BILL 2011-63

****** Third Reading ******

AGENDA ITEM

To: Mayor and City Council

From: Mike O'Donnell, Planning and Zoning , Chairman

Date: August 29, 2011

Re: Article 23 of Planning &Zoning Code Book, Sign Requirements

Issue:

The Cameron Planning and Zoning Commission have been working on revising Article 23, of the City of Cameron Zoning Code, Signs. Two Public Hearings have been conducted, on February 14, 2011 and June 13, 2011. The services of a consultant advisory planner from Lochner, BWR Division were engaged. The Commission conducted research from other communities and reviewed court cases. The content of this document has been revised to clarify and organize Article 23, Signs

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Recommendation:

The Cameron Planning and Zoning Commission recommends the Cameron City Council Repeal Article 23, Sign Requirements, of Chapter 23, Zoning, of the Cameron City Code and enact a new Article 23 as presented.

Bill 2011-63

AN ORDINANCE FOR THE CITY OF CAMERON, CLINTON AND DEKALB COUNTIES, MISSOURI, REPEALING ARTICLE 23, SIGN REQUIREMENTS, OF CHAPTER 13, ZONING OF THE CAMERON CITY CODE AND ENACTING NEW ARTICLE 23, SIGN REQUIREMENTS, THEREIN

WHEREAS, it is essential that regulations regarding the placement of signs within the City of Cameron respect both public safety and visual blight along with free speech and expression by utilizing content-neutral language and reasonable standards; and

WHEREAS, advances in electronic messaging, illumination and outdoor advertising have commonly placed new devices, screens and transmission methods within reach of motorists, business operators, and residents necessitating reasonable accommodation and regulation thereof; and

WHEREAS, the Planning and Zoning Commission, after publishing notice thereof in the *Cameron Citizen-Observer,* a newspaper of general circulation, on January 27, 2011, February 3, 2011, and on May 26, 2011 conducted a public hearing on the matter on February 14, 2011, June 13, 2011 and recommends that the City make certain amendments to the City's sign ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAMERON, CLINTON AND DEKALB COUNTIES, MISSOURI, AS FOLLOWS:

Section 1. Repeal Article 23, Sign Requirements, of Chapter 23, Zoning, of the Cameron City Code and enact a new Article 23 as follows:

ARTICLE 23. SIGN REQUIREMENTS

(Attached)

Section 2. The Mayor is authorized to sign this ordinance, approving it on behalf of the City.

Section 3. The City Clerk is directed to attest to the Mayor's signature.

Section 4. This ordinance shall be in full force and effect from and after its passage and approval.

Read and passed on first reading only this 6th day of September 2011.
Read and passed on second reading only this 19th day of September 2011.

Third reading

Read and passed on third reading by roll call this 3rd day of October 2011.

_____
Mayor Frank A. Buck

ATTEST:

_____
City Clerk

Third reading

ARTICLE 23. SIGN REQUIREMENTS

1. **Declarations:** The City of Cameron was formed in 1855 and has a unique heritage which has developed sustainable industrial, commercial, residential, transportation, educational, healthcare and other attributes. The protection and preservation of the rights and values of privacy, aesthetics and safety are of great importance to the residents of Cameron and substantially contribute to the special ambiance, quality of life, and general welfare of the community. Property values in the City and the general welfare of its residents are enhanced by the maintenance of the highest standards of privacy, aesthetics, and safety for the benefit of all of its residents; therefore

   A. It is hereby declared that the proliferation of an unlimited number of signs in private, residential, commercial, industrial and public areas of the City would create ugliness, visual blight and clutter; tarnish the natural beauty of the landscape as well as the residential and commercial architecture; impair property values; substantially impinge upon the privacy and special ambience of the community, and may cause safety and traffic hazards to motorists, pedestrians and children.

   B. It is hereby declared that the City wishes to allow speech and expression through the medium of signs so long as the City is protected against the proliferation of an unlimited number of signs and unnecessarily large signs that would substantially impinge upon the City's interests in privacy, aesthetics, safety and adversely impact the value of property owned by its residents.

   C. It is hereby declared that the time, place, and manner of the regulation of signs described in this Article are necessary to protect and preserve the City's aforesaid interests in privacy, aesthetics, safety, and property values.

2. **Purpose and Intent:**

   A. The purpose of this Article is to provide reasonable regulations for the erection and display of signs. These regulations are intended to promote the public health, safety and general welfare through a comprehensive set of reasonable standards and requirements which preserve the appearance of the City.

   B. These regulations are not intended to prohibit the erection or display of a sign with a religious or political message, nor any sign allowed or required by state or federal law; nor limit or manage any content; provided that any such sign conforms to the size, number, illumination, location and construction requirements as well as other reasonable requirements of this Article and building and other codes of the City of Cameron.

3. **Definitions**: Words and terms used in this chapter are defined as follows for the purposes of applying the regulations of this chapter.

Third reading

A-frame sign. A temporary sign where the two (2) sign faces are attached at the top in a hinged fashion to allow the bottom portion of the two (2) faces to spread apart and rest on the ground to support the sign.

Animated sign. Electronic or mechanical apparatus or illuminated message board powered by any artificial or natural means which moves, changes or depicts motion.

Attention-attracting device. Any flasher, blinker, animation, banner, or other object designed or intended to attract the attention of the public to an establishment or to a sign.

Awning. A roof-like cover that projects from the wall of a building for the purpose of shielding a doorway, walkway, or window from the elements. Awnings are often made of fabric or flexible plastic supported by a rigid frame, and may be retracted into the face of the building.

Banner. A sign other than an official flag, made of paper, cloth, thin plastic, or similar lightweight material and usually containing a message or logo.

Billboard. A sign owned by a party other than the owner of the property on which the sign is located.

Building elevation. The entire side-view of a building, from ground level to the roofline, as viewed perpendicular to the walls on that side of the building.

Building sign. A sign that in any manner is fastened to, projects from, or is placed or painted upon the exterior wall, window, door, or roof of a building. The term "building sign" includes, but is not limited to, the following:

1) Awning Sign. A sign imposed or painted upon an awning.

2) Facade or Wall Sign. A sign that is fastened directly to or is placed or painted directly upon the exterior of a building.

3) Incidental Sign. Any sign three (3) square feet or less in area.

4) Marquee or Canopy Sign. Any sign attached flat against the marquee or permanent sidewalk canopy of a building.

5) Projecting Sign. A sign affixed to a wall and extending more than one foot from the surface of such wall, usually perpendicular to the wall surface.

6) Roof Sign. A sign that is mounted on, applied to, or otherwise structurally supported by the roof of a building.

7) Under-Canopy Sign. A display attached to the underside of a marquee or canopy and protruding over public or private sidewalks or right-of-way.

Third reading

8) Window Sign. A sign that is placed on or behind a window pane and intended to be viewed from outside the building.

Changeable-copy sign. A sign on which message copy is changed manually or automatically, through the utilization of attachable or integrally automated letters, numbers, symbols and other characters or changeable pictorial panels.

Curb grade. The elevation at the top of the curb measured at the curb line at a point perpendicular to a sign.

Development sign. A sign located in a subdivision or commercial development.

Double-faced sign. A sign with two (2) faces back-to-back.

Electronic message center. A type of sign that presents its message though illumination of intermittent, or moving lights forming the letters, numbers, or symbols of the message, whether or not the message appears to move across the face.

Elevation. A depiction or drawing to scale showing horizontal and vertical elements of a building or structure, including but not limited to, walls, facades, roof lines and other architectural features.

Erect. To build, construct, install, attach, hang, place, inscribe, suspend or affix; and shall include the painting of wall signs.

Fascia. A flat, horizontal member of a building having the form of a flat band or broad fillet.

Festoons. A string of ribbons, tinsel, small flags, pennants, pinwheels or similar devices intended to attract attention.

Flag. Any fabric or bunting containing distinctive colors, patterns or symbols, including flags used as a symbol of government or an institution, but not including a commercial message.

Freestanding sign. A sign permanently attached to the ground and that is wholly independent of any building or other structure. The term "freestanding sign" includes, but is not limited to, the following:

1) Pole Sign. A sign that is mounted on a freestanding pole or similar support such that the bottom of the sign does not contact the ground.

2) Monument Sign. A freestanding sign providing a solid and continuous background for the sign face from the ground to the top of the sign.

3) Ground Sign. A freestanding sign that is mounted on poles or brackets without any secondary support.

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Frontage (building). The length of an exterior building wall or structure of a single premises oriented to the public way or other properties that if faces.

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

Ground sign. See under "Freestanding Sign."

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.

Incidental sign. See under "Building Sign."

Indexing. The turning and stopping action of the sections of a multi-prism sign designed to rotate several messages in the same message area.

Inflatable sign. A sign, figure, caricature, object, shape, form, or similar device which maintains or varies its form using gas or air pressure.

Mansard. A type of roof having two slopes with the lower slope steeper that the upper one.

Marquee sign. See under "Building Sign."

Monument sign. See under "Freestanding Sign."

Multi-faced sign. A sign structure that contains two or more sign face surfaces that are located on different sides of the structure and are separated from each other at their nearest point by no more than three feet.

Multi-tenant nonresidential development. A single office, commercial or industrial property that is designed or intended for occupancy by two or more businesses.

Nonconforming sign. Any sign that was lawfully erected but no longer conforms to the requirements of this Article.

Non-residential use. A use which is permitted in residential districts, but which does not provide habitation for occupants such as a church, school, hospital and club.

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Parcel. A lot or tract or contiguous group of lots or tracts under single ownership, or under single control usually considered a unit for purposes or residence, development or business.

Pole sign. See under "Freestanding Sign."

Portable sign. A sign that is not permanently affixed to one location and has the capability of being moved from one site to the next.

Premises. A lot, parcel or tract, together with all buildings, structures and improvements thereon.

Project entrance sign. A sign located at a discernible entrance into a particular subdivision, development, or office or industrial park.

Principal freestanding sign. The main freestanding sign or a property, other than a billboard.

Projecting sign. See under "Building sign."

Refacing. Changing or replacing the words, numerals, characters or other sign copy; or replacing the face material with like material on the same sign face without altering the structure, size, height or other characteristics of the sign.

Roof sign. See under "Building Sign."

Sight triangle: An area from the point of intersection of street pavement edge, or curb-back, to points thirty-five (35) feet along said street pavement edge or curb-back in both directions, with lines connecting all three points.

Sign. Any object, device, display, or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images.

Sign face. That portion of the surface of a sign structure where words, letters, figures, symbols, logos, fixtures, colors, or other design elements are or may be located in order to convey the message, idea, or intent for which the sign has been erected or placed. The sign face may be composed of two or more modules on the same surface that are separated or surrounded by portions of a sign structure not intended to contain any advertising message or idea and are purely structural or decorative in nature.

Sign face module. Each portion of a unit of a sign face that is clearly separable from other such units by virtue of the expression of a complete thought, message, logo, or idea.

Sign height. The vertical distance to the highest point of a sigh structure, as measured from the average grade at the base of the structure or directly below a projecting structure.

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Sign structure. All elements of a freestanding sign, including the sign face, background, or decorative elements related to the presentation of the sign's message, and the structural supports.

Temporary sign. A sign which is not permanently installed or affixed to any structure, building or lot.

Tenant. One who possesses or occupies land or buildings by title, under a lease, or through payment of rent; an occupant, inhabitant, or dweller of a place.

Tethered balloon. An inflatable device, usually sustained by helium, secured by means of a line or string and allowed to drift.

Uniform sign plan. Coordinated drawings and specifications that establish a unified design concept with regard to the location, materials, size, letter style, and color of all signs to be placed on a property.

Under canopy sign. See under "Building sign."

V-shape sign. Sign containing two (2) faces of approximately equal size, positioned in a "V" form as viewed from above, and joined at one end vertically.

Wall sign. See under "Building Sign."

Yard sign. A sign placed in the yard or building setback area of a residential property.

4. <u>General Standards:</u>

A. Gross Area of the Sign: Gross area shall include the entire area within a single, continuous perimeter enclosing the extreme limits of the sign, exclusive of the base on which it is mounted or from which it is suspended.

1) If more than one side of a sign is used is a sign, then the area of each sign face shall constitute a separate sign for purposes of computing the maximum gross surface area allowed on the lot or tract.

2) On lots where more than one sign is permitted, the total gross area of all signs shall not exceed the maximum gross area permitted in this regulation.

3) For computing the gross area of any wall sign which consists of letters or symbols mounted or painted on a wall, the area shall be deemed to be the area of the smallest rectangular figure which can encompass all of the letters or symbols.

4) Multiple signs mounted on a single structure:

Third reading

a) The size of each sign shall not exceed the maximum allowed for any single sign in the zoning district.

b) The total area of all signs supported thereon may not exceed the maximum gross surface area allowed on the lot or tract.

c) The number of signs on a single structure shall not be limited, as in a shopping center, provided the maximum gross surface area and other provisions are in compliance with this Article.

B. Sign Height: Sign height shall be measured from the average grade at the base of the sign to the highest point of the sign.

C. Traffic Safety:

1) No sign shall be maintained at any location where by reason of its position, size, shape or color, it 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.

2) Any sign located within three (3) feet of a driveway or within a parking area shall have its lowest elevation at least ten (10) feet above the curb level; however, no sign shall be placed so as to project over any public right of way.

3) No sign shall be placed in the sight triangle as defined by these regulations.

4) Electronic Message Centers: Such signs are permitted only in commercial districts provided that the mode of operation shall not be confused with an official traffic sign, it shall not flash, and it shall not glare or operate in such a manner as to constitute a nuisance.

D. Permitting:

1) A building permit shall be required for all signs exceeding twenty (20) square feet.

2) No sign may be erected on or over the right of way of any State highway without first receiving written permission from the Missouri Department of Transportation.

E. Canopy sign projection: No sign shall project above, below, or beyond the awning, canopy, or marquee to which it is affixed.

F. Street banner clearance: Any banner which is stretched across and hung over a public right of way shall have a minimum ground clearance of fifteen (15) feet and shall first have been granted specific permission therefore by the City Manager or his designee.

G. Illumination:

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1) No sign illumination shall cause direct light or glare upon the occupants of neighboring properties or upon motorists traveling public streets.

2) No light source element, which exceeds 15 watts (or its equivalent), shall illuminate a sign in such a way that exposes the face of the bulb or lamp when viewed from a public street.

3) Commercial sign illumination shall be shielded so that the light source elements, bulbs and lamps are not directly visible from property in a residential zone.

H. Roof Signs:

1) Any roof sign larger than twenty (20) square feet shall be accompanied by sealed documentation from a Missouri-licensed structural engineer showing that said roof has sufficient structural integrity to support the proposed sign.

2) No building sign shall extend more than four (4) feet above the top edge of the parapet or eaves of a flat or shed roof; or above the ridge line of a gable, hip, or gambrel roof; or above the deck line or a mansard roof.

I. Highway spacing: Signs located within one hundred (100) feet of the rights-of-way of Interstate Highway 35 or U.S. Highway 36, and which are not owned by the property owner where they are placed, shall have a minimum spacing of five hundred (500) feet.

J. Wall sign projection: No wall sign may extend more than twelve (12) inches from the surface of the wall to which it is affixed.

K. Sign maintenance: All signs shall be maintained and shall not be allowed to deteriorate, become dislodged from their mountings, lean excessively, lose parts or components or become unsightly or blighted. Failure to comply will be cause to declare such sign a nuisance.

L. Conformance with other codes: All signs shall conform with building and electrical codes, the height and hazard ordinance, and all other regulations of the City of Cameron.

5**.** **Exemptions:** The following are exempted from the requirements of this Article:

A. Official flags of the United States, its armed forces components, or the State of Missouri except that the height of the pole or support shall not exceed the height of structures permitted in the district.

B. Holiday lighting displays.

C. Signs placed on public property by jurisdictions of government for traffic control, regulatory information, public safety or other public purposes.

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6. **<u>Prohibited Signs</u>**: The following types of signs are prohibited and may be removed by the City:

A. **Snipe sign**: Any sign placed upon public property without permission.

B. **Sound or smoke-emitting sign**: A sign which discharges or utilizes in any manner any sound capable of being detected on any traveled road or highway by a person with normal hearing; or a sign that emanates smoke, vapor, particles, or odors.

C. **Obscene sign**: Any sign or advertising structure that displays any obscene, indecent or immoral matter.

D. **Animated sign**: Any sign which flashes, blinks, revolves, travels, moves, shifts, or otherwise changes appearance or location. Exception: Electronic message centers, see Article 23.3.C.4.

E. **Private signs placed on public property**: Any sign posted or erected on utility poles, traffic sign posts, public rights-of-way or any other public property without permission except those placed by agencies of the federal, state, or local government.

F. **Signs on unlicensed vehicles**: No vehicle, van or trailer which is not properly licensed may be used as a sign, sign support or sign structure.

7. **<u>District Regulations</u>:**

A. **"R-1" Single-Family Residential District; "R-2" Two-Family Residential District; "R-3" Multi-Family Residential District; and "R-4" Mobile Home Residential District:**

1) Unless otherwise specified herein, maximum sign height shall be fifteen (15) feet.

2) <u>Signs for Single-Family and Two-Family Uses:</u>

a) One (1) building sign, not to include projecting, roof, or under-canopy signs. The maximum sign face not to exceed one (1) square foot.

b) One (1) Development sign, not more than one hundred (100) square feet in area, may be located at each entrance to a subdivision development. Said sign shall be removed at the end of three (3) years, or when seventy-five (75) percent (75%) of the lots have been sold, whichever occurs sooner.

c) Two (2) Project Entrance signs, limited to monument-type signs, per entrance with a maximum sign face of sixty (60) square feet and a maximum height of six (6) feet.

d) <u>Residential yard signs</u>—R-1 and R-2

i) The number of residential yard signs shall not be limited.

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ii) The maximum size for each sign face shall not exceed six (6) square feet.

iii) The total aggregate area for all yard signs shall not exceed thirty-six (36) square feet per single-family lot or duplex housing unit.

iv) Each sign face shall be counted as a sign for purposes of computing total allowable aggregate sign area.

v) The maximum height of any sign shall not exceed six (6) feet.

vi) No signs are permitted within the street right-of-way nor on public property.

e) Illumination: Entrance signs may be indirectly illuminated.

3) Permitted Signs for Multi-Family and Mobile Home Uses:

a) One (1) monument-type project entrance sign per entrance with a maximum sign face of sixty (60) square feet and a maximum height of six (6) feet.

b) One (1) window sign for each dwelling unit with a maximum sign face of one (1) square foot.

c) One (1) building sign for each multi-family building with a maximum sign face of four (4) square feet.

d) Illumination: Entrance signs may be indirectly illuminated.

e) Residential yard signs: R-3 and R-4

i) The number of residential yard signs shall not be limited.

ii) The maximum size for each sign face shall not exceed six (6) square feet.

iii) The total aggregate area for all yard signs shall not exceed thirty-six (36) square feet per mobile home lot or residential housing unit.

iv) Each sign face shall be counted as a sign for purposes of computing total allowable aggregate sign area.

v) The maximum height of any sign shall not exceed six (6) feet.

vi) No signs are permitted within the street right-of-way nor on public property.

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

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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.

5) Setback: None.

B. "C-1" Central Commercial District; "C-2" General Commercial District; and "CM-P" Commercial/Manufacturing-Planned District.

1) Structural Types Permitted:

a) Awning, canopy or marquee signs

b) Ground signs

c) Pole signs

d) Projecting signs. See Article 23.7.B.7)

e) Wall signs

f) Roof signs. See Article 23.4.H)

g) Electronic message centers

h) Portable signs

i) Incidental signs

j) Inflatable. Fifteen (15) feet high or less and twenty (20) square feet in surface area or less. See Article 31.4.W)

2) Number of Signs Permitted:

a) Awning, Canopy or Marquee Signs, Incidental Signs and Wall Signs: No limitation.

b) Ground Signs and Pole Signs: Two (2) per zoning lot with two (2) sign faces each.

c) Projecting signs, Electronic message centers, Inflatable, and Portable signs: One (1) per zoning lot with two (2) sign faces each.

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3) Maximum Gross Surface Area: Four (4) square feet for each lineal foot of street frontage, provided no single sign shall exceed a gross surface area of three hundred (300) square feet.

4) Maximum Height:

a) One hundred (100) feet when located within one thousand (1,000) feet on either side of the centerline of U.S. Highway 36 or within one thousand (1,000) feet on either side of the centerline of Interstate Highway 35.

b) Forty (40) feet in all other locations.

5) Required Setback: None

6) Illumination: Illuminated signs shall be permitted.

7) Sign Projection in "C-1" District:

a) No sign may project into the right-of-way a distance less than two (2) feet from the curb-back.

b) No sign may be installed less than eight (8) feet above the grade or sidewalk over which it is placed.

C. "C-N" Neighborhood Commercial District:

1) Structural Types Permitted:

a) Awning, canopy, or marquee signs

b) Ground signs

c) Pole signs

d) Wall signs

e) Monument signs

f) Incidental signs

g) Inflatable. Fifteen (15) feet high or less and twenty (20) square feet in surface area or less, See Article 31.4.W)

2) Number of Signs Permitted:

a) Awning, canopy or marquee signs: three (3) per zoning lot

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b) Wall signs: Two (2) per zoning lot

c) Ground signs, pole signs, Inflatable, and monument signs; one (1) per zoning lot with two (2) sign faces each.

d) Incidental signs: Not limited

3) Maximum Surface Area: No individual sign face shall exceed twenty (20) square feet.

4) Maximum Height: fifteen (15) feet, except Monument Signs: six (6) feet.

5) Required Setback: None

6) Illumination: Indirect sign illumination shall be permitted

D. "M-1" Light Manufacturing District:

1) Structural Types Permitted:

a) Awning, canopy, or marquee signs

b) Ground signs

c) Pole signs

d) Projecting signs

e) Wall signs

f) Roof signs
.
g) Electronic message centers

h) Portable signs

i) Inflatable. Fifteen (15) feet high or less and twenty (20) square feet in surface area or less, See Article 31.4.W)

j) Incidental Sign

2) Number of Signs Permitted:

a) See Article 23.7.D.1.a ,through, 23.7.D.1.h) : Two per zoning lot with two (2) sign faces each.

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b) Inflatable: One (1) per zoning lot with two (2) sign faces each.

c) Incidental signs: Not limited

3) Maximum Gross Surface Area: Four (4) square feet per lineal foot of street frontage, provided no single sign exceeds a gross surface area of seven hundred (700) square feet.

4) Maximum Height: Fifty (50) feet

5) Required Setback: None

6) Illumination: Illuminated signs are permitted

Third reading

QUICK REFERENCE SIGN TABLE

	Residential			Residential			Non-Residential			Commercial			Commercial			Lt. Manuf.		
	R-1, R-2			R-3, R4			(R-1, R-2)			C-1, C-2, CM-P			C-N			M-1		
SIGN TYPE (max)	**No.**	**Ht.**	**Size**	**No.**	**Ht.**	**Size**	**No.**	**Ht.**	**Size**	**No.**	**Ht.**	**Size**	**No.**	**Ht.**	**Size**	**No.**	**Ht.**	**Size**
Building	1	--	1 sf	1	--	4 sf	1	--	6 sf									
Development	1	15'	100 sf															
Entrance Monument	2	6'	60 sf	1	6'	60 sf							1	6'	20 sf			
Yard	e.	6'	6 sf	e.	6'	6 sf												
Window				1	--	1 sf												
Freestanding							1	15'	20 sf									
Setback	None			None			None			None			None			None		
Awning										a.	40'	300 sf	3	--	20 sf	2	50'	--
Canopy										a.	40'	300 sf	3	--	20 sf	2	50'	--
Marquee										a.	40'	300 sf	3	--	20 sf	2	50'	--
Ground										2	--	300 sf	1	6'	20 sf	2	50'	700 sf
Pole										2	40'	300 sf	1	15'	20 sf	2	50'	700 sf
Projecting										1/d.	40'	300 sf				2	50'	--
Wall										a/c	40'	300 sf	2	--	20 sf	2	50'	700 sf
Roof										b.	40'	300 sf				2	50'	700 sf
E-message Centers										1	40'	300 sf				2	50'	700 sf
Portable										1	--	300 sf				2	50'	--
Max Gross Surface Area										4 sf/ft Street front			4 sf/ft Street front			4 sf/ft Street front		
Ilumination	Indirect			Indirect			Indirect			Yes			Indirect			Yes		
In Street R/W	No			No			No			d., C-1 only			No			No		
1000' US 36/I-35										100' Ht								
Corner Sight Triangle	No signs within 35 ft. of intersecting pavement edge																	
Billboards	Require conditional use permit (See Article 31)																	

a. The number of signs may not exceed that allowed when computing the maximum gross surface area.

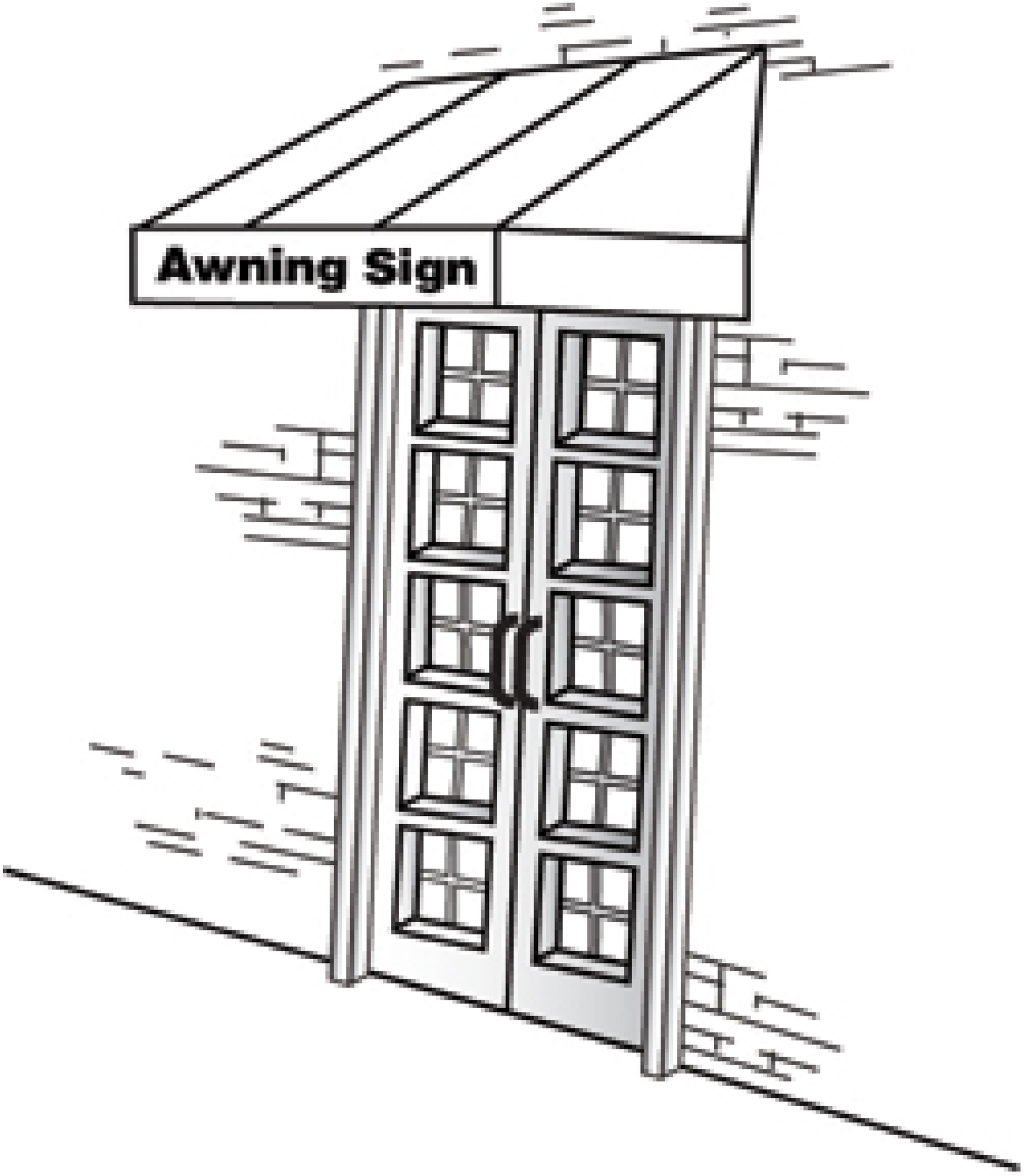
b. See Art. 23.4.H regarding roof sign engineering and vertical extension.

c. Maximum wall sign projection is 12 inches.

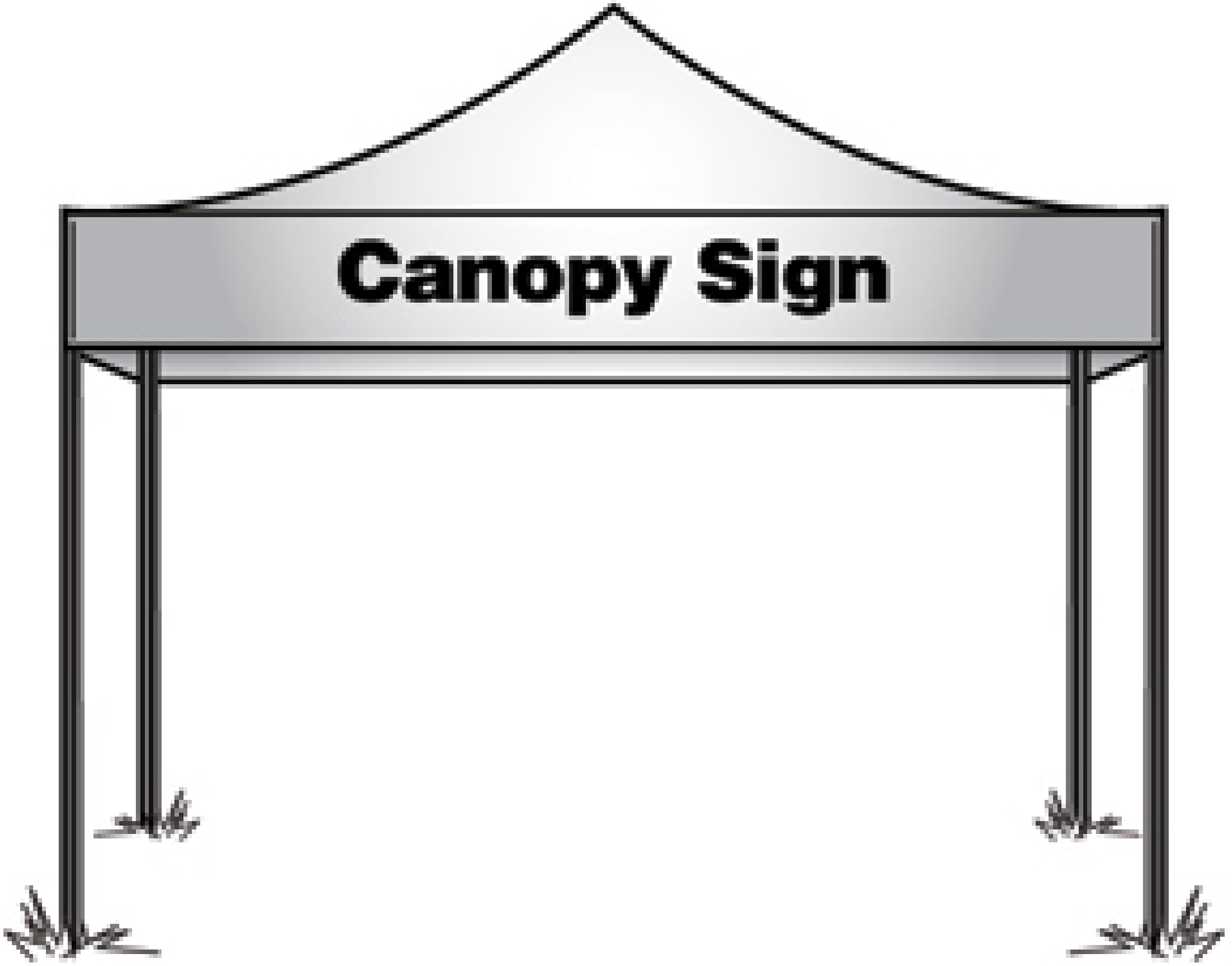
d. Projecting signs in C-1 must be at least two feet from curb-back and eight feet above grade.

e. The number of residential yard signs is not limited. Total area of all signs may not exceed 36 sq. ft. Each sign face is a sign.

sf = square feet


Awning Sign

Banner Sign


Canopy Sign

6:08
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63°F
Electronic
Message Center

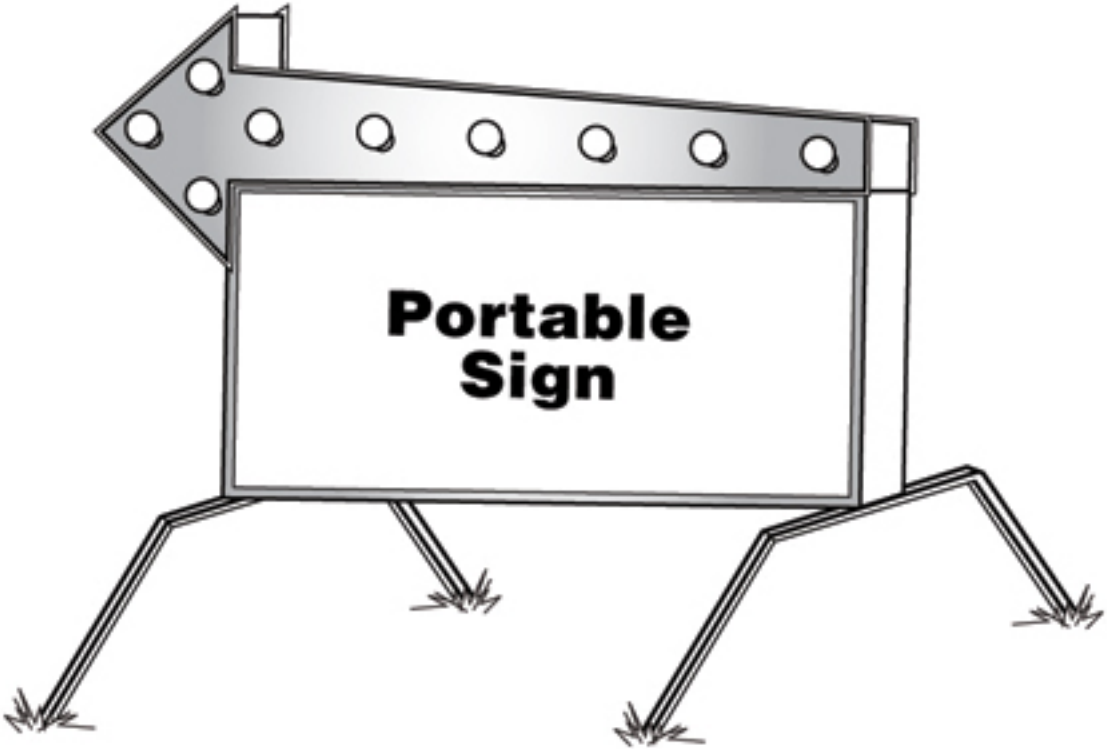
Ground
Sign

Ground
Sign

Incidental
Sign

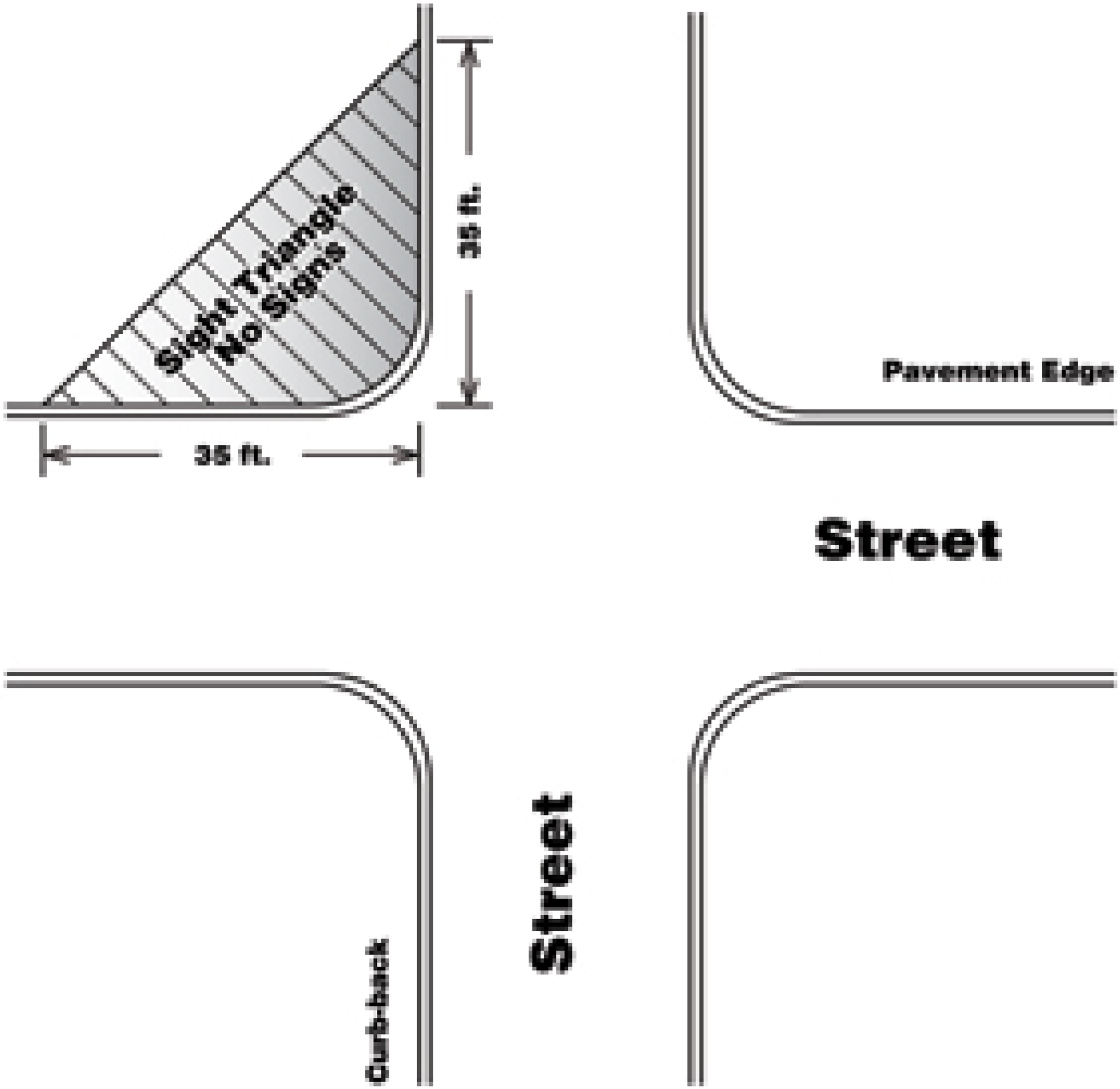
NOW SHOWING
Marquee
Sign

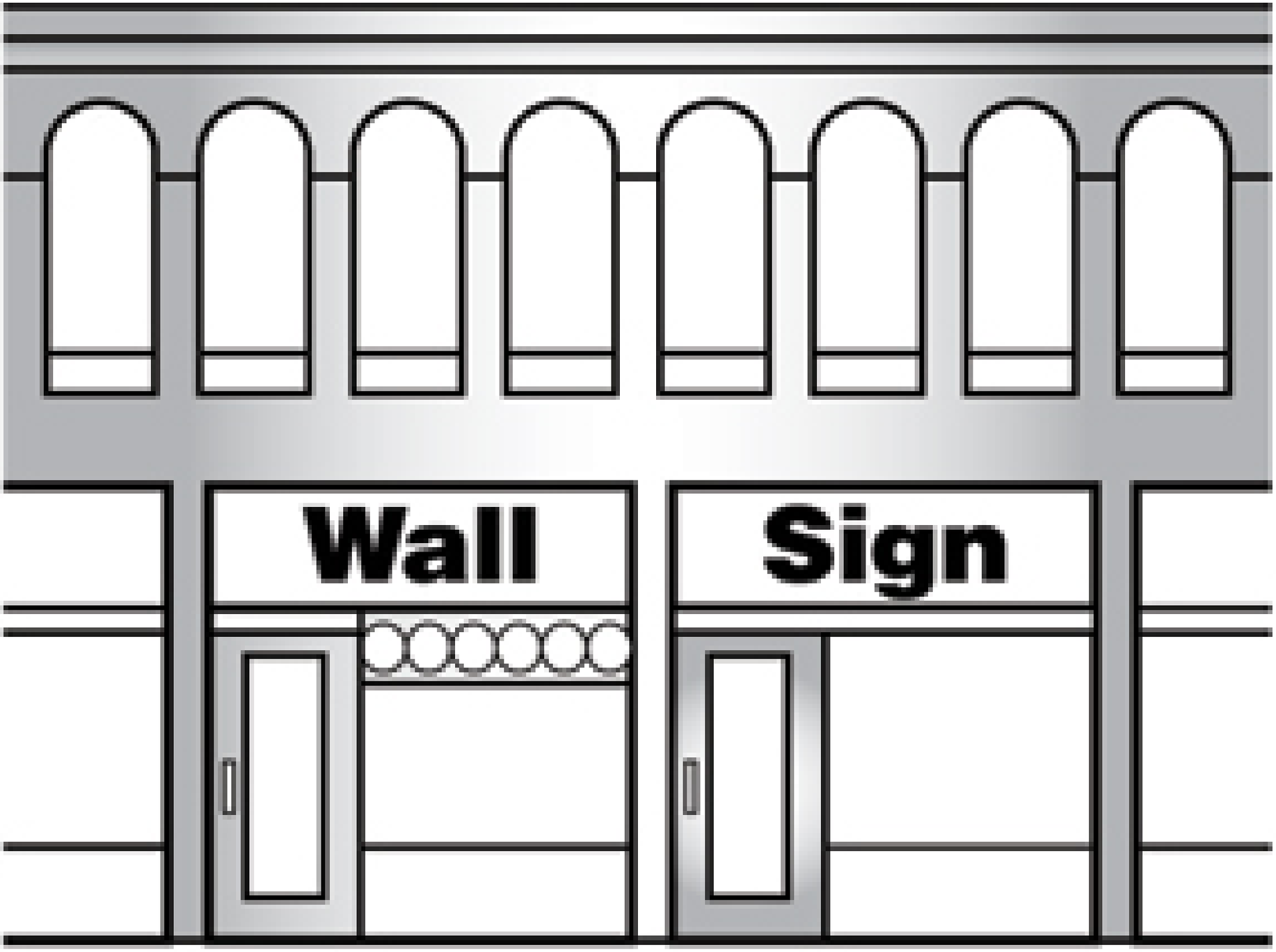
Monument
Sign

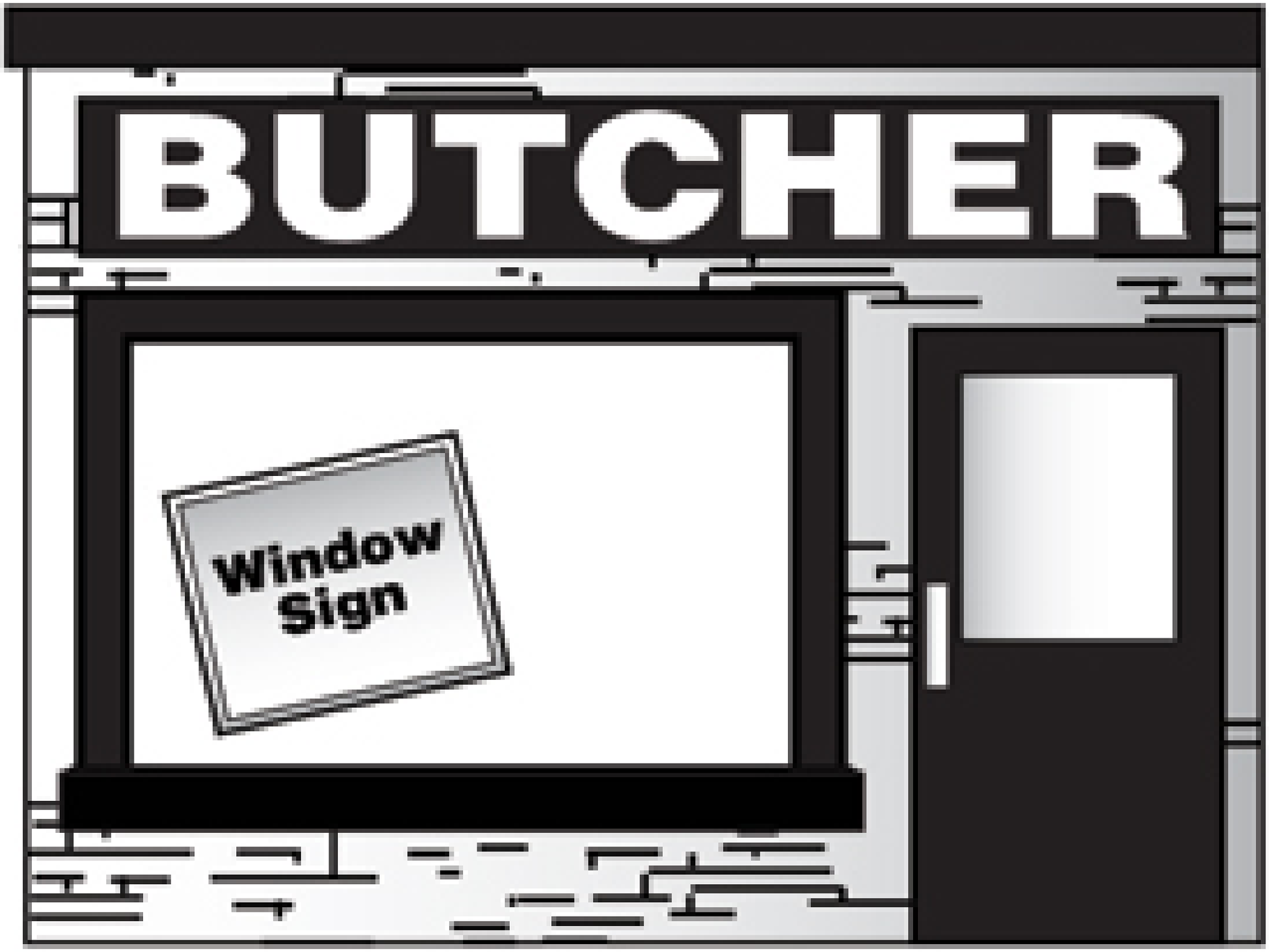

Portable
Sign

Projecting
Sign

Roof Sign


Sight Triangle
No Signs
35 ft.
35 ft.
Pavement Edge
Street
Curb-back
Street


Wall
Sign


BUTCHER
Window Sign