
Proposed ULDC Amendments

Article 5. Sign Regulations

Purpose

- Clarify / Simplify
 - Legal / Constitutional Issues
 - Minimize the need for variances on size, setbacks, and height.
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Comparisons – Special Exception

Current

- Special Exceptions to sign restrictions can be granted by the Board of Adjustment.

Proposed

- Special exceptions and appeals are not available to provide relief from the number, area, or setback standards for signage.
- Special exceptions from the height standards are available only where special circumstances caused by unique terrain and topography would otherwise impair visibility.

Comparisons – Exemptions

Current

- Window displays
- Brand names or logos on products
- A building design, color, or motif
- Official Signs and signals
- Warning Signs
- Property Addresses and Building Identifiers
- Holiday Decorations
- Agricultural Production Marker

Proposed

- Window displays
- Brand names or logos on products
- A building design, color, or motif
- Official Signs and signals
- Warning Signs
- Property Addresses and Building Identifiers
- Holiday Decorations
- Agricultural Production Marker
- *Menu board on the exterior wall of a restaurant not to exceed 9 square feet*
- *Political signs*

Comparisons – Permits Required

Current

- Permits are required for any free-standing sign over 15 square feet and any building sign over 6 square feet.

Proposed

- Permits are required for all regulated signs.
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Comparisons – Principal Freestanding Signs

Current

- Must be located at least 75 feet from any other freestanding sign on an adjacent property.
- Must be located at least 37 feet from a side lot line, or one-half the width of the lot frontage, whichever is less, except on intersecting corners of corner lots where the setback must be ten (10) feet from each side.
- A minimum of 25 square feet of landscape area, consisting of shrubs, ground covers, or other plants, exclusive of the sign structure, must be located at the base of each principal freestanding sign.
- A minimum of 10 feet is required between any street right-of-way line and the nearest edge of a principal freestanding sign. Monument signs over 36 inches in height must be set at least 20 feet from any street right-of-way.

Proposed

- Must be located a minimum of 10 feet from a side or rear lot line, or a distance equal to the sign height, whichever is greater.
- A minimum of 10 feet is required between any street right-of-way line and the nearest edge of a principal freestanding sign. No sign over 30 inches in height shall be allowed in the sight triangle of a public street as defined in Article 6.11. Additionally, a clear view area between the heights of three feet and ten feet must be maintained in the sight triangle for all private driveways and entrance roads as provided for in section 5.3.2 (d).
- A minimum of 25 square feet of landscape area, consisting of shrubs, ground covers, or other plants, exclusive of the sign structure, must be located at the base of each principal freestanding sign.

Comparisons – Prohibitions

Current

- No sign shall be erected, located, or maintained in such a manner as to interfere with safe and free ingress and egress of any door, emergency exit, driveway, street, or roadway.
- No building sign shall extend above the top edge of the parapet or eaves of a flat or shed roof; the ridge line of a gable, hip, or gambrel roof; or the deck line of a mansard roof.

Proposed

- No sign shall be erected, located or maintained in such a manner as to interfere with safe and free ingress and egress of any door, emergency exit, driveway, street, or roadway. *In addition to the setback requirements listed in this Article, signs shall be located and designed such that within each site triangle as defined in Article 6.11, there is a clear view between the heights of three feet and ten feet. For the purposes of this article, private driveways and entrance roads shall provide the same clearance as a local street.*
- No building sign shall extend above the top edge of the parapet or eaves of a flat or shed roof or *the eave of any gable, hip, gambrel, mansard, or other type roof.*

Comparisons – Prohibited Signs

Current

- Animated Sign: A sign with action, motion, changing colors, flashing lights, or moving characters. Such signs may require electrical energy, but shall also include wind-activated devices including, but not limited to, spinners, aerial devices, and other attention-getting devices. This prohibition does not include rotating signs that revolve no faster than 5 revolutions per minute or electronic message boards that change messages no more often than 12 times per minute.

Proposed

- Animated Sign: A sign with action, motion, changing colors, flashing lights, or moving characters. Such signs may require electrical energy, but shall also include wind-activated devices including, but not limited to, spinners, aerial devices, and other attention-getting devices. This prohibition does not include rotating signs that revolve no faster than 5 revolutions per minute; or electronic message boards that change images or messages no more often than 5 times per minute, or other allowed automated changeable copy signs that change images or messages no more than 5 times per minute.

Comparisons – Height of Freestanding Sign

Current

- Maximum height determined by the zoning district and could be appealed to the Board of Adjustment.

Proposed

- Monument signs shall not exceed the maximum height for signage allowed in the zoning district in which the sign is located.
- When the grade of the property at the location of the proposed sign is two or more feet below the centerline of the adjacent travel lanes, pole or post signs shall be allowed to exceed the maximum height normally allowed for signage in the zoning district in which the sign is located, provided that the height of the signs shall not be greater than eight (8) feet higher than the centerline of the adjacent travel lanes measured at the point perpendicular from the right-of-way to the sign location.

Comparisons – Principal Freestanding Sign – One Use on Property

Current	S-R, LT-R, HT-R	M-R, D-R	N-O-C	O-I, C-C, H-C	A-R, C-B-C	L-I	H-I
Max. Number	1 per lot, either: or:	2 per entrance	1 per street frontage	1 per 200' of street frontage, max 3	1 per 200' of street frontage, max 3	1 per 200' of street frontage, max 3	1 per 200' of street frontage, max 3
Maximum height	3 feet 5 feet	6 feet 15	6 feet 2	20 feet	6 feet 3	20 feet	20 feet
Maximum face area	16 sf 6 sf	32 sf	32 sf	150 sf	32 sf	150 sf	150 sf
Max. structure area	16 sf 6 sf	96 sf	48 sf	180 sf	48 sf	180 sf	180 sf
Illumination	None	Indirect Only	Indirect Only	OK	Indirect Only	OK	OK

Proposed	A-R, S-R, LT-R, HT-R, D-R	M-R	N-O-C	O-I, C-C, H-C	C-B-C, U-M-U	L-I	H-I
Max. Number	1 per lot, either: or:	1 per entrance	1 per street frontage	1 per street frontage	1 per street frontage ²	1 per street frontage _e	1 per street frontage
Maximum height	3 feet 5 feet	6 feet 15	6 feet 2	12 feet	6 feet 3	12 feet	12 feet
Maximum face area	16 sf 6 sf	32 sf	32 sf	80 sf	32 sf	80 sf	80 sf
Max. structure area	16 sf 6 sf	48 sf	48 sf	100 sf	48 sf	100 sf	100 sf
Illumination	None	Indirect Only	Indirect Only	OK	Indirect Only	OK	OK

Comparisons – Principal Freestanding Sign – Two or More Uses on Property

Current	A-R, S-R, LT-R, HT-R	M-R, D-R	N-O-C	O-I, C-C, H-C	A-R, C-B-C	L-I	H-I
Max. Number	N/A	N/A	1 per street frontage	1 per 200' of street frontage, max 3	1 per 200' of street frontage, max 3	1 per 200' of street frontage, max 3	1 per 200' of street frontage, max 3
Maximum height			10 feet 2	40 feet	10 feet 3	20 feet	20 feet
Maximum face area			42 sf	300 sf	42 sf	200 sf	200 sf
Max. structure area			60 sf	400 sf	60 sf	300 sf	300 sf
Illumination			Indirect Only	OK	Indirect Only	OK	OK

Proposed	A-R, S-R, LT-R, HT-R	M-R, D-R	N-O-C	O-I, C-C, H-C	C-B-C, U-M-U	L-I	H-I
Max. Number	N/A	N/A	1 per street frontage	1 per street frontage ²	1 per street frontage ²	1 per street frontage ²	1 per street frontage ²
Maximum height			6 feet	12 feet	10 feet	12 feet	12 feet
Maximum face area			42 sf	160 sf	42 sf	160 sf	160 sf
Max. structure area			60 sf	160 sf	60 sf	160 sf	160 sf
Illumination			Indirect Only	OK	Indirect Only	OK	OK

Comparisons – Modifications to Sign Plan

Current

- Modifications to the restrictions on signage established by a uniform sign plan for a specific property or development may be requested for administrative approval. Such requests shall be submitted to the Building Inspections Department for review and handling.

Proposed

- Modifications to the restrictions on signage established by a uniform sign plan for a specific property or development may be requested for administrative approval. Such approval shall be the responsibility of the Building Official and the Planning Director or their designated representatives.
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Comparisons – Sign Removal

Current

- The owner of the sign or owner of the premises shall remove signs that are deemed to be abandoned or otherwise found to be in violation of this Ordinance within 30 days from the written notice by the Chief Building Official. Any such signs not removed within 30 days from the written notice may be removed by the Jurisdiction and all costs charged to the owner of the premises upon which such sign was located, or the owner of the sign itself.
- Should any sign become insecure or in danger of falling or otherwise unsafe in the opinion of the Chief Building Official, the owner or person or firm maintaining the sign shall, upon written notice from the Chief Building Official, forthwith in the case of immediate danger and in any case within 10 days, remove such sign or secure it in a manner approved by the Chief Building Official. Any such sign not removed or secured within 10 days from the written notice may be removed by the Jurisdiction and all costs charged to the owner, agent, or person having beneficial interest of the building or premises upon which such sign was located, or in the sign itself.
- If any sign is installed, erected, or constructed in violation of this Ordinance, the owner or person or firm maintaining the sign shall, upon written notice from the Chief Building Official within 10 days, remove such sign or bring it into compliance with this Ordinance. Any such sign not removed or properly altered within 10 days from the written notice may be removed by the Jurisdiction and all costs charged to the owner, agent, or person having beneficial interest of the building or premises upon which such sign was located, or in the sign itself.

Proposed

- The owner of the sign or owner of the premises shall remove signs that are deemed to be abandoned or otherwise found to be in violation of this Ordinance within 30 days from the written notice by the Chief Building Official. Any such signs not removed within 30 days from the written notice may be removed by the Jurisdiction and all costs charged to the owner of the premises upon which such sign was located, or the owner of the sign itself.
- Any sign placed on public property shall be subject to immediate removal without notification by the Jurisdiction and all costs for removal and disposal shall be charged to the owner of the sign.
- Should any sign become insecure or in danger of falling or otherwise unsafe in the opinion of the Chief Building Official, the owner or person or firm maintaining the sign shall, upon written notice from the Chief Building Official, forthwith in the case of immediate danger and in any case within 10 days, remove such sign or secure it in a manner approved by the Chief Building Official. Any such sign not removed or secured within 10 days from the written notice may be removed by the Jurisdiction and all costs charged to the owner, agent, or person having beneficial interest of the building or premises upon which such sign was located, or in the sign itself.
- If any sign is installed, erected, or constructed in violation of this Ordinance, the owner or person or firm maintaining the sign shall, upon written notice from the Chief Building Official within 10 days, remove such sign or bring it into compliance with this Ordinance. Any such sign not removed or properly altered within 10 days from the written notice may be removed by the Jurisdiction and all costs charged to the owner, agent, or person having beneficial interest of the building or premises upon which such sign was located, or in the sign itself.