpose of this Article is to protect the safety and orderly development of the community through the regulation of signs and sign structures.

1308.02 DEFINITIONS

The specific terms set forth in Article 1302.02 shall be applicable to this Article, except the following words and phrases shall have the meaning given in this Article, for the purposes of this Article and as used elsewhere in this Ordinance:

ABANDONED SIGN. A sign structure that has ceased to be used, and the owner intends no longer to use, for the display of sign copy, or as otherwise defined by state law.

ANIMATED SIGN. A sign employing actual motion or the illusion of motion. Animated signs, which are differentiated from changeable signs as defined and regulated by this Article, include the following types:

- (a) **Electrically activated.** Animated signs producing the illusion of movement by means of electronic, electrical or electro-mechanical input and/or illumination capable of simulating movement through employment of the characteristics of one or both of the classifications noted below:
 - (1) **Flashing.** Animated signs or animated portions of signs whose illumination is characterized by a repetitive cycle in which the period of illumination is either the same as or less than the period of nonillumination. For the purposes of this Article, flashing will not be defined as occurring if the cyclical period between on-off phases of illumination exceeds four (4) seconds.
 - (2) **Patterned illusionary movement.** Animated signs or animated portions of signs whose illumination is characterized by simulated movement through alternate or sequential activation of various illuminated elements for the purpose of producing repetitive light patterns designed to appear in some form of constant motion.

- (b) **Environmentally activated.** Animated signs or devices motivated by wind, thermal changes or other natural environmental input. Includes spinners, pinwheels, pennant strings, and/or other devices or displays that respond to naturally occurring external motivation.
- (c) **Mechanically activated.** Animated signs characterized by repetitive motion and/or rotation activated by a mechanical system powered by electric motors or other mechanically induced means.

ARCHITECTURAL PROJECTION. Any projection that is not intended for occupancy and that extends beyond the face of an exterior wall of a building, but that does not include signs as defined herein. See also “Awning”; “Backlit awning”; and “Canopy, attached and freestanding.”

AWNING. An architectural projection or shelter projecting from and supported by the exterior wall of a building and composed of a covering of rigid or nonrigid materials and/or fabric on a supporting framework that may be either permanent or retractable, including such structures that are internally illuminated by fluorescent or other light sources.

AWNING SIGN. A sign displayed on or attached flat against the surface or surfaces of an awning. See also “Wall or fascia sign.”

BACKLIT AWNING. An awning with a translucent covering material and a source of illumination contained within its framework.

BANNER. A flexible substrate on which copy or graphics may be displayed.

BANNER SIGN. A sign utilizing a banner as its display surface.

BILLBOARD. See “Off-premise sign” and “Outdoor advertising sign.”

BUILDING ELEVATION. The entire side of a building, from ground level to the roofline, as viewed perpendicular to the walls on that side of the building.

CANOPY, ATTACHED. A multi-sided overhead structure or architectural projection supported by attachments to a building on one or more sides and either cantilevered from such building or also supported by columns at additional points. The surface(s) and/or soffit of an attached canopy may be illuminated by means of internal or external sources of light. See also “Marquee.”

CANOPY, FREE-STANDING. A multi-sided overhead structure supported by columns, but not enclosed by walls. The surface(s) and or soffit of a free-standing canopy may be illuminated by means of internal or external sources of light.

CANOPY SIGN. A sign affixed to the visible surface(s) of an attached or free-standing canopy. For reference, see Section 1308.03.

CHANGEABLE SIGN. A sign with the capability of content change by means of manual or remote input, including signs which are:

- (a) **Electrically activated.** A changeable sign whose message copy or content can be changed by means of remote electrically energized on-off switching combinations of alphabetic or pictographic components arranged on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices; or it may be from an external light source designed to reflect off the changeable component display. See also “Electronic message sign or center.”
- (b) **Manually activated.** Changeable sign whose message copy or content can be changed manually.

COMBINATION SIGN. A sign that is supported partly by a pole and partly by a building structure.

COMMUNITY SIGN. Temporary, on- or off-premises signs, generally made of a woven material or durable synthetic materials primarily attached to or hung from light poles or on buildings. These signs are solely of a decorative, festive and/or informative nature announcing activities, promotions or events with seasonal or traditional themes having broad community interest, and which are sponsored or supported by a jurisdiction-based nonprofit organization.

COPY. Those letters, numerals, figures, symbols, logos and graphic elements comprising the content or message of a sign, excluding numerals identifying a street address only.

DEVELOPMENT COMPLEX SIGN. A free-standing sign identifying a multiple-occupancy development, such as a shopping center or planned industrial park, which is controlled by a single owner or landlord, approved in accordance with this Ordinance.

DIRECTIONAL SIGN. Any sign that is designed and erected for the purpose of providing direction and/or orientation for pedestrian or vehicular traffic. Directional signs shall include, without limitation, signs indicating no trespassing, signs indicating the private nature of a road, driveway, or premises, and signs controlling fishing or hunting.

DOUBLE-FACED SIGN. A sign with two faces, back to back.

ELECTRIC SIGN. Any sign activated or illuminated by means of electrical energy.

ELECTRONIC MESSAGE SIGN OR CENTER. An electrically activated changeable sign whose variable message capability can be electronically programmed.

EXTERIOR SIGN. Any sign placed outside a building.

FASCIA SIGN. See “Wall or fascia sign.”

FLASHING SIGN. See “Animated sign, electrically activated.”

FREE-STANDING SIGN. A sign principally supported by a structure affixed to the ground, and not supported by a building, including signs supported by one or more columns, poles or braces placed in or upon the ground. For visual reference, see Section 1308.03.

FRONTAGE, BUILDING. The length of an exterior building wall or structure of a single premises orientated to the public way or other properties that it faces.

FRONTAGE, PROPERTY. The length of the property line(s) of any single premises along either a public way or other properties on which it borders.

GROUND SIGN. See “Free-standing sign.”

ILLUMINATED SIGN. A sign characterized by the use of artificial light, either projecting through its surface(s) (internally illuminated); or reflecting off its surface(s) (externally illuminated).

INTERIOR SIGN. Any sign placed within a building, but not including “window signs” as defined by this Ordinance. Interior signs, with the exception of window signs as defined, are not regulated by this Article.

MANSARD. An inclined decorative roof-like projection that is attached to an exterior building facade.

MARQUEE. See “Canopy (attached).”

MARQUEE SIGN. See “Canopy sign.”

MENU BOARD. A free-standing sign orientated to the drive through lane for a restaurant that advertises the menu items available from the drive through window, and which has no more than twenty (20) percent of the total area for such a sign utilized for business identification.

MULTIPLE-FACED SIGN. A sign containing three or more faces.

OFF-PREMISE SIGN. See “Outdoor advertising sign.”

ON-PREMISE SIGN. A sign erected, maintained or used in the outdoor environment for the purpose of the display of messages appurtenant to the use of, products sold on, or the sale or lease of, the property on which it is displayed.

OUTDOOR ADVERTISING SIGN. A permanent sign erected, maintained or used in the outdoor environment for the purpose of the display of commercial or noncommercial messages not appurtenant to the use of, products sold on, or the sale or lease of, the property on which it is displayed.

PARAPET. The extension of a building facade above the line of the structural roof.

POLE SIGN. See “Free-standing sign.”

POLITICAL SIGN. A temporary sign intended to advance a political statement, cause or candidate for office. A legally permitted outdoor advertising sign shall not be considered to be a political sign.

PORTABLE SIGN. Any sign not permanently attached to the ground or to a building or building surface. Portable signs shall include sandwich-board style signs that are designed to fold at a hinge and to stand in a triangular shape on a sidewalk or a right-of-way.

PROJECTING SIGN. A sign other than a wall sign that is attached to or projects more than eighteen (18) inches (457 mm) from a building face or wall or from a structure whose primary purpose is other than the support of a sign. For visual reference, see Section 1308.03.

REAL ESTATE SIGN. A temporary sign advertising the sale, lease or rental of the property or premises upon which it is located.

REVOLVING SIGN. A sign that revolves three hundred sixty (360) degrees (6.28 rad) about an axis. See also “Animated sign, mechanically activated.”

ROOF LINE. The top edge of a peaked roof or, in the case of an extended facade or parapet, the uppermost point of said facade or parapet.

ROOF SIGN. A sign mounted on, and supported by, the main roof portion of a building, or above the uppermost edge of a parapet wall of a building and which is wholly or partially supported by such a building. Signs mounted on mansard facades, pent eaves and architectural projections such as canopies or marquees shall not be considered to be roof signs. For a visual reference, and a comparison of differences between roof and fascia signs, see Section 1308.03.

SIGN. Any device visible from a public place that displays either commercial or noncommercial messages by means of graphic presentation of alphabetic or pictorial symbols or representations, including the sign structure, supports, lighting system and any attachments, ornaments, or other features used to draw the attention of observers. Noncommercial flags or any flags displayed from flagpoles or staffs will not be considered to be signs.

SIGN AREA. The area of the smallest geometric figure, or the sum of the combination of regular geometric figures, which comprise the sign face. The area of any double-sided or “V” shaped sign shall be the area of the largest single face only. The area of a sphere shall be computed as the area of a circle. The area of all other multiple-sided signs shall be computed as fifty (50) percent of the sum of the area of all faces of the sign.

SIGN COPY. Those letters, numerals, figures, symbols, logos and graphic elements comprising the content or message of a sign, exclusive of numerals identifying a street address only.

SIGN FACE. The surface upon, against or through which the sign copy is displayed or illustrated, not including structural supports, architectural features of a building or sign structure, nonstructural or decorative trim, or any areas that are separated from the background surface upon which the sign copy is displayed by a distinct delineation, such as a reveal or border. See Section 1308.03.

- (a) In the case of panel or cabinet type signs, the sign face shall include the entire area of the sign panel, cabinet or face substrate upon which the sign copy is displayed or illustrated, but not open space between separate panels or cabinets.
- (b) In the case of sign structures with routed areas of sign copy, the sign face shall include the entire area of the surface that is routed, except where interrupted by a reveal, border, or a contrasting surface or color.
- (c) In the case of signs painted on a building, or individual letters or graphic elements affixed to a building or structure, the sign face shall comprise the sum of the geometric figures or combination of regular geometric figures drawn closest to the edge of the letters or separate graphic elements comprising the sign copy, but not the open space between separate groupings of sign copy on the same building or structure.
- (d) In the case of sign copy enclosed within a painted or illuminated border, or displayed on a background contrasting in color with the color of the building or structure, the sign face shall comprise the area within the contrasting background, or within the painted or illuminated border.

SIGN STRUCTURE. Any structure supporting a sign.

TEMPORARY SIGN. A sign intended to display either commercial or noncommercial messages of a transitory or temporary nature. Portable signs or any sign not permanently embedded in the ground, or not permanently affixed to a building or sign structure that is permanently embedded in the ground, are considered temporary signs.

UNDER CANOPY SIGN OR UNDER MARQUEE SIGN. A sign attached to the underside of a canopy or marquee.

V SIGN. Signs containing two faces of approximately equal size, erected upon common or separate structures, positioned in a "V" shape with an interior angle between faces of not more than ninety (90) (1.57 rad) degrees with the distance between the sign faces not exceeding five (5) feet at their closest point.

WALL OR FASCIA SIGN. A sign that is in any manner affixed to any exterior wall of a building or structure and that projects not more than eighteen (18) inches (457 mm) from the building or structure wall, including signs affixed to architectural projections from a building provided the copy area of such signs remains on a parallel plane to the face of the building facade or to the face or faces of the architectural projection to which it is affixed. For a visual reference and a comparison of differences between wall or fascia signs and roof signs, see Section 1308.03.

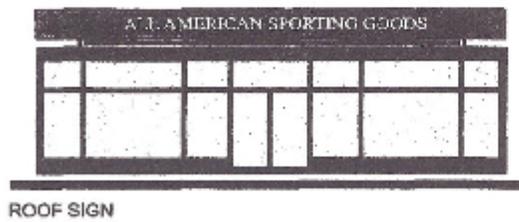
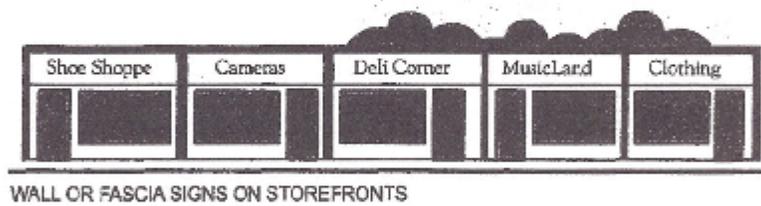
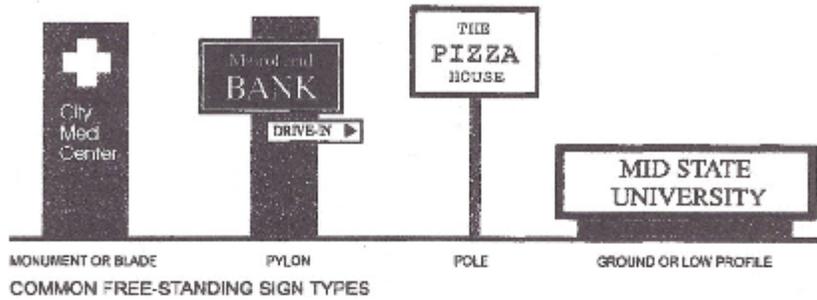
WINDOW SIGN. A sign affixed to the surface of a window with its message intended to be visible to and readable from the public way or from adjacent property. Window signs shall include signs displayed in a window in such a manner that the message is visible to and readable from the public way or from adjacent property.

1308.03 GENERAL SIGN TYPES

Sign types and the computation of sign area shall be as depicted in Figures 1308.03(1) through 1308.03(4).

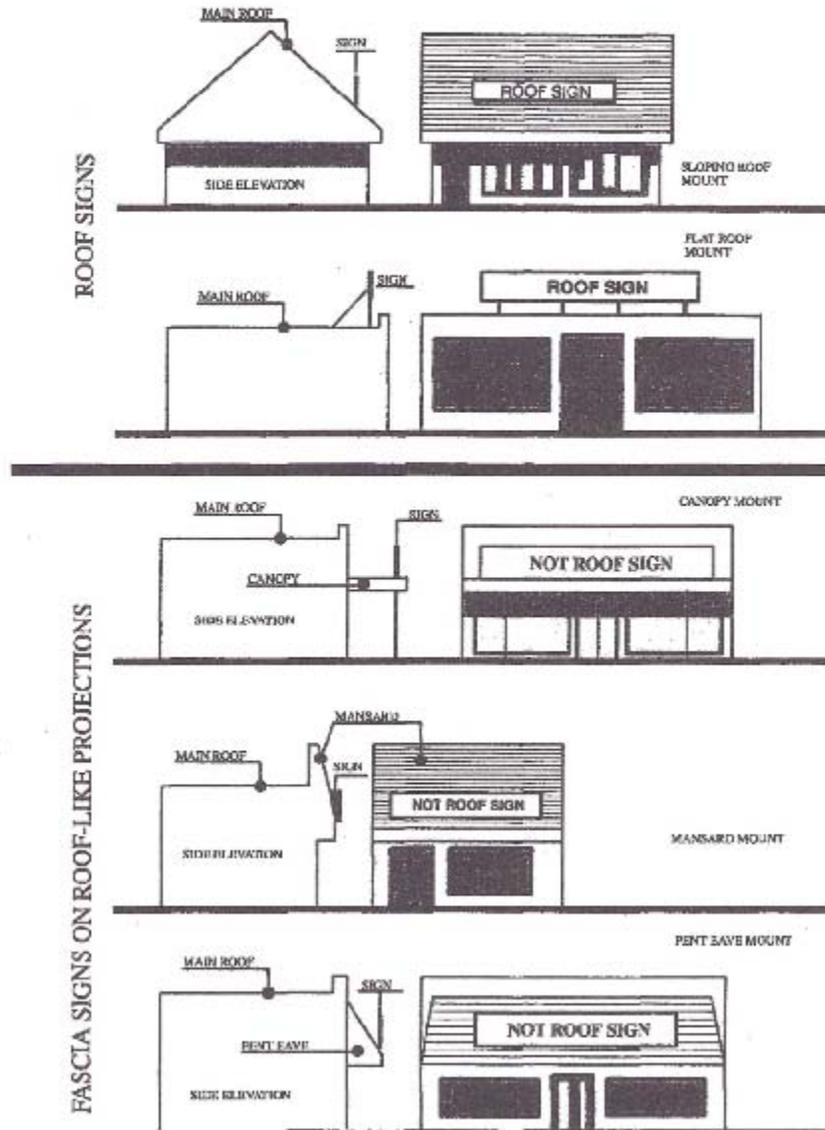
General Sign Types

Figure 1308.03(1)



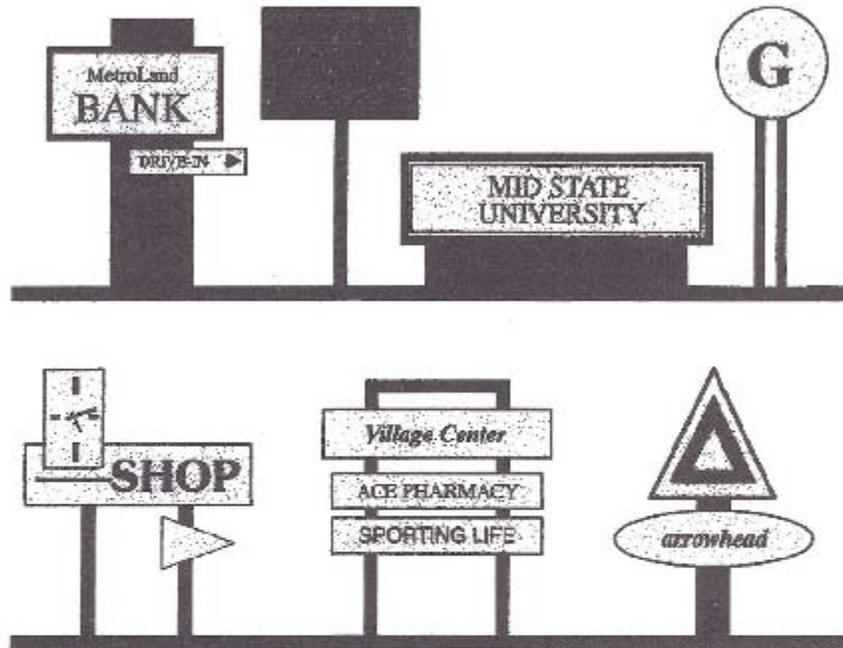
Comparison - Roof and Wall or Facia Signs

Figure 1308.03(2)

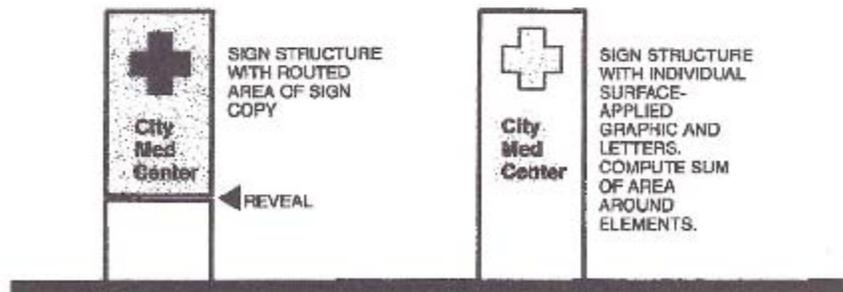


Sign Area - Computation Methodology

Figure 1308.03(3)



SIGN STRUCTURES



Notes: Sum of shaded areas only represents sign area. Sign constructed with panels or cabinets.

Sign Area - Computation Methodology

Figure 1308.03(4)



Notes: Sum of shaded areas only represents sign area for code compliance purposes. Examples of signs consisting of individual letters, elements or logos placed on building walls or structures.

1308.04 GENERAL PROVISIONS

- (a) Conformance to codes. Any sign hereafter erected shall conform to the provisions of this Ordinance and the provisions of the *International Building Code* and the provisions of any other ordinance or regulation within this jurisdiction.
- (b) Signs in rights-of-way. No sign other than an official traffic sign or similar sign shall be erected within two (2) feet of the lines of any street, or within any public way, unless specifically authorized by other ordinances or regulations of this jurisdiction or by specific authorization of the Zoning Officer.
- (c) Projections over public ways. Signs projecting over public walkways shall be permitted to do so only subject to the projection and clearance limits either defined herein or, if not so defined, at a minimum height of eight (8) feet from grade level to the bottom of the sign. Signs, architectural projections or sign structures projecting over vehicular access areas must conform to the minimum height clearance limitations imposed by the jurisdiction for such structures.
- (d) Traffic visibility. No sign or sign structure shall be erected at the intersection of any street in such a manner as to obstruct free and clear vision, nor at any location where by its position, shape or color it may interfere with or obstruct the view of or be confused with any authorized traffic sign, signal or device.
- (e) Computation of frontage. If a premises contains walls facing more than one (1) property line or encompasses property frontage bounded by more than one (1) street or encompasses other property usages, the sign area(s) for each building wall or property frontage will be computed separately for each building wall or property line facing a different frontage. The sign area(s) thus calculated shall be permitted to then be applied to permitted signs placed on each separate wall or property line frontage.
- (f) Animation and changeable messages. Animated signs, except as prohibited in Section 1308.06, are permitted in commercial and industrial zones only. Changeable signs, manually activated, are permitted for nonresidential uses in all zones. Changeable signs, electrically activated, are permitted in all nonresidential zones.

- (g) Maintenance, repair and removal. Every sign permitted by this ordinance shall be kept in good condition and repair. When any sign becomes insecure, in danger of falling or is otherwise deemed unsafe by the Zoning Officer, or if any sign shall be unlawfully installed, erected or maintained in violation of any of the provisions of this ordinance, the owner thereof or the person or firm using same shall, upon written notice by the Zoning Officer forthwith in the case of immediate danger, and in any case within not more than ten (10) days of the date of the notice, make such sign conform to the provisions of this ordinance, or shall remove it. If within ten (10) days of the date of the notice the order is not complied with, the Zoning Officer shall be permitted to remove or cause such sign to be removed at the expense of the owner and/or the user of the sign.
- (h) Obsolete sign copy. Any sign copy that no longer advertises or identifies a use conducted on the property on which said sign is erected must have the sign copy covered or removed within thirty (30) days after written notification from the Zoning Officer; and upon failure to comply with such notice, the Zoning Officer is hereby authorized to cause removal of such sign copy, and any expense incident thereto shall be paid by the owner of the building, structure or ground on which the sign is located.
- (i) Nonconforming signs. Any sign legally existing at the time of the passage of this ordinance that does not conform in use, location, height or size with the regulations of the zone in which such sign is located, shall be considered a legal nonconforming use or structure and shall be permitted to continue in such status until such time as it is either abandoned or removed by its owner, subject to the following limitations:
 - (1) Structural alterations, enlargement or re-erection are permissible only where such alterations will not increase the degree of nonconformity of the signs.
 - (2) Any legal nonconforming sign shall be removed or rebuilt without increasing the existing height or area if it is damaged, or removed if allowed to deteriorate to the extent that the cost of repair or restoration exceeds fifty (50%) percent of the replacement cost of the sign as determined by the Zoning Officer.
 - (3) Signs that comply with either Section 1308.04 (i)(1) or (i)(2) above shall require a permit.

1308.05 EXEMPT SIGNS

The following signs shall be exempt from the provisions of this Article. No sign shall be exempt from Section 1308.04.

- (a) Official notices authorized by a court, public body or public safety official.

- (b) Directional, warning, information or community signs authorized by federal, state or municipal officials.
- (c) Memorial plaques, building identification signs and building cornerstones when cut or carved into a masonry surface or when made of noncombustible material and made an integral part of the building or structure.
- (d) The flag of a government or noncommercial institution, such as a school.
- (e) Religious symbols and seasonal decorations within the appropriate public holiday season.
- (f) Works of fine art displayed in conjunction with a commercial enterprise where the enterprise does not receive direct commercial gain.
- (g) Street address signs and combination nameplate and street address signs that contain no advertising copy and which do not exceed six (6) square feet in area.

1308.06 PROHIBITED SIGNS

The following devices and locations shall be specifically prohibited:

- (a) Signs located in such a manner as to obstruct or otherwise interfere with an official traffic sign, signal or device, or obstruct or interfere with a driver's view of approaching, merging or intersecting traffic.
- (b) Except as provided for elsewhere in this Ordinance, signs encroaching upon or overhanging public right-of-way. No sign shall be attached to any utility pole, light standard, street tree or any other public facility located within the public right-of-way.
- (c) Signs which blink, flash or are animated by lighting in any fashion that would cause such signs to have the appearance of traffic safety signs and lights, or municipal vehicle warnings from a distance.
- (d) Searchlights, spotlights or any other rotating or oscillating light intended to draw attention to a commercial or noncommercial use.
- (e) Animated signs shall not be allowed in the Central Business District or Historic District. Changeable signs, whether electrically or manually activated, may be allowed in the Central Business District or Historic District so long as they are approved by the Zoning Officer, and a certificate of appropriateness is issued in compliance with the regulations of the Historic District Code when necessary.
- (f) Portable signs except as allowed for temporary signs.

- (g) Any sign attached to, or placed on, a vehicle or trailer parked on public or private property, except for signs meeting the following conditions:
 - (1) The primary purpose of such a vehicle or trailer is not the display of signs.
 - (2) The signs are magnetic, decals or painted upon an integral part of the vehicle or equipment as originally designed by the manufacturer, and do not break the silhouette of the vehicle.
 - (3) The vehicle or trailer is in operating condition, currently registered and licensed to operate on public streets when applicable, and actively used or available for use in the daily function of the business to which such signs relate.

Vehicles and trailers shall not be used primarily as static displays, advertising a product or service, nor utilized as storage, shelter or distribution points for commercial products or services for the general public.

- (h) Balloons, streamers or pinwheels located outside all nonresidential uses, except those temporarily displayed as part of a special sale, promotion or community event. For the purposes of this subsection:
 - (1) Prohibited balloons, streamers and pinwheels include those with and without lettering or symbols displaying a commercial or noncommercial message.
 - (2) "Temporarily" means no more than sixty (60) days in any calendar year, and no more than thirty (30) days consecutive at any one (1) period of time.

1308.07 PERMITS

(a) Building/Zoning Permits required. Unless specifically exempted, a Building/Zoning permit must be obtained from the Zoning Officer for the erection and maintenance of all signs within the City and in accordance with this Ordinance and other ordinances of the City. Exemptions from the necessity of securing a permit, however, shall not be construed to relieve the owner of the sign from responsibility for its erection and maintenance in a safe manner and in a manner in accordance with all the other provisions of this Ordinance. Application for a Building/Zoning Permit shall be made in writing to the Zoning Officer in accordance with Section 1309.03 of this Ordinance, and shall contain all information necessary for the Zoning Officer to determine whether the proposed sign, or the proposed alterations, conform to all the requirements of this Ordinance. All applications for sign permits shall be accompanied by plans or diagrams in duplicate, showing the following:

- (1) Exact dimensions of the lot or building upon which the sign is proposed to be erected;

- (2) The exact size, dimensions and location of the sign on the lot or building;
 - (3) The sign copy and colors, including the size and typeface of the sign copy; and
 - (4) Any other lawful information which may be required by the Zoning Officer.
- (b) Construction documents. Before any Building/Zoning Permit is granted for the erection of a sign, or sign structure requiring such permit, construction documents shall be filed with the Zoning Officer showing the dimensions, materials and required details of construction, including loads, stresses, anchorage and any other pertinent data. The application shall be accompanied by the written consent of the owner or lessor of the premises upon which the sign is to be erected and by engineering calculations signed and sealed by a registered design professional where required by the *International Building Code*.
- (c) Changes to signs. No sign shall be structurally altered, enlarged or relocated except in conformity to the provisions herein, nor until a proper Building/Zoning Permit, if required, has been secured. The changing or maintenance of movable parts or components of an approved sign that is designed for such changes, or the changing of copy, business names, lettering, sign faces, colors, display and/or graphic matter, or the content of any sign shall not be deemed a structural alteration; however, such changes shall comply with any other ordinance or regulation within the City.
- (d) Permit fees. Permit fees to erect, alter or relocate a sign shall be in accordance with the fee schedule adopted by the City Council.

1308.08 SPECIFIC SIGN REQUIREMENTS

- (a) Identification signs. Identification signs shall be in accordance with Sections 1308.08(a)(1) through 1308.08(a)(3). For purposes of this Section, reference to commercial building or district shall include the Central Business District, unless otherwise specified.
- (1) Wall signs. Every single-family residence, multiple-family residential complex, commercial or industrial building, and every separate nonresidential building in a residential zone may display wall signs per street frontage subject to the limiting standards set forth in Table 1308.08(a)(1). For shopping centers, planned industrial parks or other multiple occupancy nonresidential buildings, the building face or wall shall be calculated separately for each separate occupancy, but in no event will the allowed area for any separate occupancy be less than sixty-two (62) square feet.

(2) Free-standing signs. In addition to any allowable wall signs, every single-family residential subdivision, multiple-family residential complex, commercial or industrial building, and every separate nonresidential building in a residential zone shall be permitted to display free-standing or combination signs per street frontage subject to the limiting standards set forth in Table 1308.08(a)(2).

(2) Directional signs. No more than two (2) directional signs shall be permitted per street entrance to any lot. There shall be no limit to the number of directional signs providing directional information interior to a lot. In residential zones, the maximum area for directional signs shall be four (4) square feet. For all other zones, the maximum area for any directional sign visible from adjacent property or rights-of-way shall be four (4) square feet. Not more than twenty-five (25%) percent of the area of any directional sign shall be permitted to be devoted to business identification or logo, which area shall not be assessed as identification sign area.

(3) TABLE 1308.08(a)(1) IDENTIFICATION SIGN STANDARDS - WALL SIGNS

<u>Land Use</u>	<u>Aggregate Area (Square Feet)</u>
Single-family residential	4
Multiple-family residential	32
Nonresidential in a residential zone	32
Commercial and industrial	See Table 1308.08(a)(1)(a)

TABLE 1308.08(a)(1)(a) SIGN AREA

<u>Distance of Sign from Road or Adjacent Commercial or Industrial Zone</u>	<u>Percentage of Building Elevation Permitted for Sign Area</u>
0 to 100 feet	40
101 to 300 feet	45
Over 301 feet	50

TABLE 1308.08(a)(2) IDENTIFICATION SIGN STANDARDS – FREE-STANDING SIGNS

<u>Land Use</u>	<u>Number of Signs</u>	<u>Height (feet)</u>	<u>Area (square feet)</u>	<u>Spacing</u>
Single Family Residential	1	3	10	1 per subdivision entrance
Multiple Family Residential	1	8	32	1 per driveway
Nonresidential in a Residential Zone	1	8	32	300 linear feet
Commercial and Industrial	1	40	50	150 linear feet

For subdivision or apartment identification signs placed on a decorative entry wall approved by the Zoning Officer, two (2) identification signs shall be permitted to be placed at each entrance to the subdivision or apartment complex, one on each side of the driveway or entry way.

For shopping centers or planned industrial parks, two (2) monument-style, free-standing signs not exceeding fifty (50%) percent each of the permitted height and area and spaced not closer than one hundred (100) feet to any other free-standing identification sign, shall be permitted to be allowed in lieu of any free-standing sign otherwise. permitted in Table 1308.08(a)(2).

- (b) Temporary signs. Temporary signs shall be in accordance with Sections 1308.08(b)(1) through 1308.08(b)(6). Except as otherwise specified, no temporary sign shall require a Building/Zoning Permit before it is displayed or erected. For purposes of this Section, reference to commercial building or district shall include the Central Business District, unless otherwise specified.
 - (1) Real estate signs. Real estate signs shall be permitted in all zoning districts, subject to the following limitations:
 - (a) Real estate signs located on a single residential lot shall be limited to one sign, not greater than three (3) feet in height and ten (10) square feet in area, and shall be limited to one (1) sign per street front.
 - (b) Real estate signs advertising the sale of lots located within a subdivision shall be limited to one sign per entrance to the subdivision, and each sign shall be no greater than thirty-two (32) square feet in area nor eight (8) feet in height. All signs permitted under this section shall be removed within ten (10) days after sale of the last original lot.
 - (c) Real estate signs advertising the sale or lease of space within commercial or industrial buildings shall be no greater than thirty-two (32) square feet in area nor eight (8) feet in height, and shall be limited to one (1) sign per street front.
 - (d) Real estate signs advertising the sale or lease of vacant commercial or industrial land shall be limited to one (1) sign per street front, and each sign shall be no greater than eight (8) feet in height, and thirty-two (32) square feet for property of ten (10) acres or less, or one hundred (100) square feet for property exceeding ten (10) acres.
 - (e) Real estate signs shall be removed not later than ten (10) days after execution of a lease agreement in the event of a lease, or the closing of the sale in the event of a purchase.
 - (f) Real estate signs shall be located on the lot for sale or lease. In the case of the sale or lease of space within commercial or industrial buildings, real estate signs shall be located on the lot or building for sale or lease.
 - (g) Directional signs for the sale or lease of real estate are not permitted in any zoning district.

- (2) Development and construction signs. Signs temporarily erected during construction to inform the public of the developer, contractors, architects, engineers, the nature of the project, or anticipated completion dates, shall be permitted in all zoning districts, subject to the following limitations:
 - (a) Such signs on a single residential lot shall be limited to one (1) sign, not greater than three (3) feet in height and ten (10) square feet in area.
 - (b) Such signs for a residential subdivision or multiple residential lots shall be limited to one (1) sign, at each entrance to the subdivision or on one of the lots to be built upon, and shall be no greater than eight (8) feet in height and thirty-two (32) square feet in area.
 - (c) Such signs for nonresidential uses in residential districts shall be limited to one (1) sign, and shall be no greater than three (3) feet in height and ten (10) square feet in area.
 - (d) Such signs for commercial or industrial projects shall be limited to one (1) sign per street front, not to exceed eight (8) feet in height and thirty-two (32) square feet in area.
 - (e) Development and construction signs may not be displayed until after the issuance of construction permits by the Zoning Officer, and must be removed not later than twenty-four (24) hours following issuance of a Certificate of Occupancy for any or all portions of the project.
- (3) Special promotion, event and grand opening signs. Signs temporarily displayed to advertise special promotions, events and grand openings shall be permitted for nonresidential uses in a residential district, and for all commercial and industrial districts subject to the following limitations:
 - (a) Such signs shall be limited to one (1) sign per street front.
 - (b) Such signs may be displayed for not more than thirty (30) consecutive days in any three-month period, and not more than sixty (60) days in any calendar year. The signs shall be erected no more than five (5) days prior to the event or grand opening, and shall be removed not more than three (3) days after the promotion, event or grand opening.

- (c) The total area of all such signs shall not exceed ten (10) square feet for any single family residential use, and thirty-two (32) square feet for any multiple-family residential, commercial or industrial use.
 - (d) Special event signs in public ways. Signs advertising a special community event may be allowed in or over public rights-of-way, subject to approval by the Zoning Officer as to the size, location and method of erection. The Zoning Officer may not approve any special event signage that would impair the safety and convenience of use of public rights-of-way, or obstruct traffic visibility.
- (4) Portable signs. Portable signs shall be permitted only on any property that contains a nonresidential use in a residential zone, but only where the nonresidential use is the primary use of the property, or in commercial and industrial zones. Home occupations shall not use portable signs. For portable signs in the Central Business District, see Section 1308.08(b)(5). Portable signs shall be subject to the following limitations:
- (a) No more than one (1) such sign may be displayed on any property, and shall not exceed a height of five (5) feet nor an area of thirty-two (32) square feet.
 - (b) Such signs may be displayed for not more than thirty (30) consecutive days in any three-month period, and not more than sixty (60) days in any calendar year.
 - (c) Any electrical portable signs shall comply with the ICC Electrical Code, as adopted in this jurisdiction.
 - (d) No portable sign shall be displayed prior to obtaining a sign permit.
- (5) Portable signs within the Central Business District. Such signs shall be permitted, subject to the following limitations:
- (a) No more than one (1) such sign may be displayed in front of each commercial use or entity to which the sign refers, and shall not exceed a height of four (4) feet nor an area of eight (8) square feet on each face.

- (b) Such signs may be displayed between the hours of 8:00 a.m. and 8:00 p.m., prevailing time. During winter weather conditions that warrant the need for street and sidewalk cleaning, such signs are prohibited at all times, and such signs shall not be placed on top of snow banks or piles.
 - (c) No electrical portable signs shall be allowed.
 - (d) No portable sign shall be displayed prior to obtaining a sign permit.
 - (e) Such signs may be displayed on the public sidewalk in the area located between one (1) foot and four (4) feet from the curb line perpendicular to traffic.
- (6) Political signs. Political signs shall be permitted in all zoning districts, subject to the following limitations:
- (a) Such signs shall not exceed a height of five (5) feet nor an area of thirty-two (32) square feet; provided, however, that any political sign placed in the public right-of-way in accordance with Section 1308.08(b)(6)(c) shall not exceed a height of three (3) feet nor an area of ten (10) square feet.
 - (b) Political signs for election candidates or ballot propositions shall be displayed only for a period of sixty (60) days preceding the election and shall be removed within ten (10) days after the election.
 - (c) Political signs for election candidates or ballot propositions may be placed in the public right-of way along the street lines in front of private property; provided, however, that the property owner has granted permission for the display of such signs, and such signs do not obstruct traffic visibility.

- (d) Political signs of any nature or type shall not be erected on public property; provided, however, that political signs for election candidates or ballot propositions may be erected at a designated polling place within the City in accordance with the Election Code so long as such signs shall not exceed three (3) feet in height and ten (10) square feet in area.
 - (e) No political signs for election candidates or ballot propositions shall be displayed prior to obtaining a Building/Zoning Permit. The fee to display and remove such signs shall be established by the City Council.
 - (f) Political signs that are not for election candidates or ballot propositions may be displayed on private property only, and not in the public right-of-way along the street lines; provided, however, that such signs shall comply with the dimensional and height limitations set forth in this Ordinance.
- (c) Requirements for specific sign types. Signs of specific type shall be in accordance with Sections 1308.08(c)(1) through 1308.08(c)(7). For purposes of this Section, reference to commercial building or district shall include the Central Business District, unless otherwise specified.
- (1) Canopy and marquee signs.
 - (a) The permanently-affixed copy area of canopy or marquee signs shall not exceed an area equal to twenty-five (25%) percent of the face area of the canopy, marquee or architectural projection upon which such sign is affixed or applied.
 - (b) Graphic striping, patterns or color bands on the face of a building, canopy, marquee or architectural projection shall not be included in the computation of sign copy area.

(2) Awning signs.

- (a) The copy area of awning signs shall not exceed an area equal to twenty-five (25%) percent of the background area of the awning or awning surface to which such a sign is affixed or applied, or the permitted area for wall or fascia signs, whichever is less.
- (b) Neither the background color of an awning, nor any graphic treatment or embellishment thereto such as striping, patterns or valances, shall be included in the computation of sign copy area.

(3) Projecting signs.

- (a) Projecting signs shall be permitted in lieu of free-standing signage on any street frontage limited to one (1) sign per occupancy along any street frontage with public entrance to such an occupancy, and shall be limited in height and area to one (1) square foot per each five-tenths (0.5) lineal feet of building frontage, except that no such sign shall exceed an area of sixteen (16) square feet in the Central Business District.
- (b) No such sign shall extend vertically above the highest point of the building facade upon which it is mounted by more than ten (10%) percent of the height of the building facade.
- (c) Such signs shall not extend over a public sidewalk in excess of forty (40%) percent of the width of the sidewalk.
- (d) Such signs shall maintain a clear vertical distance above any public sidewalk a minimum of eight (8) feet from grade level to the bottom of the sign.

(4) Under canopy signs.

- (a) Under canopy signs shall be limited to no more than one (1) such sign per public entrance to any occupancy, and shall be limited to an area not to exceed ten (10) square feet.

- (b) Such signs shall maintain a clear vertical distance above any public sidewalk a minimum of eight (8) feet from grade level to the bottom of the sign.
- (5) Roof signs.
 - (a) Roof signs shall be permitted in commercial and industrial districts only. Roof signs shall not be permitted in the Central Business District.
 - (b) Such signs shall be limited to a height above the roofline of the elevation parallel to the sign face of no more than ten (10%) percent of the height of the roofline in commercial districts, and twenty-five (25%) percent of the height of the roofline in industrial districts.
 - (c) The sign area for roof signs shall be assessed against the aggregate permitted area for wall signs on the elevation of the building most closely parallel to the face of the sign.
- (6) Window signs.
 - (a) Window signs shall be permitted for any nonresidential use in a residential district, and for all commercial and industrial districts, subject to the following limitations:
 - (1) The aggregate area of all such signs shall not exceed twenty-five (25%) percent of the window area per floor per occupancy on which such signs are displayed, or in which such signs are displayed. Window panels separated by muntins or mullions shall be considered as one continuous window area. For shopping centers, planned industrial parks or other multiple occupancy nonresidential buildings, the window area shall be calculated separately for each separate occupancy.
 - (2) Window signs shall not be assessed against the sign area permitted for other sign types.

- (b) Temporary signs displayed in a window shall not require a permit, but shall comply with Section 1308.08(c)(6)(a). For purposes of this Section, “temporary” shall mean a sign intended to promote a special promotion, event, sale or grand opening displayed for not more than nine (9) days within any twenty (20) day period.
- (7) Menu boards.
 - (a) Menu board signs shall not be permitted to exceed fifty (50) square feet.

1308.09 SIGNS FOR DEVELOPMENT COMPLEXES

- (a) Master sign plan required. All landlords or single owner controlled multiple-occupancy development complexes on parcels exceeding one (1) acre in size, such as shopping centers or planned industrial parks, shall submit to the Zoning Officer a master sign plan prior to issuance of new sign permits. The master sign plan shall establish standards and criteria for all signs in the complex that require permits, and shall address, at a minimum, the following:
 - (1) Proposed sign locations.
 - (2) Materials.
 - (3) Type of illumination.
 - (4) Design of free-standing sign structures.
 - (5) Size.
 - (6) Quantity.
 - (7) Uniform standards for nonbusiness signage, including directional and informational signs.

- (b) Development complex sign. In addition to the free-standing business identification signs otherwise allowed by this Ordinance, every multiple-occupancy development complex shall be entitled to one free-standing sign per street front, at the maximum size permitted for business identification free-standing signs, to identify the development complex. No business identification shall be permitted on a development complex sign. Any free-standing sign otherwise permitted under this Ordinance may identify the name of the development complex.
- (c) Compliance with master sign plan. All applications for sign permits for signage within a multiple-occupancy development complex shall comply with the master sign plan.
- (d) Amendments. Any amendments to a master sign plan must be signed and approved by the owner(s) within the development complex before such amendment will become effective.