

ORDINANCE NO. 2092

AN ORDINANCE RESTATING ARTICLE 12 – SIGN REGULATIONS OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF EDGERTON, KANSAS TO UPDATE CERTAIN SECTIONS AND INCLUDE SIGNAGE REGULATIONS FOR L-P DISTRICT ZONING DESIGNATIONS, AS AMENDED, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF EDGERTON, KANSAS:

SECTION 1. Article 12 - Sign Regulations, of the Unified Development Code of the City of Edgerton, Kansas, which reads as follows, is hereby restated to amend certain sections and include signage regulations for L-P District zoning designations, as amended, as follows:

Article 12 Sign Regulations

Section 12.1	Intent and Purpose
Section 12.2	Applicability
Section 12.3	Permits
Section 12.4	Exemptions
Section 12.5	Prohibited Signs
Section 12.6	Nonconforming Signs
Section 12.7	General Restrictions
Section 12.8	Design, Material, and Construction
Section 12.9	Special Sign Regulations
Section 12.10	Severability and Substitution
Section 12.11	Sign Terminology and Definitions
Section 12.12	Permitted Signs

12.1 Intent and Purpose. The Edgerton Governing Body and the Planning Commission finds that an unregulated proliferation of signs results in visual clutter, is harmful to aesthetics and property values, contributes to traffic hazards, and is not productive to the goals of community development. It is the intent and purpose of this section to establish a level of visual quality for signs by limiting the type, place, size, manner, height and materials of signs and advertising devices in the City of Edgerton. This section provides minimum standards to insure traffic safety; safeguard life, health and property values; provide guidelines for the maintenance of signs; reduce distractions and obstructions by signs that would adversely affect traffic safety, and to alleviate hazards caused by signs projecting over or encroaching upon public ways; ensure that signs provide orientation and adequately identify new uses and activities; and, preserve or enhance small town character by encouraging new and replacement signage that is:

- A. Conducive to Public Safety
- B. Creative and distinctive
- C. Compatible with the surroundings;
- D. Appropriate to the general type of activity to which it pertains;
- E. Expressive of the identity of individual persons and entities; and
- F. Appropriately sized in its context.

12.2 Applicability. No sign may be erected, placed, painted, established, or maintained in the City of Edgerton except in conformance with the standards, exemptions and procedures set forth in this Article. Specifically, this section is intended to:

- A. Establish a permit system to allow various types of signs, subject to the standards and permit procedures contained herein;
- B. Allow certain signs that are unobtrusive and incidental to the principal use of land;
- C. Prohibit all signs not expressly permitted by this Article;
- D. Provide for the enforcement of these provisions.

12.3 Permits. Unless exempted by this Article, it shall be unlawful for any person to erect, construct, alter, relocate or convert any sign or advertising device (as defined in this section) without first obtaining a sign permit.

An application for a sign permit shall be made on the appropriate form provided by the Zoning Administrator and shall include the following at time of submission:

- A. Two sets of plans drawn to scale, indicating the sign location, size, type, materials of both sign and structure if applicable, method of illumination, colors, method of attachment and general layout are required with the application. Plans should include showing the sign location in relation to nearby buildings or structures, existing signs, property lines, driveways, public streets, fences, and sidewalks.
- B. A Sign Fee, established within the Fee Schedule for the Unified Development Code, shall be submitted with the sign application.
- C. Upon initial review of the sign permit application and materials, the Zoning Administrator may require additional information to demonstrate compliance with this section.
- D. If submitted as part of a Site Plan approval, the sign shall be designed in accordance with these regulations and all items listed in A through C above shall be included with the Site Plan submission.
- E. Approval of a sign permit does not authorize the maintenance of an unlawful sign and does not constitute a defense in an action to abate an unlawful sign.
- F. Once approved by the Zoning Administrator, any changes to the approved sign design must be resubmitted for approval to ensure compliance with these regulations.
- G. If the work authorized under a sign permit has not been completed within ninety (90) days after issuance, the said permit shall become null and void.

12.4 Exemptions. The followings signs and devices shall be exempt from the provisions of this Article:

- A. Official signs erected by a city, or county, State of Kansas, or the federal government.
- B. Signs erected for public information, safety or direction by any utility, governmental authority, or public service district.

12.5 Prohibited Signs.

- A. No sign shall be erected in any location where, by reason of position, location, shape, or color, it interferes with or obstructs the view of pedestrian or vehicular traffic.
- B. A sign that is an attention/attraction that rotates or is animated, or consists of pennants, ribbons, streamers, sheets, spinners, or other moving device not specifically allowed by these resolutions - except for use as a Temporary Sign.

- C. Any sign which may be confused with an authorized traffic sign, signal, device, or emergency sign is not allowed.
- D. Pole signs are only allowed as a Conditional Use in the C-2 and C-3 Zoning Districts and are subject to the regulations in Section 12.9 and Article 7.
- E. Any sign (including its enclosing structure) that is located on a building or premises which becomes vacant or unoccupied for a period of six months or more, or any sign which pertains to time, event, or purpose which no longer applies, or exists shall be deemed to be abandoned. An abandoned sign shall be removed by its owner or the owner of the premises within thirty (30) days of notification from the Codes Enforcement Officer and the facade or land area site shall be restored to its normal appearance.
- F. The following specific sign types are not allowed:
 - 1. Roof or rooftop signs;
 - 2. Exterior exposed neon tube signs are not allowed on building exteriors. These types of signs may be used in a window if it meets the defined parameters for the Zoning District;
 - 3. Flashing signs and signs that convey movement;
 - 4. Off-premises signs unless allowed by type in a specific Zoning District;
 - 5. Billboards;
 - 6. Signs with glaring illumination;
 - 7. Any sign mounted on, attached or displayed on a trailer or motor vehicle, whether operable or inoperable that is placed on the premises (this does not apply to trucks, delivery vehicles or other vehicles that are parked on the premises during normal operations or to Temporary Signs which have obtained a sign permit). Signs attached to or upon any motorized vehicle shall be prohibited where any such vehicle is allowed to remain parked in the same location or the same vicinity, at frequent or extended periods of time where the intent is apparent to be one of using the vehicle for signage.
 - 8. Obscene material. Any obscene signs, flags, banners of any type are prohibited. Obscene is defined as any material specifically defined by Kansas Statutes (K.S.A. 21-6401).

12.6 Nonconforming Signs. Signs which were erected or established prior to the effective date of this ordinance, and are not in conformance with these regulations, may continue to exist subject to the following conditions:

- A. Such sign shall not be structurally altered or moved unless the altered sign conforms to these regulations. However, the sign may be maintained and repaired, and the display may be changed provided it is not larger in area than the existing signage.
- B. If any nonconforming sign is abandoned for a period of sixty (60) days, it must be removed from the premise. Any replacement sign shall be in conformance with these regulations.
- C. Any nonconforming sign that has been damaged by fire, wind, explosion or other means to the extent that fifty percent (50%) or more of the sign has been destroyed shall be restored or rebuilt in conformance with the sign regulations. Any sign destroyed less than fifty percent (50%) may be restored or rebuilt to its condition prior to its damage.
- D. Such sign is not in violation of any state or federal law or regulation.

However, this exemption does not extend to signs which were erected in violation of the provisions of the UDC at the time at which the sign was erected.

12.7 General Restrictions

- A. All signs and sign support structures, together with all of their supports, braces, guys and anchors, shall be well-maintained, be of safe and sound structural condition and in compliance with all applicable provisions of the building codes of the City of Edgerton. All signs must have a clean and neat appearance. The land adjacent to signage located on the ground shall be kept free from weeds and trash. If signs are not being maintained as described, the City may order that the sign be removed.
- B. No sign shall be attached to any tree, fence, or utility pole, except signs issued or properly posted by a utility, public authority, or agency of government.
- C. No sign shall be erected or allow to project into a public right-of-way or on a public easement.
- D. No sign shall be located as to obstruct the vision or sight distance of vehicle operators or pedestrians at any intersection or street crossing. In order to maintain visual clearance and sight distance for vehicle operators and pedestrians, the following is required:
 - 1. A 20 foot by 20 foot Visibility Triangle shall be provided.
 - 2. A sign in direct line of vision of any signal light, traffic control sign, or any other such device from any point in a moving traffic lane must be at least fifty (50) feet from such device, unless the Director of Public Works, or designee, approves the placement of such sign.
- E. No private sign shall be erected or maintained on public property without express permission of the Governing Body.
- F. If the Codes Enforcement Officer finds that any sign or advertising device is unsafe or in disrepair he/she shall notify the property owner in writing. The owner shall immediately remove or repair the sign to bring it into compliance and/or make it safe. If the owner fails to remove or repair the sign within 10 days, the City may bring a nuisance action, or any others means of enforcement to compel the owner to remove or repair such sign.
- G. No sign shall be constructed nearer than three (3) feet from any public or private underground utilities. No ground sign or accessories to such sign shall be located within ten (10) feet vertically and six (6) feet horizontally of any overhead lines, whether or not such wires or conductors are insulated or otherwise protected.
- H. Any sign installed or placed on public property, except in conformance with the requirements of these regulations, shall be forfeited to the public and subject to confiscation. In addition to other remedies hereunder, the city shall have the right to recover from the owner or person placing such a sign, the full costs of removal and disposal of such sign.

12.8 Design, Material, and Construction.

A. Design.

- 1. Sign Area - In determining the area of a sign face, the following is applicable:
 - a. The sign face includes the advertising surface and any framing, trim, molding, cabinet, panel or any visually or architecturally distinct area enclosing the copy, logo and any other graphic component of the sign.
 - b. Where individual letters or graphics are used, and no distinct enclosed are is present, the sign face is the rectangle, box, circle, or other regular geometric shape, or combinations thereof, enclosing the letters, logo or other graphic elements.

- c. If a sign is composed of letters only, with no connection by the advertising structure between the letters, the copy area shall be determined by measuring the distance from the outside edges of the outside letters and from the top of the largest letter to the bottom of the lowest letter. If one letter is unequally large or small in comparison to the other letters composing the sign, the unequal letter shall be square off, the remaining letters shall be measured from the outside edges and the two areas added together for a total copy area determination.
 - d. The area of all signage (wall, window, awning, etc.) on one building (standalone or multitenant) shall not exceed ten (10) percent of the wall area of the wall façade on which multiple signs are located.
 - e. The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When two identical sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are substantially similar and are part of the same sign structure, the sign area shall be computed by the measurement of one of the faces.
2. Monument Signs - Design standards for all monument signs are as follows and are in addition to the specific requirements outlined by Zoning District in Tables 12-1 through 12-7:
- a. Base & Support Structure
 - i. Monument sign must be built on a solid base.
 - ii. Monument signs shall incorporate a supporting base that is a minimum of 50 percent of the width of the monument at its widest point.
 - iii. The base and support structure shall not exceed the sign face area by more than 10 percent.
 - iv. Base must be faced with appropriate materials (natural flagstone, rock, stone, river rock, brick, etc.) designed to match the look of associated buildings in texture and color.
 - v. Architectural elements should be provided on the top and/or sides of the sign.
 - b. Sign Face
 - i. The sign face area of a monument sign shall include the sign panel but not the sign base on which it is mounted.
 - ii. Each side of a double-faced monument sign is limited to the maximum allowable sign area.
 - iii. Cabinet-type signs with translucent panels or panels with reflective surfaces, including but not limited to acrylic fiberglass, plastic, or metal or channel letter signs with translucent backlit panels are prohibited.
 - iv. Artistic elements to the sign may include small areas of translucent, backlit surfaces that exceed no more than 5% of the total sign face.
 - v. Sign face shall provide individually cut letters including channel letter signs (may be Halo lit); stenciled panels with three-dimensional push-through graphics; cast letters and logos; case metal; or engraved.
 - vi. Background of Sign face is encouraged to be comprised of natural design materials that are compatible with the building façade.
 - vii. Electrical transformer boxes and raceways shall be concealed from public view.
 - viii. The use of external lighting sources is permitted. External lighting shall

be designed so that the light source is directed away or shielded from passersby, adjacent properties and motorists.

c. Landscaping

- i. The base of a monument sign shall be softened with landscaping sufficient to cover an area extending not less than 2.5 feet around the base of the sign.
- ii. The applicant shall designate the area and the type of plantings in the sign permit application.
- iii. Said landscaping shall not obstruct the sign face.

B. Material. Except for Flags, Temporary and Window signs, all permanent signs shall be constructed of permanent materials supported by the ground, attached to a building, or affixed to another structure. Permanent Signs may be constructed from acrylic, fiberglass, plastic, DiBond, polycarbonate, marine grade plywood (MDO), redwood, aluminum, aluminum composite materials (ACM), plastic, metal, masonry materials, glass, tile, and/or other similar materials. Flags or Temporary signs may be constructed of sturdy fabric, canvas or vinyl. Window signs may be constructed of any of the above materials, or paper products.

C. Construction.

1. All illuminated signs shall be internally or indirectly illuminated. Neon tubes, incandescent bulbs, fluorescent tubes, and other sources of direct illumination that are exposed to the human eye are not permitted. Indirect illumination shall be directed away from pedestrian walkways and shall not shine into adjacent property or cause glare for motorists or pedestrians.
2. All internally illuminated signs in residential districts shall be designed in such a way that light is reflected or directed away from any residential dwelling. (Ord. 827; 2007)
3. All signs shall comply with all other Codes in effect relating to design, structural members and connections. An electrical permit is required for illuminated signage.
4. Where ground is uneven or sloped the allowed height of the sign shall be measured from the average between the highest and lowest grades of the area where the sign is to be installed.
5. When applicable, utility locates must be requested and marked prior to sign installation.
6. Signs in excess of fifty (50) square feet and/or taller than ten (10) feet in height shall be designed by a structural engineer registered in the State of Kansas. These signs shall be constructed to withstand a minimum wind load of thirty (30) pounds per square foot and a minimum dead load as required by the adopted building code. Other signage, at the discretion of the Building Official, may require plans to be prepared by a registered professional engineer. The original signature of the engineer is required and said engineer shall be certified by the State of Kansas.

D. Computation of Height – The height of a sign shall be computed as the mean distance from the base(s) of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of existing grade prior to construction or the new established grade after construction, exclusive of any filling, berming, mounding or excavating solely for the purpose of locating the sign.

12.9 Special Sign Regulations

- A. Where person or entity (a “sub-tenant”) leases space and conducts business within another person or entity (the “primary tenant”), but does not have an exterior business façade or an exterior door leading to their sub-tenant space, one wall sign is permitted for the sub-tenant provided the sub-tenant is a separate legal entity and not a department, division or subsidiary of the primary tenant and the total area for all the signs does not exceed the total allowable sign area. This section does not apply to enclosed shopping malls.
- B. Where any person or entity has an establishment located in a building and such person or entity has departments which may or may not have an exterior façade or door, such person or entity may have an additional two signs for individual departments provided the total area for all signs does not exceed the total allowable sign area for wall signage (10% as determined by Section 12.8(1d)).
- C. The transfer of sign rights is permitted only in the C-1, C-2 and C-3 Zoning Districts and shall be governed by the following:
 - 1. A use that does not front on a main road may transfer monument signage rights to property located on a main or frontage road.
 - 2. Multiple uses on one-site may transfer all or part of their monument or wall sign rights to a single on-site monument or kiosk sign.

12.10 Severability and Substitution

- A. Severability. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term or word in this Article is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of this Article or this Code.
- B. Substitution. Signs containing non-commercial speech are permitted anywhere that advertising or business signs are permitted, subject to the same regulations applicable to business signs.

12.11 Sign Terminology and Definitions. The following definitions shall be used to classify the type, shape and use of all signs in the City of Edgerton.

- A. **Abandoned Sign.** A sign, including the base, structure, pole or any other part, which no longer contains a message regarding the location of the premises on which the sign is located or regarding the activity conducted on the premises to which the sign refers.
- B. **Awning Sign.** A non-illuminated sign, painted on or attached to an awning. Only individual letters and/or logos may be painted, stenciled, or otherwise placed on these devices.
- C. **Banner Sign.** A sign made of a flexible, sturdy material and affixed to a structure, pole, line, or framing. This definition does not include official flags of any nation, county, municipalities, and national or internationally recognized nonprofit organizations.
- D. **Billboard Sign.** A freestanding outdoor advertising structure, on or off site, which advertises a product or service or relays a message to the public with a per face area greater than two hundred (200) square feet.
- E. **Blade (Projecting) Sign.** A sign extending from the face of the building to which it is attached, usually at a right angle.

- F. **Changeable Copy Sign.** A sign capable of displaying words, symbols, figures or images that can be electronically or mechanically controlled remotely or automatically.
- G. **External Directional Sign.** A sign adjacent to the driveway of the site that is used to direct traffic *onto* the site.
- H. **Flag.** A piece of cloth, varying in size, shape, color, and design, usually attached at one edge to a pole or staff, and used as the symbol of a nation, state, or organization.
- I. **Freestanding Canopy Façade Sign.** A sign placed on the canopy façade of a free-standing canopy. It may contain logo or word copy but is restricted to size requirements listed in the specific Zoning District.
- J. **Glaring Illumination.** Light of such brilliance and so positioned as to blind or impair the vision or affect the aesthetic value of the area.
- K. **Highway Adjacent Monument Sign.** A monument style sign which is allowed on parcels which are within close proximity to an interstate highway where a minimum of fifty (50) percent of the parcel is within 1) 800 ft. of the centerline of the highway or 2) 500 ft. of the right of way of the highway (whichever is less).
- L. **Institutional sign.** A sign identifying a club, association, school, hospital, church, fire station, cemetery or any other entity or facility.
- M. **Kiosk.** A free-standing sign monument sign designed to provide advertising space for two or more entities, activities or businesses on a single premises or group of contiguous premises. Signs are framed in a metal structure that is permanently affixed to the ground by means of a base. Individual removable sign panels within the metal frame are to be maintained with current tenant information.
- N. **Illumination.** (Internal) An internally-illuminated sign is one with the light source concealed or contained within the sign face itself, and which becomes visible in darkness by shining through a surface. (External) A sign illuminated by lights attached to the sign or placed on the ground or building.
- O. **Internal Directional Sign.** A sign located on-premise which helps direct traffic flow *within* the site.
- P. **Monument Sign.** A free-standing sign, independent of the building it serves, supported by a base constructed of materials consistent with said building. No poles or posts are visible. May be constructed of wood, synthetic materials, masonry or stone. The sign bottom is attached directly and permanently to the ground on a base while physically separated from any other structure. For purposes of this Article, the maximum height limit is measured from the natural or average grade.
- Q. **Off-premises Sign.** A sign which displays any message directing attention to a business, product, service, profession, commodity, person, event, institution or other matter or entity that is not at or offered on premises.
- R. **On-premises Sign.** A sign which displays any message directing attention to a business, product, service, profession, commodity, person, event, institution or other matter or entity that is at or offered on premises.
- S. **On-site Identification Sign.** A sign giving the name and address of a building or location which may include a recognized logo or symbol.

- T. **Parked Vehicle Service Sign.** A sign adjacent to parked vehicle stalls in a parking area.
- U. **Permanent Sign.** Any wall, monument, or other sign that is fixed, lasting, stable, enduring, not subject to change, and intended to remain for an indefinite period of time.
- V. **Pole Sign.** A sign that is permanently supported in a fixed location by a structure of poles, posts or braces from the ground and is not supported by a building or base.
- W. **Portable Device.** Any instrument designed to temporarily draw attention to a business and is not permanently affixed into the ground or a structure. Examples include, but are not limited to, spotlights and inflatables of any kind.
- X. **Portable Sign.** A sign not designed or intended to be permanently affixed into the ground or to a structure.
- Y. **Post Sign.** A temporary sign constructed of sturdy materials which may be used on an unplatted or undeveloped site.
- Z. **Projecting (Blade) Sign.** A sign extending from the face of the building to which it is attached, usually at a right angle.
- AA. **Public Way or Right-of-Way.** Any way designed for vehicular or pedestrian use and is maintained with public funds.
- BB. **Roof Sign.** A sign erected, constructed or maintained on the roof of building, but does not include a sign on the parapet of a building.
- CC. **Safety Control Signs.** Warning, control, traffic, or required public safety signs.
- DD. **Sign.** A sign is an object, device, or structure, or part thereof other than a flag, situated outdoors, visible from a public way, which is used to display a message, by any means including words, letters, figures, design, symbols, fixtures, colors, illuminations or projected images. Each substantially different face of a sign shall constitute a separate sign.
- EE. **Sign Area.** The facing of a sign, including copy, insignia, background, and borders.
- FF. **Signable Area.** The signable area of a building is the square footage of each building façade where signage would be allowed.
- GG. **Sign Panel.** An individual sign placard displaying directional information on a kiosk sign.
- HH. **Sign Setback.** The spacing between a sign and a lot line or two (2) signs. The distance is measured horizontally from a vertical plane at the outer extremity of each sign.
- II. **Subdivision Sign.** A monument sign identifying a subdivision located in a residential zoning district.
- JJ. **Temporary Sign.** Any sign that is not intended to remain on the premises on which it is located, on a permanent basis. A temporary sign may be displayed for no more than two, (14) day-periods within any calendar year.
- KK. **Vehicle Drive Lane Sign.** A sign adjacent to a drive lane used to convey a message to the vehicle driver. May contain an auditory speaker.

- LL. **Vehicle Drive Lane Accessory Sign.** A sign adjacent to a drive lane. May not be placed within 15 feet of a Vehicle Drive Lane Sign.
- MM. **Yard Sign.** A temporary sign constructed of plastic with a metal frame, that is not intended to remain on the premises on which it is located on a permanent basis.
- NN. **Wall Sign.** A sign painted or constructed and placed in the signable area of a building and attached to the exterior surface of a wall and does not project more than twelve (12) inches from said wall or project above the top of the wall on which it is attached or displayed.
- OO. **Wall Sign – Accessory Building.** (for accessory structure) A sign placed on the wall of an accessory building that gives information about the activity within the building or gives directions to another area.
- PP. **Window Sign.** A sign or graphic that is affixed, etched, or painted on the interior side of a window, or a sign made of other materials that is permanently affixed to the interior of a window.

12.12 Permitted Signs. The following tables outline permitted signage for all zoning districts as indicated.

A. Table 12-1 Signs Permitted in All Districts.

Permitted Signs in All Districts							
Type	Max Size	Max Ht (ft)	Max #	Min Set-back	Permit Req.	Illum Type	Notes
Real estate	exempt	exempt		Not located in the right of way.	no	none	
Political	exempt	exempt		Not located in the right of way.	no	none	Not located on public property
Lots for sale	exempt	exempt		Not located in the right of way.	no	none	On-site signs only
Auction	exempt	exempt		Not located in the right of way.	no	none	On-site and off site signs
Construction	exempt	exempt		Not located in the right of way.	no	none	Repairs, contractors or builders
Special events at commercial locations				Not located in the right of way.	yes	none	Grand openings, sales, promotions or similar signs - 30 days maximum

Permitted Signs in All Districts							
Type	Max Size	Max Ht (ft)	Max #	Min Set-back	Permit Req.	Illum Type	Notes
Special events - public, private, charitable	exempt	exempt		Not located in the right of way.	no	none	Rallies, picnics, fairs, festivals, displays, promotions
Future building site	20 sq. ft.	8 ft.		Not located in the right of way	yes	none	Announces future building project Monument style only
Day care or adult care	20 sq. ft.	6 ft.		Not located in the right of way	yes	none	Monument style, ground style or wall

B. Table 12-2 Signs Permitted in Residential Districts.

Permitted Signs in R-1, Single Family Residential Districts							
Type	Max Size	Max Ht (ft)	Max #.	Min Setback	Permit Req.	Illum Type	Notes
Home Occupations	8 sq. ft. and 2 x 3 ft. on building	6 ft.	2	2 required yard setback	yes	external	Monument or ground style and a sign attached to building
Institutional	36 sq. ft.	6 ft.	1	Not located in the right of way. and cannot create a traffic hazard.	yes	external or internal (must reflect or direct light away from residential dwellings)	Monument only

Permitted Signs in R-1, Single Family Residential Districts

Type	Max Size	Max Ht (ft)	Max #.	Min Setback	Permit Req.	Illum Type	Notes
Subdivision name	16 sq. ft.	6 ft.	1	Not located in the right of way. and cannot create a traffic hazard.	yes	external	Monument only

R-2 & R-3, Multi-Family Residential District & MHP

Type	Max Size	Max Ht (ft)	Max #.	Min Setback	Permit Req.	Illum Type	Notes
Name plate for building	4 sq. ft.	Per building			no		per building
Place name - gives name of apartment complex	24 sq. ft.	6 ft.	1	Not located in the right of way. and cannot create a traffic hazard	yes	external	Monument or ground style only - name of apartment complex
Home Occupation	8 sq. ft. and 2 x 3 ft. on building	6 ft.	2	2 required yard setback	yes	external	Monument or ground style and a sign attached to building
Institutional	36 sq. ft.	6 ft.	1	Not located in the right of way. and cannot create a traffic hazard	yes	external or internal (must reflect or direct light away from residential dwellings)	Monument only

MH Park	16 sq. ft.	8 ft.	1	Not located in the right of way. and cannot create a traffic hazard	yes	external	Monument or ground style
----------------	------------	-------	---	---	-----	----------	--------------------------

Planned Unit Development Districts							
Type	Max Size	Max Ht (ft)	Max #.	Min Setback	Permit Req.	Illum Type	Notes
All Permanent Signs	By review	By review	By review	Not located in the right of way. and cannot create a traffic hazard	yes	By review	All permanent signs in a PUD are approved during the review of the preliminary and final plans

C. Table 12-3 Signs Permitted in Commercial Districts – CD, C1, C2, C3

Permitted Signs in CD- Downtown Commercial District								
Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
Awning	Permanent	Graphic text cannot exceed 30% of the total exterior surface area of the awning; If side panels are provided they may not carry text or images greater than	N/A – sign coverage limited to awning face.	See notes.	May not protrude from awning face.	Yes	Decorative downlights above awning only; No illumination allowed on awning.	One sign face per window or door opening as allowed by district design standards; When multiple awnings occur in a row on a building side, every other awning surface should be left free of sign graphics or text; The square footage of the text and graphics on an awning

Permitted Signs in CD- Downtown Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
		20% of the awning panel area; Text and graphics on a valance shall not be larger than 8 inches in height.						surface or valance count toward the total allowed square footage for a wall sign at the same location.
Blade Sign (AKA Projection Sign)	Permanent	12 sq. ft. in area per side; may have two sign faces.	Shall maintain not less than 8 ft. clearance between the bottom of the sign and the finished grade; May not extend more than 2 ft. above the building parapet/roofline.	1	May not extend more than 3 ft. from the wall façade or into public right of way.	Yes	Internal illumination only.	May only be placed on a front façade; May not be used in conjunction with a wall sign.
Monument Sign	Permanent	36 sq. ft. in area per sign face; may be single or double faced.	6 ft. from natural grade or average grade including base.	1 per principal building per street frontage.	7 ft. setback from property lines.	Yes	Light source may be internal or external; if external, it must be directed away or shielded from passersby, adjacent properties and motorists.	See Section 12.8 for design details regarding Monument Signs.
Wall Sign	Permanent	On a standalone building or a multi-tenant complex, the total area of the	Wall height; may not extend past roofline or parapet.	1 per front or side of building facing a	N/A – may not protrude off of wall of building.	Yes	External or internal illumination; decorative downlights	If a tenant is part of a multi-tenant complex, each tenant shall be allowed one (1) wall sign no greater than ten (10)

Permitted Signs in CD- Downtown Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
		wall sign shall be one and a half square feet of sign area for each one foot of linear footage of the building façade facing the street.		street up to a total of 3 maximum; may not be placed on rear of building.			required for external illumination; must be directed away or shielded from passersby, adjacent properties and motorists.	percent of the tenant wall area upon which the sign is placed. Corner tenant spaces will be allowed one (1) additional wall sign no greater than ten (10) percent of the wall area upon which it is placed so that one may be placed on each side of a corner façade. Signs facing the rear of a building are prohibited. See section 12.8 for calculation of sign area parameters.
Wall sign for Accessory Building	Permanent	16 sq. ft in area	Wall height; may not extend past roofline.	1	N/A – may not protrude off of wall of building.	No	External only; must be directed away or shielded from passersby, adjacent properties and motorists.	1 sign per accessory building; must be constructed out of permanent material.
Window sign	Permanent	1 per window not to exceed 10% of total glass area unless no wall sign is provided; If no wall sign is provided then window sign can be 20% of total glass area.	Within window confines	1	N/A	No	External or internal	Sign may be painted or etched on glass – must be on interior surface of window; Sign made from materials (not etched or painted on glass) must be hung inside; Neon signs may be used as a window sign and may encompass 25% of total glass area as long as no other window signage is present.

Permitted Signs in C-1 - General Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
Awning	Permanent	Graphic text cannot exceed 30% of the total exterior surface area of the awning; If side panels are provided they may not carry text or images greater than 20% of the awning panel area; Text and graphics on a valance shall not be larger than 8 inches in height.	N/A – sign coverage limited to awning face.	See notes.	May not protrude from awning face.	Yes	Decorative downlights above awning only; No illumination allowed on awning.	One sign face per window or door opening as allowed by district design standards. When multiple awnings occur in a row on a building side, every other awning surface should be left free of sign graphics or text; The square footage of the text and graphics on an awning surface or valance count toward the total allowed square footage for a wall sign at the same location.
Blade Sign (AKA Projection Sign)	Permanent	12 sq. ft. in area per side; may have two sign faces.	Shall maintain not less than 8 ft. clearance between the bottom of the sign and the finished grade; May not extend more than 2 ft. above the building parapet/roofline.	1	May not extend more than 3 ft. from the wall façade or into public right of way.	Yes	Internal illumination only.	May only be placed on a front façade; May not be used in conjunction with a wall sign.
Flags	Permanent	No single flag shall exceed 40 sq. ft. in area.	35 ft. above finished grade.	3 per development site.	Must meet Zoning District requirements.	No	External illumination required if flag is to fly at night; light source must be	

Permitted Signs in C-1 - General Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
							directed away or shielded from passersby, adjacent properties and motorists.	
Freestanding Canopy Façade Sign	Permanent	Sign area shall not exceed 10 (ten) percent of the canopy façade where sign is placed.	Cannot extend above canopy façade roofline.	1 per side facing public right of way.	Depth of content cannot extend a depth of more than 6 inches.	Yes	Internal only.	Pertains to canopies for drive-through facilities.
Interstate/Highway Adjacent Monument Sign	Permanent	Area per face shall not exceed 200 sq. ft., maximum two faces permitted.	30 ft. above the natural or average grade	1 per parcel	Shall not be closer than 30 ft. of all property lines or located within any easement.	Yes	Internal Only	May contain a changeable copy sign; No flashing, intermittent or moving lights; LED signs must display image for at least 8 seconds; Changeable copy content and logo are used to calculate total sq. ft. when calculating maximum sq. ft. per sign side; Allowed if a minimum of 50% of the site is within 800 ft. of the centerline or 500 ft. of the right of way (whichever is less) of an Interstate or Highway. The width of the base of the sign shall not be less than 20% of the width of the sign face or more than 60% of the width of the sign face.

Permitted Signs in C-1 - General Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
								Landscaping such as flowering trees, shrubs and bushes shall be provided around the base of the sign as approved. See Section 12.8 for design details regarding Monument Signs.
Monument Sign	Permanent	.5 sq. ft. in area per linear foot of street frontage; Maximum of 120 sq. ft. in area per sign face; may be single or double faced.	10 ft. from natural grade or average grade including base.	1 per principal building per street frontage.	12 ft. setback from property lines.	Yes	Light source may be internal or external; if external, it must be directed away or shielded from passersby, adjacent properties and motorists.	May contain a changeable copy sign; No flashing, intermittent or moving lights; LED signs must display image for at least 8 seconds; Changeable copy content and logo are used to calculate total sq. ft. when calculating maximum sq. ft. per sign side; See Section 12.8 for design details regarding Monument Signs.
On-Site Identification Sign	Permanent	4 sq. ft. in area per face; may be double faced.	4 ft.	1 per site or driveway entrance.	Not in right of way.	Yes	None allowed.	Must be constructed of permanent materials; May be wall mounted or installed using metal two-inch square posts; Wooden posts are not allowed unless they are metal wrapped.

Permitted Signs in C-1 - General Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
Parked Vehicle Service Signs	Permanent	6 sq. ft. in area per face; may be installed back to back.	6 ft.	1 per order station	Same as parking setback for applicable zoning district.	Yes	Internal illumination only.	May contain visual or auditory communication system.
Vehicle Drive Lane Sign	Permanent	32 sq. feet in area	6 ft.	1 per drive lane	Same as parking setback for applicable zoning district.	Yes	Internal illumination only.	May be attached to wall or freestanding; If freestanding, must be built on a solid base that is at least 50% of the width of the sign face; Shall be located along the sides or rear of the building; If visible from a public street, additional landscaping and/or screening is required to screen board from view from public street; Must be constructed to match the aesthetics of the main building including building materials used; May contain visual or auditory communication system.
Vehicle Drive Lane Accessory Sign	Permanent	15 sq. ft.	6 ft.	1 per drive through lane; Must be separated from any Vehicle Drive Lane Sign	Must be placed within 3 ft. of adjacent drive through lane	Yes	Internal illumination alone.	May be attached to wall or freestanding; If freestanding, must be built on a solid base that is at least 50% of the width of the sign face;

Permitted Signs in C-1 - General Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
				by at least 15 ft.				Shall be located along the sides or rear of the building; If visible from a public street, additional landscaping and/or screening is required to screen board from view from public street. Must be constructed to match the aesthetics of the main building including building materials used.
Wall Sign	Permanent	On a standalone building or a multi-tenant complex, the total area of the wall sign shall be one and a half square feet of sign area for each one foot of linear footage of the building façade facing the street.	Wall height; may not extend past roofline or parapet.	1 per front or side of building facing a street up to a total of 3 maximum; may not be placed on rear of building.	N/A – may not protrude off of wall of building.	Yes	External or internal illumination; decorative downlights required for external illumination; must be directed away or shielded from passersby, adjacent properties and motorists.	If a tenant is part of a multi-tenant complex, each tenant shall be allowed one (1) wall sign no greater than ten (10) percent of the tenant wall area upon which the sign is placed. Corner tenant spaces will be allowed one (1) additional wall sign no greater than ten (10) percent of the wall area upon which it is placed so that one may be placed on each side of a corner façade. Signs facing the rear of a building are prohibited. See section 12.8 for calculation of sign area parameters.

Permitted Signs in C-1 - General Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
Wall sign for Accessory Building	Permanent	16 sq. ft in area	Wall height; may not extend past roofline.	1	N/A – may not protrude off of wall of building.	No	External only; must be directed away or shielded from passersby, adjacent properties and motorists.	1 sign per accessory building; must be constructed out of permanent material.
Window sign	Permanent	1 per window not to exceed 30% of total glass area unless no wall sign is provided.	Within window confines	1	N/A	No	External or internal	Sign may be painted or etched on glass – must be on interior surface of window; Sign made from materials (not etched or painted on glass) must be hung inside; Neon signs may be used as a window sign and may encompass 30% of total glass area as long as no other window signage is present.

Permitted Signs in C-2 - Heavy Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
Awning	Permanent	Graphic text cannot exceed 30% of the total exterior surface area of the awning; If side panels are provided they may not carry text or images greater than 20% of the awning panel area; Text and graphics on a valance shall not be larger than 8 inches in height.	N/A – sign coverage limited to awning face.	See notes.	May not protrude from awning face.	Yes	Decorative downlights above awning only; No illumination allowed on awning.	One sign face per window or door opening as allowed by district design standards. When multiple awnings occur in a row on a building side, every other awning surface should be left free of sign graphics or text; The square footage of the text and graphics on an awning surface or valance count toward the total allowed square footage for a wall sign at the same location.
Blade Sign (AKA Projection Sign)	Permanent	12 sq. ft. in area per side; may have two sign faces	Shall maintain not less than 8 ft. clearance between the bottom of the sign and the finished grade; May not extend more than 2 ft. above the building parapet/roofline	1	May not extend more than 3 ft. from the wall façade or into public right of way.	Yes	Internal illumination only.	May only be placed on a front façade; May not be used in conjunction with a wall sign.
Flags	Permanent	No single flag shall exceed 40 sq. ft. in area.	35 ft. above finished grade.	3 per development site.	Must meet Zoning District requirements.	No	External illumination required if flag is to fly at night; light source must be directed away or shielded from	

Permitted Signs in C-2 - Heavy Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
							passersby, adjacent properties and motorists.	
Freestanding Canopy Façade Sign	Permanent	Sign area shall not exceed 10 (ten) percent of the canopy façade where sign is placed.	Cannot extend above canopy façade roofline.	1 per side facing public right of way.	Depth of content cannot extend a depth of more than 6 inches.	Yes	Internal only.	Pertains to canopies for drive-through facilities.
Interstate/Highway Adjacent Monument Sign	Permanent	Area per face shall not exceed 200 sq. ft., maximum two faces permitted.	30 ft. above the natural or average grade	1 per parcel	Shall not be closer than 30 ft. of all property lines or located within any easement.	Yes	Internal Only	Allowed if a minimum of 50% of the site is within 800 ft. of the centerline or 500 ft. of the right of way (whichever is less) of an Interstate or Highway. May contain a changeable copy sign; No flashing, intermittent or moving lights; LED signs must display image for at least 8 seconds; Changeable copy content and logo are used to calculate total sq. ft. when calculating maximum sq. ft. per sign side; The width of the base of the sign shall not be less than 20% of the width of the sign face or more than 60% of the width of the sign face. Landscaping such as flowering trees, shrubs and

Permitted Signs in C-2 - Heavy Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
								bushes shall be provided around the base of the sign as approved. See Section 12.8 for design details regarding Monument Signs.
Interstate Pole Sign	Permanent	900 sq. ft. in area per sign side which includes total of all individual sign faces; may be single or double sided.	60 ft. above finished grade of adjacent city roadway to a maximum height of 100 ft.	1	30 ft. setback from property lines.	Yes; Conditional Use Permit also required	Internal illumination only; see notes for changeable copy illumination.	Allowed in C-2/C-3 District only and also requires a conditional use permit; May contain a changeable copy sign; No flashing, intermittent or moving lights; LED signs must display image for at least 8 seconds; Changeable copy content and logo are used to calculate total sq. ft. when calculating maximum sq. ft. per sign side; Allowed if a minimum of 50% of the site is within 800 ft. of the centerline or 500 ft. of the right of way (whichever is less) of an Interstate. May only be placed on premise.
Monument Sign	Permanent	.5 sq. ft. in area per linear foot of street frontage;	25 ft. from natural grade or average grade including base.	1 per principal building per street frontage.	30 ft. setback from property lines.	Yes	Light source may be internal or external; if external, it must be directed away or	See Section 12.8 for design details regarding Monument Signs.

Permitted Signs in C-2 - Heavy Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
		Maximum of 250 sq. ft. in area per sign face; may be single or double faced.					shielded from passersby, adjacent properties and motorists.	
On-Site Identification Sign	Permanent	4 sq. ft. in area per face; may be double faced.	4 ft.	1 per site or driveway entrance.	Not in right of way.	Yes	None allowed.	Must be constructed of permanent materials; May be wall mounted or installed using metal two-inch square posts; Wooden posts are not allowed unless they are metal wrapped.
Parked Vehicle Service Signs	Permanent	6 sq. ft. in area per face; may be installed back to back.	6 ft.	1 per order station.	Same as parking setback for applicable zoning district.	Yes	Internal illumination only.	May contain visual or auditory communication system.
Vehicle Drive Lane Sign	Permanent	32 sq. feet in area	6 ft.	1 per drive lane.	Same as parking setback for applicable zoning district.	Yes	Internal illumination only.	May be attached to wall or freestanding; If freestanding, must be built on a solid base that is at least 50% of the width of the sign face; Shall be located along the sides or rear of the building; If visible from a public street, additional landscaping and/or screening is required to screen board from view from public street;

Permitted Signs in C-2 - Heavy Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
								Must be constructed to match the aesthetics of the main building including building materials used; May contain visual or auditory communication system.
Vehicle Drive Lane Accessory Sign	Permanent	15 sq. ft.	6 ft.	1 per drive through lane; Must be separated from any Vehicle Drive Lane Sign by at least 15 ft.	Must be placed within 3 ft. of adjacent drive through lane	Yes	Internal illumination alone.	May be attached to wall or freestanding; If freestanding, must be built on a solid base that is at least 50% of the width of the sign face; Shall be located along the sides or rear of the building; If visible from a public street, additional landscaping and/or screening is required to screen board from view from public street. Must be constructed to match the aesthetics of the main building including building materials used.
Wall Sign	Permanent	On a standalone building or a multi-tenant complex, the total area of the wall sign shall be one and a half square feet of sign area for each one foot of linear	Wall height; may not extend past roofline or parapet.	1 per front or side of building facing a street up to a total of 3 maximum; may not be placed on	N/A – may not protrude off of wall of building.	Yes	External or internal illumination; decorative downlights required for external illumination; must be directed away or shielded from passersby,	If a tenant is part of a multi-tenant complex, each tenant shall be allowed one (1) wall sign no greater than ten (10) percent of the tenant wall area upon which the sign is placed.

Permitted Signs in C-2 - Heavy Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
		footage of the building façade facing the street.		rear of building.			adjacent properties and motorists.	Corner tenant spaces will be allowed one (1) additional wall sign no greater than ten (10) percent of the wall area upon which it is placed so that one may be placed on each side of a corner façade. Signs facing the rear of a building are prohibited. See section 12.8 for calculation of sign area parameters.
Wall sign for Accessory Building	Permanent	16 sq. ft in area	Wall height; may not extend past roofline.	1	N/A – may not protrude off of wall of building.	No	External only; must be directed away or shielded from passersby, adjacent properties and motorists.	1 sign per accessory building; must be constructed out of permanent material.
Window sign	Permanent	1 per window not to exceed 30% of total glass area unless no wall sign is provided.	Within window confines	1	N/A	No	External or internal	Sign may be painted or etched on glass – must be on interior surface of window; Sign made from materials (not etched or painted on glass) must be hung inside; Neon signs may be used as a window sign and may encompass 30% of total glass

Permitted Signs in C-2 - Heavy Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
								area as long as no other window signage is present.

Permitted Signs in C-3 - Highway Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
Awning	Permanent	Graphic text cannot exceed 30% of the total exterior surface area of the awning; If side panels are provided they may not carry text or images greater than 20% of the awning panel area; Text and graphics on a valance shall not be larger than 8 inches in height.	N/A – sign coverage limited to awning face.	See notes.	May not protrude from awning face.	Yes	Decorative downlights above awning only; No illumination allowed on awning.	One sign face per window or door opening as allowed by district design standards. When multiple awnings occur in a row on a building side, every other awning surface should be left free of sign graphics or text; The square footage of the text and graphics on an awning surface or valance count toward the total allowed square footage for a wall sign at the same location.
Blade Sign (AKA Projection Sign)	Permanent	12 sq. ft. in area per side; may have two sign faces	Shall maintain not less than 8 ft. clearance between the bottom of the sign and the finished grade;	1	May not extend more than 3 ft. from the wall façade or into public right of way.	Yes	Internal illumination only.	May only be placed on a front façade; May not be used in conjunction with a wall sign.

Permitted Signs in C-3 - Highway Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
			May not extend more than 2 ft. above the building parapet/roofline					
Flags	Permanent	No single flag shall exceed 40 sq. ft. in area.	35 ft. above finished grade.	3 per development site.	Must meet Zoning District requirements.	No	External illumination required if flag is to fly at night; light source must be directed away or shielded from passersby, adjacent properties and motorists.	
Freestanding Canopy Façade Sign	Permanent	Sign area shall not exceed 10 (ten) percent of the canopy façade where sign is placed.	Cannot extend above canopy façade roofline.	1 per side facing public right of way.	Depth of content cannot extend a depth of more than 6 inches.	Yes	Internal only.	Pertains to canopies for drive-through facilities.
Interstate/Highway Adjacent Monument Sign	Permanent	Area per face shall not exceed 200 sq. ft., maximum two faces permitted.	30 ft. above the natural or average grade	1 per parcel	Shall not be closer than 30 ft. of all property lines or located within any easement.	Yes	Internal Only	Allowed if a minimum of 50% of the site is within 800 ft. of the centerline or 500 ft. of the right of way (whichever is less) of an Interstate or Highway. May contain a changeable copy sign; No flashing, intermittent or moving lights; LED signs must display image for at least 8 seconds;

Permitted Signs in C-3 - Highway Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
								Changeable copy content and logo are used to calculate total sq. ft. when calculating maximum sq. ft. per sign side; The width of the base of the sign shall not be less than 20% of the width of the sign face or more than 60% of the width of the sign face. Landscaping such as flowering trees, shrubs and bushes shall be provided around the base of the sign as approved. See Section 12.8 for design details regarding Monument Signs.
Interstate Pole Sign	Permanent	900 sq. ft. in area per sign side which includes total of all individual sign faces; may be single or double sided.	60 ft. above finished grade of adjacent city roadway to a maximum height of 100 ft.	1	30 ft. setback from property lines.	Yes; Conditional Use Permit also required	Internal illumination only; see notes for changeable copy illumination.	Allowed in C-2/C-3 District only and also requires a conditional use permit; May contain a changeable copy sign; No flashing, intermittent or moving lights; LED signs must display image for at least 8 seconds; Changeable copy content and logo are used to calculate total sq. ft. when calculating maximum sq. ft. per sign side;

Permitted Signs in C-3 - Highway Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
								Allowed if a minimum of 50% of the site is within 800 ft. of the centerline or 500 ft. of the right of way (whichever is less) of an Interstate. May only be placed on premise.
Monument Sign	Permanent	.5 sq. ft. in area per linear foot of street frontage; Maximum of 250 sq. ft. in area per sign face; may be single or double faced.	25 ft. from natural grade or average grade including base.	1 per principal building per street frontage.	30 ft. setback from property lines.	Yes	Light source may be internal or external; if external, it must be directed away or shielded from passersby, adjacent properties and motorists.	See Section 12.8 for design details regarding Monument Signs.
On-Site Identification Sign	Permanent	4 sq. ft. in area per face; may be double faced.	4 ft.	1 per site or driveway entrance.	Not in right of way.	Yes	None allowed.	Must be constructed of permanent materials; May be wall mounted or installed using metal two-inch square posts; Wooden posts are not allowed unless they are metal wrapped.
Parked Vehicle Service Signs	Permanent	6 sq. ft. in area per face; may be installed back to back.	6 ft.	1 per order station.	Same as parking setback for applicable zoning district.	Yes	Internal illumination only.	May contain visual or auditory communication system.
Vehicle Drive Lane Sign	Permanent	32 sq. feet in area	6 ft.	1 per drive lane.	Same as parking setback for applicable zoning district.	Yes	Internal illumination only.	May be attached to wall or freestanding; If freestanding, must be built on a solid base that is at

Permitted Signs in C-3 - Highway Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
								least 50% of the width of the sign face; Shall be located along the sides or rear of the building; If visible from a public street, additional landscaping and/or screening is required to screen board from view from public street; Must be constructed to match the aesthetics of the main building including building materials used; May contain visual or auditory communication system.
Vehicle Drive Lane Accessory Sign	Permanent	15 sq. ft.	6 ft.	1 per drive through lane; Must be separated from any Vehicle Drive Lane Sign by at least 15 ft.	Must be placed within 3 ft. of adjacent drive through lane	Yes	Internal illumination alone.	May be attached to wall or freestanding; If freestanding, must be built on a solid base that is at least 50% of the width of the sign face; Shall be located along the sides or rear of the building; If visible from a public street, additional landscaping and/or screening is required to screen board from view from public street.

Permitted Signs in C-3 - Highway Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
								Must be constructed to match the aesthetics of the main building including building materials used.
Wall Sign	Permanent	On a standalone building or a multi-tenant complex, the total area of the wall sign shall be one and a half square feet of sign area for each one foot of linear footage of the building façade facing the street.	Wall height; may not extend past roofline or parapet.	1 per front or side of building facing a street up to a total of 3 maximum; may not be placed on rear of building.	N/A – may not protrude off of wall of building.	Yes	External or internal illumination; decorative downlights required for external illumination; must be directed away or shielded from passersby, adjacent properties and motorists.	If a tenant is part of a multi-tenant complex, each tenant shall be allowed one (1) wall sign no greater than ten (10) percent of the tenant wall area upon which the sign is placed. Corner tenant spaces will be allowed one (1) additional wall sign no greater than ten (10) percent of the wall area upon which it is placed so that one may be placed on each side of a corner façade. Signs facing the rear of a building are prohibited. See section 12.8 for calculation of sign area parameters.
Wall sign for Accessory Building	Permanent	16 sq. ft in area	Wall height; may not extend past roofline.	1	N/A – may not protrude off of wall of building.	No	External only; must be directed away or shielded from passersby, adjacent properties and motorists.	1 sign per accessory building; must be constructed out of permanent material.

Permitted Signs in C-3 - Highway Service Commercial District								
Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
Window sign	Permanent	1 per window not to exceed 30% of total glass area unless no wall sign is provided.	Within window confines	1	N/A	No	External or internal	Sign may be painted or etched on glass – must be on interior surface of window; Sign made from materials (not etched or painted on glass) must be hung inside; Neon signs may be used as a window sign and may encompass 30% of total glass area as long as no other window signage is present.

D. Table 12 – 4 Signs Permitted in Industrial Districts

Permitted Signs in B-P, L-P, I-G and I-H Districts							
B-P Business Park District							
Type	Max. Size	Max. Ht. (ft)	Max. #	Min. Setback	Permit Req.	Illum. Type	Notes
Free-standing monument, ground signs	By review	By review		4 ft. from right of way.	yes	internal or external	Sign control standards are established by review of the preliminary park plan
Additional Signs	By review	By review			yes	internal or external	1 pole sign per principal building

L-P Logistics Park District

Type	Max. Size	Max. Ht. (ft)	Max. #	Min. Setback	Permit Req.	Illum. Type	Notes
External Directional Sign	Maximum of 6 sq ft per building occupant	5'	1 per site entrance per building occupant	Not located in the right of way, site triangle or off-premises	Yes	Internal or external	Maximum allowed square footage is 6 SF per building occupant to maximum of 18 SF in total. Must be constructed of permanent materials. Installed using metal two-inch square posts. Wooden posts are not allowed unless they are metal wrapped.
Flags	Exempt	110'	5 per development site	A distance equal to the height of the pole	No	External illumination required if flag is to fly at night; light source must be directed away or shielded from passersby, adjacent properties and motorists.	Must be shown on site plan. Building permit required for pole installation and electrical if applicable.
Internal Directional Sign	6 sq ft	5'	4 total per site	Not located in the right of way, site triangle or off-premises	No	None	Must be constructed of permanent materials. May be wall mounted or installed using metal two-inch square posts. Wooden posts are not allowed unless they are metal wrapped.

L-P Logistics Park District

Type	Max. Size	Max. Ht. (ft)	Max. #	Min. Setback	Permit Req.	Illum. Type	Notes
Kiosk	4' width	12'	One per project site or campus entrance; additional permitted onsite as part of a comprehensive signage plan.	Not located in right of way, site triangle, or off premises	Yes	Internal	Kiosk sign structures shall be ladder type with individual sign panels of uniform design. The color of all kiosk sign structures and panel background color will be approved by the City. The City may by a duly executed services contract, grant to a qualified person or company the right to design, erect and maintain directional kiosk signs within the City. Sign panels advertising a business that has vacated the premises must be replaced with the new business or a blank panel within thirty (30) days of vacancy.
Monument Sign	1 SF per ten (10) linear feet of street frontage up to a maximum of 60 SF per sign face (does not include sign base or sign structure)	8' above natural or average grade including base, support structure or other architectural elements	1 per property; if parcel is more than 30 acres in size with more than 1 street frontage, a 2 nd monument sign is permitted on the additional street frontage.	15 feet from all property lines; outside of site triangles and easements; minimum 400 feet from another freestanding sign located on the same property	Yes	Internal or External	Platted private roads may be considered a 2nd street frontage for purposes of determining the number of allowed monument signs. Base must be a minimum of two feet in height. The base shall extend a minimum of $\frac{3}{4}$ the entire length of the sign. The total area of the base and support structure shall be at least 75% of the sign face area. The base and support structure shall not exceed the sign face area by more than 10 percent. The sign face may not exceed 50% of the overall sign structure.

L-P Logistics Park District

L-P Logistics Park District							
Type	Max. Size	Max. Ht. (ft)	Max. #	Min. Setback	Permit Req.	Illum. Type	Notes
Temporary Construction/Development Signage – Highway Adjacent	325 sq ft per side	30 feet	1	Not located in the right of way	Yes	None	Maximum length – 15 feet Parcel must be highway adjacent - 50% of the site is within 800 feet of the centerline or 500 feet of the right of way (whichever is less) of an Interstate or Highway
Temporary Construction/Development Signage – Not Highway Adjacent	90 sq ft per side	20 feet	1	Not located in the right of way	Yes	None	Maximum length – 15 feet
Temporary Banner or Sign (Not Yard Sign)	12 sq ft	5'	2 allowed per building occupant per permit request	May not be located in right of way. Must be set-back 5' from any property line.	Yes	External; shall not be flashing or intermittent; temporary electrical requirements shall be subject to the adopted electrical code.	Usage limited to 14 days per permit request, up to 2 permit requests per year. Applicant must remove when usage limit has expired. A banner shall not be used in lieu of a permanent sign, except in the case of new businesses where it may be used for a period not exceeding thirty (30) days. Temporary Banners shall be secured at all points of attachment. Torn or severely weathered banners are not permitted. Temporary signs or banners found to be in violation of this section must be removed or made to conform within 24 hours of notification.
Wall Sign – front façade	Min SF = 24 SF Front Max SF= 1x length of building frontage or lease space frontage	Shall not extend above the roofline or façade of the building.	1	N/A – located on building wall only	Yes	Internal	Attached signs that are internally illuminated shall be constructed only of materials that are noncombustible or slow burning in the case of plastic inserts and faces. A wall sign shall not extend more than twelve (12) inches from the building wall to which it is attached. Bottom of sign must be at least eight (8) feet from grade at wall where sign is installed.

L-P Logistics Park District							
Type	Max. Size	Max. Ht. (ft)	Max. #	Min. Setback	Permit Req.	Illum. Type	Notes
Wall Sign-side façade	Side Max SF= .5x length of side wall of building	Shall not extend above the roofline or façade of the building	3 – total SF may not exceed total allowed SF	N/A – located on building wall only	Yes	Internal	Attached signs that are internally illuminated shall be constructed only of materials that are noncombustible or slow burning in the case of plastic inserts and faces. A wall sign shall not extend more than twelve (12) inches from the building wall to which it is attached.
Window sign-age not readable from right of way	exempt	exempt		N/A – located in window only	No	None	
Yard Sign	6 sq ft	5 ft	4 per parcel	Not located in the right of way	Yes	None	Usage limited to 14 days per permit request, up to 4 permit requests per year.

Table 12-4 Appendix - Additional Guidelines for L-P District Signage:

- Illuminated signs shall not be erected within one hundred (100) feet of any residential zoning district unless properly and adequately shielded so that light from such sign is not directed toward such residential district.
- In no case can a sign be placed closer than fifteen (15) feet from a residential property.
- No high intensity lights shall be permitted as part of a sign display visible from an adjacent street.
- No sign shall be illuminated to intensity greater than two hundred (200) foot-candles. The restrictions of luminance in this section shall be determined from any other premise or from any public street right-of-way other than an alley.
- No cloth, paper, banner, flag, or similar advertising matter shall be suspended from, or allowed to hang loose from or over, any building or structure. Such advertising matter shall be a violation of this section and shall be removed immediately upon notice by the building official.

I-G and I-H Industrial Districts

Type	Max Size	Max Ht (ft)	Max #	Min Set-back	Permit Req.	Illum Type	Notes
Free-standing monument, ground signs	80 sq. ft.	height of principal building plus 20 ft.	1	1 ft. from right of way.	yes	internal or external	1 monument, ground, or pole sign per 200 ft. of street frontage
Additional Signs	Same as commercial				yes	internal or external	Same as commercial

/s/
LEE W. HENDRICKS, City Attorney