AGENDA ITEM
PUBLIC HEARING
UNFINISHED BUSINESS (4b)

To: Cameron Planning and Zoning

Fr: Clyde Han

Dt: Tuesday, September 2, 2014

Re: Sign regulation for Non-Residential uses

The Board directed me to publish a notice of Public Hearing for the meeting this month and I failed to do so. The Board also requested information sign information from Kearney and Smithville in addition to the information reviewed in August from Richmond and Columbia.
I have developed a matrix comparing the four cities sign regulations of Non-Residential use sign in Residential Districts with Cameron's regulations.

The Board has three options:

1. Review the new information and I WILL schedule a Public Hearing for the October 13, 2014 meeting
2. Table the Agenda item and schedule a special meeting later in the month (September 29, 2014 would be the quickest allowing the 14 day notification).

A request has been made to review our sign requirements for permitted Non-Residential uses in "Residential" zoning districts.

The contention is that Medical Clinic, group homes, religious, education, hospital, private clubs, fraternity's, sorority's, lodges, Civic groups, Golf Courses and Parks including ball fields, swimming pools and memorials are allowed in all "Residential" zoning districts. These types of uses are normally larger structures and land areas than the typical residential structure and lot.

Cameron has provisions that allow larger signage for "Non-residential Uses in R-1 and R-2". Article 23, Section 7-A-4 reads as follows:

4) Permitted Signs for Non-residential Uses in Districts R-1 and R-2:

a) One (1) freestanding sign with a maximum sign face of twenty (20) square feet.

b) One (1) building sign, not to include projecting, roof, or under-canopy signs, with a maximum sign face of six (6) square feet.

c) Illumination: Indirect illumination is permitted*.*

***Illuminated signs:**

1) Semi-illuminated sign. Any sign which is uniformly illuminated internally over its entire area, including the area of the sign, by use of electricity or other artificial light.
2) Indirectly-illuminated sign. Any sign which is partially or completely illuminated at any time by an external light source which is so shielded as to not be visible at eye level.
3) Fully-illuminated sign. Any sign which is illuminated by an external or internal light source which is visible.

5) Setback: None.

Signs allowed in Residential Zoning for Non- Residential uses

City	Non-residential uses	# of signs	Illumination	Max Area / per face (Sq Ft)	Max Height (Feet)	Comments
Cameron	Medical Clinic, group home, religious, education, hospital, private club, fraternity, sorority, lodge or Civic	1	Indrect	40 / 20	6	*One (1) building sign, not to include projecting, roof, or under-canopy signs, with a maximum sign face of six (6) square feet.*
Chillicothe	Medical Clinic, group home, religious, education, hospital, private club, fraternity, sorority, lodge or Civic	1	Direct	32 / 32	10	No direct light shall be cast upon any residential property from sign.
Columbia	Medical Clinic, group home, religious, education, hospital, private club, fraternity, sorority, lodge or Civic	1	Direct	32 / 32	6	Must be Monument sign / No direct light shall be cast upon any residential property from sign illumination.
Kearney	Medical Clinic, group home, religious, education, hospital, private club, fraternity, sorority, lodge or Civic	(1) Approved by site plan	Indrect	50 / 50	6	Changeable copy or electronic message is allowed on a monument sign, provided copy is no more than 50% of face and turned off between 10:00 PM to 5:00 AM
Richmond	Medical Clinic, group home, religious, education, hospital, private club, fraternity, sorority, lodge or Civic	2	Indrect	50 / 25		Allows 60 Sq Ft sign for 15 days no more than once every 60 days
Smithville	Medical Clinic, group home, religious, education, hospital, private club, fraternity, sorority, lodge or Civic	1	Direct	16 / 16	8	No direct light shall be cast upon any residential property from sign.