

ARTICLE XXI SIGN REGULATIONS

Section 1. Intent and Purpose: It is the intent and purpose of these sign regulations to qualify, supplement or define the allowable uses of the several types of signs allowed in the district regulations appearing elsewhere in this regulation.

Section 2. Applicability: Any freestanding sign shall, by definition, be a structure. No land, personal property or structure shall be used for sign purposes except as specified herein. All signs legally existing at the time of passage of these regulations may remain in use under the conditions of legal nonconformance. Signs in legal nonconformance shall not be enlarged, moved, lighted, or reconstruct; however, the change of the advertising display shall not be restricted except as previously stated. No sign shall be erected, enlarged, constructed or otherwise installed without first obtaining a sign permit, and a sign permit shall be legally issued only when in compliance with this sign regulation. All signs shall be constructed in such a manner and of such material that they shall be safe and substantial.

Section 3. Submission Requirements: A complete application for a Sign Permit shall be submitted to the Building Inspector in a form established by the City, along with pictures or drawings showing the proposed signs.

A. Review and Action: The Building Inspector shall review the sign permit application in detail for the purpose of determining whether the proposed sign complies with all the applicable sign regulations of this Article, if applicable. After the submission of the completed application for a Sign Permit, the Building Inspector shall either:

1. Issue the Sign Permit, if the sign complies in every respect with the standards of this Article, if applicable; or
2. Deny the Sign Permit if the sign fails in any way to comply with the standards of this Article. If denied, the Building Inspector shall specify all reasons for the denial.

B. Classification of Signs:

1. Functional Types:

- (a) Bulletin Board Sign: A sign that indicates the name of an institution or organization on whose premises it is located and which contains the name of the institution or organization, the name or names of persons connected with it, and announcement of persons, events or activities occurring at the institution. Such sign may also present a greeting or similar message.

- (b) Business Sign: A sign which directs attention to a business or profession conducted, or to products, services or entertainment sold or offered upon the premises where such sign is located, or to which it is affixed.
- (c) Identification Sign: A sign giving only the name and address of a structure, business, development or establishment. Such signs may be wholly or partly devoted to a readily recognized symbol.
- (d) Memorial Sign: A sign, monument or statue serving to help people remember some person or event.
- (e) Name Plate Sign: A sign giving the name and/or address of the owner or occupant of a structure or premises on which it is located and, where applicable, a professional status.
- (f) Temporary Portable Display Sign: Any movable display structure, capable of relocation, under its own power, or towed by a motor vehicle. The display message of the sign may be painted or non-painted and capable of being readily altered. Portable display signs may be with or without electrical illumination and power, and with or without wheels.
- (g) Temporary Sign: A display sign as listed below that is limited in time that such sign may remain in use either by the limitations of these regulations or the conditions of a sign permit.
 - (1) Real Estate Sign: A sign pertaining to the sale or lease of a lot or tract of land on which the sign is located, or to the sale or lease of one or more structures, or a portion thereof on which the sign is located.
 - (2) Development Project (Construction) Sign: A sign indicating the names of the architects, engineers, landscape architects, contractors and similar artisans involved in the design and construction of a structure, complex or project only during the construction period and only on the premises on which the construction is taking place.
 - (3) Political Campaign Signs: A sign relating to a candidate, political party, ballot issue or other issue to be voted upon in any public election.
- (h) Electronic Message Centers: Freestanding and wall signs are allowed by permit with the following restrictions:
 - (1) Freestanding and wall signs, which function as an electronic message centers shall not exceed a total display area as listed.

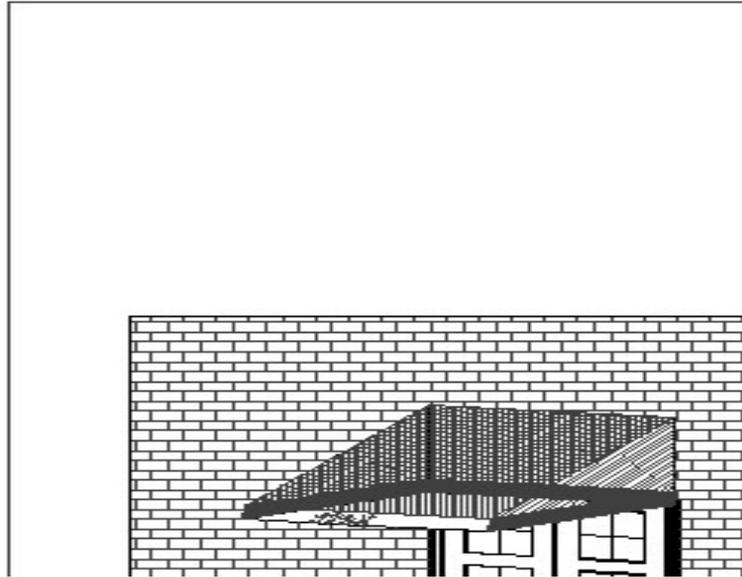
Along US 54 and the 83 By Pass 150 square feet, Commercial and Industrial Districts 100 square feet, and signs that are used by schools or churches in Residential Districts 50 square feet. This display area will be subtracted from the total display area allowed;

- (2) No electronic message center shall be erected without a light detector/photocell, or a scheduled dimming timer by which the sign's brightness shall be dimmed when the ambient light condition darkens. Electronic message center signs shall not display an illuminative brightness exceeding (400) NITs at any time between one-half (1/2) hour after sunset until one-half (1/2) hour before sunrise or five thousand (5,000) NITs between one-half (1/2) hour before sunrise until one-half (1/2) hour after sunset.
- (3) Electronic message centers are permitted to utilize the static display with "fade" or "dissolve" transitions and frame effect. Electronic message center may be changed at periodic intervals by said entry and exit effects provided that the minimum message time for a message shall be three (3) seconds. Transition time between frames shall not exceed two (2) seconds nor be less than a minimum of 0.3 seconds;
- (4) Electronic message centers shall be turned off no later than 10:00 PM if located within one hundred (100) feet of a residentially zoned district;

(a) Structural Types:

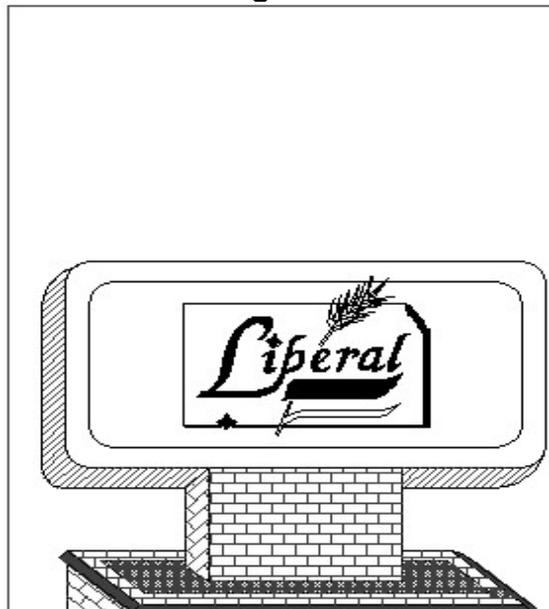
- (a) Advertising Signs: (Billboards) A sign which directs the attention of the public to any goods, merchandise, property, business, service, entertainment or amusement conducted or produced which is bought or sold, furnished, offered or dealt in elsewhere than on the premises where such sign is located or to which it is affixed.
- (b) Awning, Canopy or Marquee Sign: A sign that is mounted on, painted on, or attached to, an awning, canopy or marquee. No such signs shall project above, below or beyond the awning, canopy or marquee.

**Figure 3
Canopy Sign**



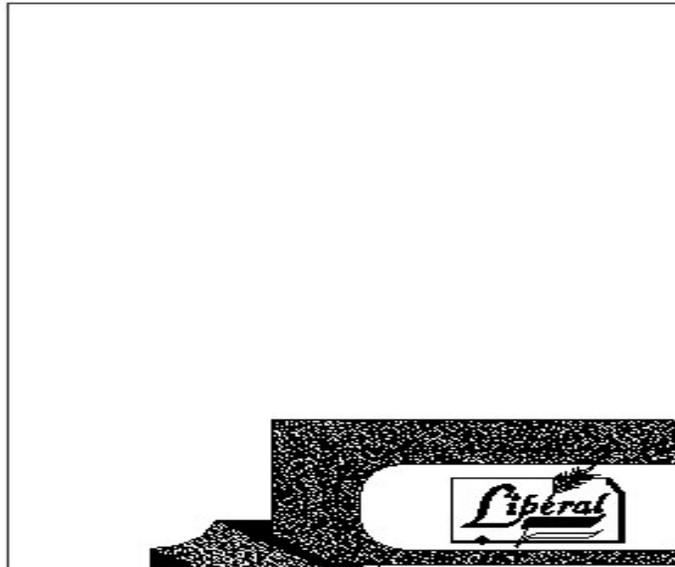
- (c) Ground Sign: Any sign placed upon, or supported by, the ground independent of the principal structure on the property, where the bottom edge of the sign is less than six feet above the ground, and the base is no less than 50 percent of the width of the face of the sign, presenting a monolithic structure.

Figure 4
Ground Sign



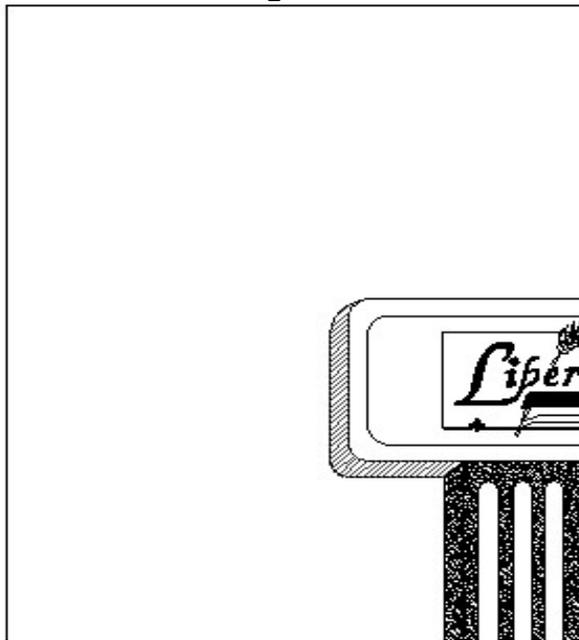
- (d) Monument Sign: Any sign whose base is greater in width than the face of the sign, and whose height is no greater than 6 feet.

**Figure 5
Monument Sign**



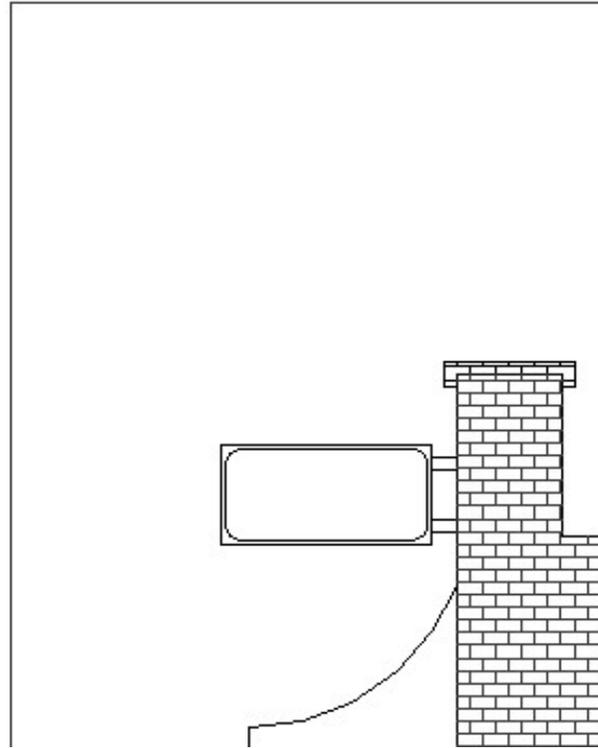
- (e) Elevated Sign: Any sign placed upon, or supported by, the ground independent of the principal structure on the property where the bottom edge of the sign is ten feet or more above the ground level.

**Figure 6
Elevated Sign**



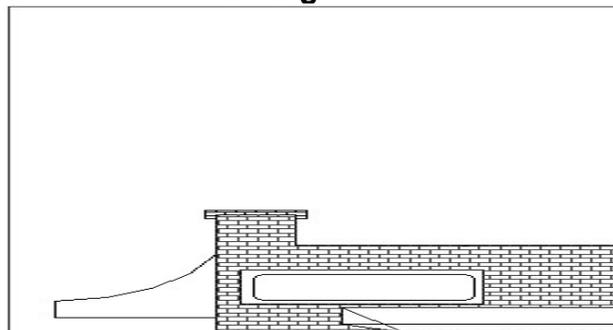
- (f) Projecting Sign: A sign that is wholly or partly dependent upon a structure for support and which projects more than 12 inches from such structure.

Figure 7
Projecting Sign



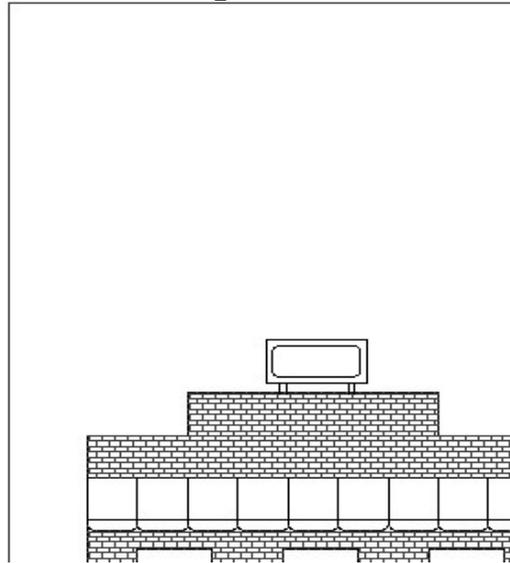
- (g) Wall Sign: A sign fastened to or painted on a wall of a structure in such a manner that the wall becomes merely the supporting structure or forms the background surface, and which does not project more than 12 inches from such structure.

Figure 8
Wall Sign



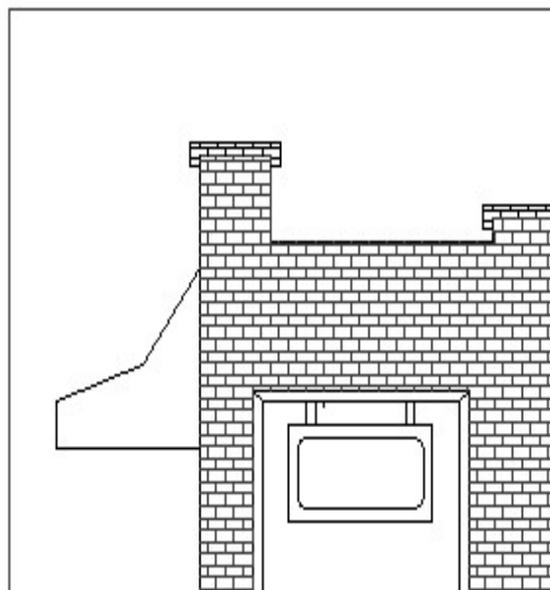
- (h) Roof Sign: A sign primarily supported on the roof of a structure. Roof signs shall not project more than 12 inches beyond the face of the structure.

**Figure 9
Roof Sign**



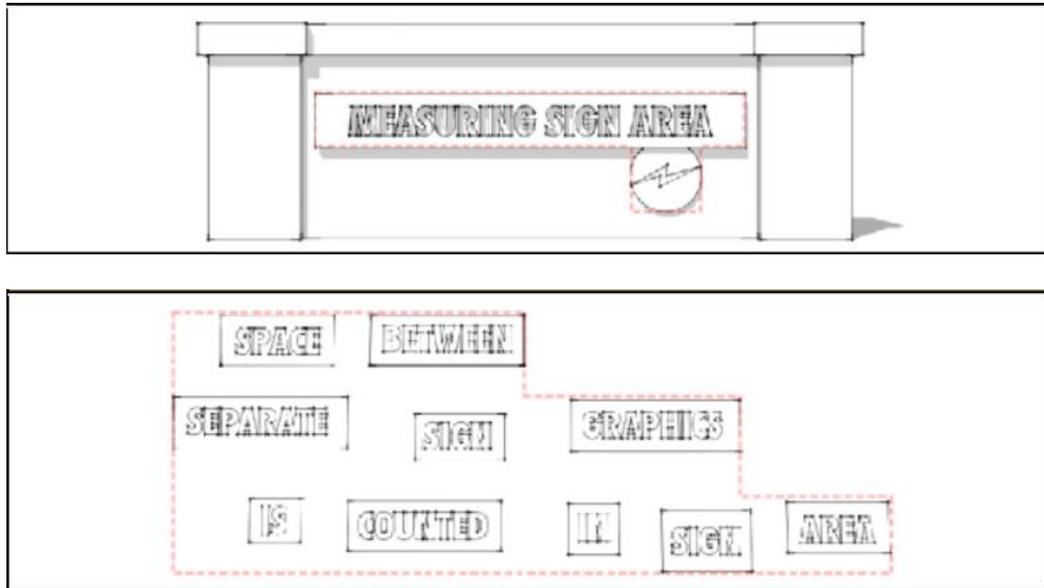
- (i) Window Display Sign: Any sign, pictures, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service that is placed inside a window or upon the windowpanes or glass and is visible from the exterior of the window.

**Figure 10
Window Sign**



Section 4. General Standards:

A. Gross Service Area of Sign: Gross service area shall be calculated as the area within a continuous perimeter with up to eight straight sides and 90 degree corners, that encloses the limits of text and graphics of a sign, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign's message from the background against which it is placed (unless the structure is an integral part of the display or used to differentiate it), but includes any open space contained within the outer limits of the display face of a sign, or between any component, panel strip, or figure of any kind composing the display face, whether this open space is enclosed by a frame or border or not.. If more than one side of a sign is utilized as a sign, then only the largest side shall be computed and shall be counted as a portion of the gross service area.



B. Sign Height: Sign height shall be measured from the ground elevation at the base of the sign to the highest element of the sign.

C. Sign Spacing: No pole, ground, or interstate service sign shall be authorized within fifty (50) feet of another such sign on the same side of any one street, and no advertising sign shall be authorized except as follows:

1. **Minimum Spacing for Advertising Signs:** The spacing of Advertising Signs shall be in accordance with the state of Kansas at K.S.A. 68-2231, *et. seq.*; except that, no advertising sign shall be closer than 660 feet from another advertising sign on either side of the road, measured along the center line of the pavement between points directly adjacent to each respective Advertising Sign.

2. **Maximum Size:** Advertising Signs shall meet size requirements of the state of Kansas.
3. **Maximum Height:** Advertising Signs shall meet height requirements of the state of Kansas.
4. **Required Setback:** Advertising signs shall meet setback requirements of the state of Kansas.
5. **Location:** Advertising signs shall not be located within the corporate limits of the City of Liberal, and shall be restricted to the extraterritorial areas of the city regulatory jurisdiction.

D. Illumination Sign: A sign designed to give forth-artificial light or designed to reflect light derived from any source.

1. Illuminated signs shall be designed as to reflect or direct light away from any residential dwelling district. Any illuminated sign located on a lot adjacent to, in front of or across the street from any residential district, which sign is visible from such residential district, shall be illuminated only during business hours or between the hours of 7:00 A.M. and 11:00 P.M.
2. Illuminated signs in direct vision of a traffic signal shall not be in red, amber or green illumination.
3. Gooseneck reflectors and lights shall be permitted on ground, wall and painted signs. The reflectors shall be provided with proper glass lenses concentrating the illumination upon the area of the sign so as to prevent glass upon the street or adjacent property.

E. Flashing or Moving: Any illuminated sign on which the artificial light is not constant in intensity and color at all times. For the purpose of this regulation, any sign that is revolving, rotating, moving, animated, has moving lights or creates the illusion of movement shall be considered a moving sign.

1. A sign, which displays the current time and/or temperature by use of intermittent lighting shall not be deemed a flashing sign if the lighting changes are limited to text indicating time, temperature or other public messages.
2. A sign that utilizes a screen for the display of an electronically generated image or message via either internal illumination of the screen or external projection onto the screen, such as but not limited to Light Emitting Diodes (LED) or other digital or electronic technology that allows intermittent

change of the message or animated display by electronic signal shall be considered an Electronic Sign.

3. The required setbacks for Electronic Message Boards using (LED) Light Emitting Diodes for displays is none, and shall not be within the line of sight of any traffic signal control device. The bottom edge shall be a minimum height of (10') ten feet from grade as set forth in this Article.
4. Flashing, Moving or Electronic Signs in direct vision of a traffic signal shall not be in red, amber or green illumination.

F. Obstruction to Doors, Windows or Fire Escapes or other Access Way: No sign shall be created, relocated, or maintained so as to prevent free ingress to or egress from any door, window, or fire escape or other access way. No sign of any kind shall be attached to a standpipe or fire escape.

G. Signs on Trees or Utility Poles: No sign shall be attached to any utility pole or tree.

H. Traffic Safety:

1. No sign shall be maintained at any location where by reason of its position, size, shape or color, may obstruct, impair, obscure, interfere with the view of, or be confused with any traffic or railroad control sign, signal or device, or where it may interfere with, mislead, or confuse traffic; or which makes use of the words "Stop," "Look," "Drive-In," "Danger" or any other work, phrase, symbol or character in such a manner as to interfere with, mislead or confuse traffic.
2. Any sign located within three (3) feet of a driveway or within a parking area shall have its lowest elevation at least ten feet above the curb level; however, in no event shall any sign be placed so as to project over any public right-of-way.
3. Under no circumstances shall any sign other than traffic or public regulatory signs as exempted in Section 5 A.2 be placed in the sight triangle as defined by this regulation.

I. Lineal Street Frontage: In those districts where gross sign area is allocated based on lineal street frontage and the tract or parcel is adjacent to more than one street, the lineal street frontage shall be computed as follows:

1. For those tracts or parcels other than commercial development located on major streets as designated in the Major Street Plan of the

Comprehensive Plan, the lineal street frontage shall be the distance of that property line abutting the major street.

2. For those tracts or parcels other than commercial development not located on a major street, the lineal street frontage shall be one-half the sum of all the street frontages.
 3. As it pertains to single occupancy commercial development, the lineal street frontage shall be the distance of the property line abutting the streets.
 4. As it pertains to commercial multiple occupancy centers, the frontage shall be determined as the greater of lineal street frontage or lineal building frontage. Lineal building frontage shall be determined by the sum of the sides where principal public entrance is made. No street frontage or building frontage shall be counted on sides where public access is not normally maintained.
- J. Landscaping:** Ground signs, monument signs and elevated signs shall be landscaped. The landscaping shall extend no less than three feet from the base of the sign, and in the case of ground signs and monument signs, shall be incorporated within a decorative planter.
- K. Scale and Context:** Signs shall be in scale with the site or structure where located and in context with the site, structure and service offered.
1. Scale includes both human scale and proportion. Signs shall be proportional to the element they are attached to and the facade as a whole.
 2. Context includes form, style, color, balance and structure lines:
 - (a) **Form:** Sign shape and its relationship to the structure or service offered.
 - (b) **Style:** Historical, eclectic, modern or contemporary shapes, texts and colors.
 - (c) **Color:** Analogous or complementary in relation to site or structure.
 - (d) **Balance:** Location of sign in structure element relating to balance through location, mass and color.
 - (e) **Structure Lines:** Major lines of building elements and compatibility to outlines, horizontal and vertical lines such as roof line, ground line, window lines, etc.

- L. All signs must be constructed of permanent all-weather materials.
- M. Permit Required: No sign may be erected or altered until a sign permit has been issued by the Building Inspector.
1. **Application:** Application for permits required under this Article shall be made on forms provided by the Building Inspector and accompanied by the following, if required by the Building Inspector or if required by the provisions hereof:
 - (a) Plans and specifications of the proposed sign; and engineer's certificate certifying the proposed sign and its construction to be of safe design; the right to inspect all permanent signs and marquees prior to their installation and erection and prior to the issuance of a permit.
 2. **Permit Fees:** Every application before being granted a permit hereunder, shall pay to the Building Inspection Department the following permit fee for each such sign or other advertising structure regulated by this Article:
 - (a) All signs requiring a permit, other than temporary, the fees are found in Exhibit-C Article 6 of the Code of the City of Liberal.
 - (b) Temporary Signs - \$1.00 when required.
 3. **Inspection:** As soon as a sign has been erected, the permittee shall notify the Building Inspector who shall inspect such sign and approve the same if it complies with the provisions of the Article. The Building Inspector may, from time to time, as he deems necessary, inspect all signs or other advertising structure regulated by this Article for the purpose of ascertaining whether the same is secure or insecure or whether it is in need of removal or repair.
 4. **Permit Revocable at Any Time:** All rights and privileges acquired under the provisions of this Article or any amendment thereto, are mere licenses revocable at any time by the Building Inspector; and all such permits shall contain this provision.
- N. **Façade:** A façade shall be considered any face of a building given special architectural treatment.

Section 5. Exemptions:

- A. **Total Exemptions:** The following signs shall be exempt from the requirements of this Article, except for the provisions of Sections 4,A through 4,N above.

1. Flags or emblems of a government or of a political, civic, philanthropic, educational or religious organization, displayed on private property.
2. Signs of a duly constituted governmental body, including traffic or similar regulatory signs, legal notices, warnings at railroad crossings and other instructional or regulatory signs having to do with health, safety, parking, swimming, dumping, etc.
3. Memorial signs and tables displayed on public or private property.
4. Small signs, not exceeding five square feet in area, displayed on private property for the convenience of the public, including signs to identify entrance and exit drives, parking area, one-way drives, restrooms, freight entrances, and other similar signs; except that such signs shall not display logos or other business advertisements.
5. Scoreboards in athletic stadiums.
6. Temporary signs for the sale of household goods at a residence (for example, garage sales or auctions) for a period not to exceed five (5) days.
7. Bulletin board signs not exceeding 12 square feet in gross service area accessory to a church, school or public or nonprofit institution.
8. Holiday decorations displayed on a temporary basis which are primarily of a decorative nature and clearly associated with any national, state, local, or religious holiday.
9. Interior signs located within a building interior, an enclosed lobby, or building courtyard, or signs located on the interior of a parcel that is not normally viewed from public right-of-ways (such as signs on stadium walls within ball parks) provided they meet the structural, electrical, and material specifications in this code.

B. Exemptions from Sign Permit: The following signs are exempt from the sign permit section of this Article, but shall comply with all of the other regulations imposed by this Article:

1. Non-illuminated name plate signs showing only the name and/or address of the occupant, fastened flat against the wall and not exceeding six (6) square feet in gross service area.
2. Bulletin board signs not exceeding 100 square feet in gross area accessory to a church, school or public or nonprofit institution.

3. Business signs when located on property used for agricultural purposes and pertaining to the sale of agricultural products produced on the premises.
4. Temporary Signs:
 - (a) Real estate signs not exceeding six (6) square feet in area for residentially zoned properties and up to thirty-two (32) square feet in area for all other properties.
 - (b) Development Project (Construction) signs.
 - (c) Political campaign signs.
5. Window display signs not exceeding 25% of the window surface in commercial and industrial districts.

Section 6. Prohibited Signs:

- A. Signs on Public Property:** Any sign installed or placed on public property, except in conformance with the requirements, shall be forfeited to the public and subject to confiscation, except that logo signs on public athletic fields shall be allowed. 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.
- B. Obscene or Indecent Advertisement:** No person shall display upon any sign or other advertising structure any obscene, indecent or immoral matter.
- C.** Roof signs mounted or projecting above the highest roof line.
- D.** Elevated signs located higher or projecting above the highest roof line on that property or adjacent properties if no structure exists on the property where the sign is located.
- E.** Projected signs.
- F.** Any sign located on public right-of-way except those signs required by governmental authority or political signs as may be permitted.
- G.** Any wood pole mounted "billboard" sign. (Exception: wood post or steel base permanent all-weather construction.)
- H.** Flashing or moving signs.

Section 7. Temporary Portable Display Signs, with or Without Wheels

Attached: No portable sign shall be permitted to be placed on display, at the same business location, for longer than a period of thirty (30) days. Additionally, a thirty (30) day waiting period must lapse prior to issuance of another permit for a thirty (30) day period.

- A. Area. Temporary portable signs shall not exceed thirty-two (32) square feet in area.
- B. Public Right-of-Way. Temporary portable signs shall not be placed within or project over the public right-of-way.
- C. Other Signs. Temporary portable signs shall not be placed within twenty (20) feet of any ground sign or another temporary portable sign which pertains to another commercial or industrial property.
- D. Safety. Temporary portable signs shall be of rigid construction and anchored or weighted to prevent movement and overturning by the wind.
- E. Electricity. Electrical lines shall not lie on the ground where vehicular or pedestrian traffic is permitted. Use of ungrounded extension cords is prohibited. In addition, the sign must be protected by a ground fault circuit interrupter in accordance with the requirements of the National Electrical Code.
- F. Commercial Multiple Occupancy Centers. Commercial multiple occupancy centers are to be allowed one sign per street frontage for the entire center and each tenant is to be allowed to display a temporary portable sign for the allotted time period.
- G. Flashing Lights. Any light not constant in intensity and color at all times shall not be permitted on a temporary portable sign.

SECTION 8. Temporary Signs: Temporary signs shall be erected and maintained in a safe and attractive manner and shall be subject to applicable regulations except as specifically modified herein.

- A. **Real Estate Signs:** Real Estate Signs shall be removed within one week of the date of sale, rental, or lease.
- B. **Development Project Signs:** Development project (construction) signs shall be thirty-two (32) square feet or less. Such signs are subject to yard area requirements and may be erected at the start of construction and shall be removed upon project completion.

- C. **Political Campaign Signs:** Political campaign signs in residential zones shall not exceed six (6) square feet in area. In other zones, signs shall not be larger than thirty-two (32) square feet. Permission should be granted from the property owner prior to placement of a sign and must not be placed on a corner lot where it would impair the line of sight for vehicular traffic. No signs may be placed on any utility, street or traffic sign post or pole on or on any City or public right-of-way. Such signs shall be removed within seventy-two (72) hours following the election to which the sign relates. Any portable sign will follow the Portable Sign regulations.

SECTION 9. Maintenance:

- A. All signs within the City shall be maintained in a safe condition and in such a manner that they shall not become a visual detriment to the community at large. The Building Inspector shall be charged with the responsibility and authority to inspect all signs within the City and direct the maintenance of said signs. Maintenance of signs is defined as keeping sign structures in a safe condition, free of rust, with broken glass or plastic replaced, electrical lights and other electrical operations in operable condition, letters and other sign components in the equivalent condition as on the sign permit or as approved.
- B. Should the Building Inspector find a non-maintained sign as defined above, it shall cause the owner of said sign to be notified as to the deficiency and the corrective action that needs to be taken.
- C. Should the owner fail to exhibit evidence of compliance within 30 days after the mailing of the letter of notification, the Building Inspector shall cause the owner to be cited for violation of this regulation.
- D. Painted Sign Maintenance: The owner of any sign as defined and regulated by this Regulation shall be required to have properly painted at least once every two (2) years all parts and supports of the sign, unless the same are galvanized or otherwise treated to prevent rust.

SECTION 10. Unsafe and Unlawful Signs: If the building inspector shall find that any sign or other advertising structure regulated herein is unsafe or insecure or is a menace to the public or has been constructed or erected or is being maintained in violation of this Article, he shall give written notice to the permittee thereof to remove or alter the structure so as to comply with the standard herein set forth within ten (10) days after such notice.

- A. Construction and Stability: Signs shall be constructed to withstand a wind pressure of at least forty (40) pounds per square foot of surface and shall be structurally safe and securely anchored so that they will not be a menace to persons or property, and rigidly mounted so as not to swing. Building

mounted signs shall be adequately grounded where exposed to lightning. Flat mounted wall signs may exceed twenty-four (24) square feet only if made of noncombustible materials or approved combustible plastics as defined in Standard A60.1-1975 of the American National Standards Institute. Wooden supporting members shall be treated to prevent decomposition wherever they contact the ground. All display signs and the premises surrounding them shall be maintained and be kept free of noxious weeds and rubbish.

- B. **Removal of Certain Signs.** Any sign now or hereafter existing which no longer advertises a bona fide business conducted, or a product sold shall be taken down and removed by the owner, agent, or person having the beneficial use of the building or structure upon which such sign may be found within ten (10) days after written notification from the Building Inspector.

SECTION 11. Nonconforming Signs: Every sign or other advertising structure lawfully in existence on the adoption of this code shall not be altered or moved unless it be made to comply with the provisions of this Article, except as otherwise provided for herein.

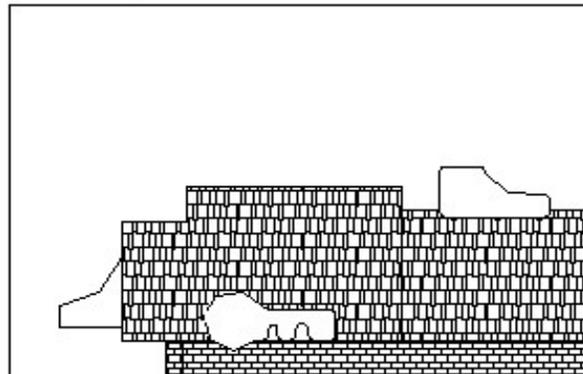
- A. **Removal of Nonconforming Signs:** Should any nonconforming sign be damaged by any means to an extent of more than 50 percent of its replacement cost at the time of damage, it shall not be reconstructed except in conformity with the provisions of these regulations.
 - 1. **Removal of On-Site Nonconforming Signs:** All on-site nonconforming signs not otherwise prohibited by the provisions of these regulations shall be removed or shall be altered to conform to the provisions of this regulation (a) when the nature of the business conducted on the premises changes and the sign is changed or modified either in shape, size or legend, or (b) when the name of the business changes and the sign is changed or modified either in shape, size or legend.
 - 2. **Removal of signs upon destruction of principal structures:** When a principal structure is destroyed or removed due to natural or manmade circumstances, all signs on the property shall be removed within 90 days, unless a building permit has been issued to replace the structure within said time period.

SECTION 12. Office Parks, Shopping Centers and Planned Districts: In the case of a proposed office park, shopping center, or other grouping of three or more tenants or establishments (new or remodeled), the developer shall prepare and submit to the Board of Zoning Appeals a master signage plan for all permanent exterior signs. Such plan shall set standards, which shall run with all leases or sales of portions of the development. A full and accurate

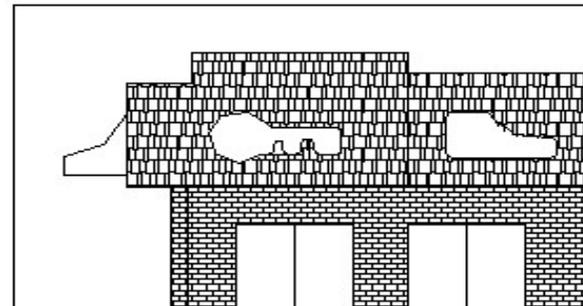
description of all signs shall be included indicating location, placement, materials, graphic design styles, type of illumination, etc. Final development plans shall not be approved until the Board of Zoning Appeals has approved the sign standards. For purposes of this section the terms “shopping center, office park, or their groupings,” shall mean a project of one or more buildings that has been planned as an integrated unit or cluster of units on property under unified control or ownership. The sale, subdivision, or other partition of the site does not exempt the project or portions thereof from complying with these regulations.

- A. In the case of a “shopping center, office park or other grouping” which is occupied by more than one tenant, one (1) monument sign or ground sign may be permitted in addition to the wall mounted signs, which sign shall depict only the name of the center or grouping of shops or offices.

**Figure 12
Sign Pattern**

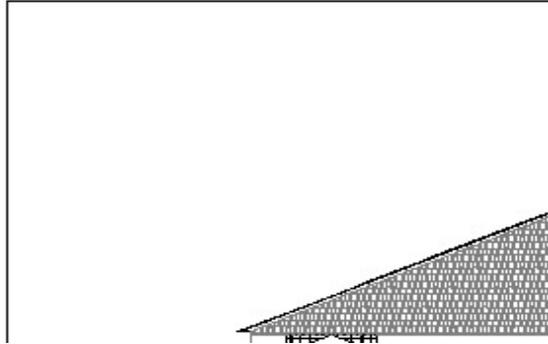


*Inconsistent sign patterns create confusion.
Signs within or above roof area are prohibited.

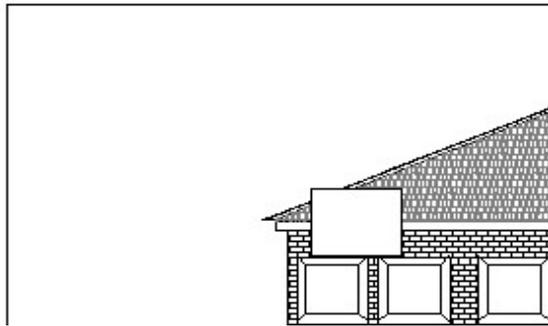


*Employ a consistent sign pattern.

**Figure 13
Sign Scale and Character**



*Sign is in scale and character with building articulation.



*Sign is out of scale and character with building.

ZONING DISTRICT

AG- R-1 R-2 R-3 M-H C-1 C-2 C-3 I-1 I-2
R-S M-P

STANDARDS A A A A B C C D D

FUNCTIONAL SIGN TYPES

Bulletin Board	P								
Business Sign	P								
Construction Sign	P								
Identification Sign	P								
Name Plate Sign	P								
Portable Display Sign								S	S
Real Estate Sign	P								

STRUCTURAL SIGN TYPES

Advertising Sign									
Awning, Canopy or Marquee Sign					P	P	P	P	P
Ground Sign	P	P	P	P	P	P		P	P
Monument Sign					P	P		P	P
Elevated Sign						P		P	P
Projecting Sign					P	P		P	P
Wall Sign	P								
Roof Sign									P
Window Sign					P	P	P	P	P

P – Permitted
S – Special Use

SECTION 13. Sign Standards:

- A. R-S Single-family Suburban District, R-1 Single-family Dwelling District, R-2 Two-family Dwelling District, R-3 Multi-family Dwelling District, M-H Mobile Home Subdivision District, and M-P Mobile Home Park District:

Residential Uses:

1. Number of Signs Permitted: One (1) sign per zoning lot.
2. Maximum Gross Surface Area:
 - (a) Business signs: 4 square feet.
 - (b) Bulletin board and identification signs: 50 square feet.
 - (c) Construction signs: 20 square feet.
 - (d) Name plate signs: 4 square feet.
 - (e) Real estate signs: 9 square feet, provided that one sign is not more than 100 square feet in area announcing the sale of lots and/or houses in a subdivision may be located on said development. Said sign shall be removed at the end of three years or when 75 percent of the lots have been sold, whichever occurs sooner.
3. Maximum Height: 6 feet.
4. Required Setback: No sign shall be placed closer to the front property line than one-half the distance of the front yard; except that real estate signs shall be exempt from setback requirements.
5. Illumination: Bulletin board signs may be indirectly illuminated with incandescent or fluorescent lighting.

Non-Residential Uses, Complying with Zoning:

1. Shall comply with C-O sign requirements and all other applicable requirements of Ordinance #4357.
- B. C-O Commercial Office District:
1. Number of Signs Permitted:
 - (a) Awning, canopy or marquee signs and wall signs: One per facade.
 - (b) Ground, monument, elevated, or projecting signs: One per zoning lot.
 2. General: Two (2) square feet for each lineal foot of store frontage; provided no single sign shall exceed a gross surface area of 250 square feet.

3. Maximum Height: All signs twenty-five (25).
 4. Required Setback: Extend to all property lines.
 5. Illumination: Illuminated signs shall be permitted.
- C. C-1 Neighborhood Business District, C-2 General Business District, and C-3 Central Business District:
1. Number of Signs Permitted:
 - (a) General:

Awning, canopy or marquee signs and wall signs: One per facade.

Ground, monument, elevated, or projecting signs: One per zoning lot.

Exception: Any lot with street frontage on multiple sides, may have an additional sign along another street frontage provided there is room on said lot to separate the signs by no less than 150 feet.
 - (b) Commercial multiple-occupancy centers:

Awning, canopy or marquee signs and wall signs: One per façade of each business.

Ground, monument, elevated, or projecting signs: One per building.

Exception: Any lot with street frontage on multiple sides, may have an additional sign along another street frontage provided there is room on said lot to separate the signs by no less than 150 feet.
 2. Maximum Gross Surface Area:
 - (a) General: Same as C-O
 - (b) Commercial multiple-occupancy centers: Twenty (20) square feet maximum for business with no exterior frontage in a commercial multiple-occupancy center. Businesses with exterior frontage shall be allowed a maximum square footage as determined in Section B above.
 3. Maximum Height: All signs in a C-1 and C-3 Zones Thirty (30) feet, and signs in C-2 Fifty (50) feet.
 4. Required Setback: Same as C-O.

5. Illumination: Same as C-O.
6. Elevated Signs:
 - (a) One elevated sign shall be permitted on the premises of any business located on a platted lot in a C-2.
 - (b) The height of the elevated sign shall in a C-2 District be no greater than 50 feet above the surface of the ground, or 10 feet above the highest elevation of the finished grade of the access road, highway or interchange, whichever is less.
 - (c) The gross surface area of the face of the sign shall not exceed 400 square feet.

D. I-1 Light Industrial District, and I-2 General Industrial District:

1. Number of Signs Permitted: Same as C-O, except as modified by Advertising Signs in sub-section D.6 below.
2. Maximum Gross Surface Area: 4 square feet per lineal foot of street frontage, provided no single sign exceeds a gross surface area of 300 square feet, except as modified by Advertising Signs in sub-section D.6 below.
3. Maximum Height: Twenty-five (25) feet above highest point for roof and wall signs and 35 feet for all others, except as modified by Advertising Signs in sub-section D.6 below.
4. Required Setback: Same as C-O
5. Illumination: Same as C-O, except as modified by Advertising Signs in sub-section D.6 below.
6. Advertising Signs (Billboards): Advertising signs (billboards) may be established in the I-2 zoning district, provided that they meet the conditions in this Article, Section 4, "General Standards."

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