

## DRAFT ZONING CODE – SIGN CODE CHANGES – Pgs. 99 to 115

### Section 267-33. Signs.

The Sign Code was incorporated into the Zoning Code and much-needed changes and clarifications were made. Overall it is an improvement.

The “Definitions” Section for signs was rewritten and included in the general Definition section of the Zoning Code.

Definitions Added:

Sign (rewritten)

Sign, Agricultural Seasonal

Sign Area (no change in wording)

Sign, Billboard (added language, “and is not a tenant identification sign.”)

Sign, Canopy (rewritten)

Sign, Directional (no change in wording)

Sign, Directory (new)

Sign, Electronic Message (omitted, “A time and/or temperature sign shall not be considered an electronic message board.”)

Sign, Face or Surface

Sign, Freestanding (rewritten, omitted requirements for business signs to have at least 40’ of road frontage, calculation of sign area on the basis of 1 square foot for every foot of road frontage, maximum sign area of 200 square feet, setbacks and maximum height.)

Sign, Identification

Sign, Illuminated

Sign, Project Development (rewritten, omitted setbacks, maximum height, limit of one sign for each road frontage, maximum sign area. (Was added back under Exemptions section)

Sign, Projecting (rewritten, omitted signs may not project over public rights-of-way, may not project more than 4’ from the wall of a building nor have less than 10’ clearance from ground to bottom of sign, omitted maximum height of 25’, omitted no window or part of a window can be covered by the sign or supporting structure. (Was added back under General Provisions)

Sign, Roof (omitted no roof sign can extend more than 8’ above the parapet wall or roof line of the building.

Sign, Temporary (omitted requirement to meet County Building and Electrical Codes, omitted minimum of 30 days, maximum of 60 days in any one year, setbacks, maximum sign area and maximum height.) (Was added back in under General Provisions)

Sign, Tenant Identification

Sign, Wall (rewritten, omitted signs attached to the exterior front, rear or side wall of any building or other structure, omitted flat wall-mounted signs may not extend more than 8’ above the parapet wall or roof line of the building and no window or part of a window can be covered by the sign or supporting structure.) (Added back in under General Provisions)

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- A. Zoning Certificate Fees.
  - (1) Zoning Certificate required. Omitted requirement that illuminated or electrically operated signs are subject to the County Electrical Code.
  - (2) Application (is Para. B in current Code)
- C. Fees; D. Nullification; E. Revocation) Omitted in draft Code.

C. (new) in draft Code. General Provisions.

- 100 (1) Canopy Sign – Omitted: A canopy is a detachable rooflike structure supported from the ground, deck, floor, wall or building, for the purpose of protection from the sun or weather.
- (2) Freestanding Sign – Old sign area is 1 sq. ft. of sign for every foot of road frontage not to exceed 200 sq. ft. New sign area shall not exceed 120 sq. ft. Old setback is 1/3 or the building setback. New setback is the same. Old maximum height is 35' above nearest road grade. New maximum height is 20' from the base of the sign. New language: "Electronic message boards shall be regulated as freestanding signs; however, in no instance shall an electronic message board exceed 30 sq. ft. in size."
- (3) Wall Signs. (Reinstated language omitted in Definitions section)
- (4) Temporary Signs. (Reinstated language omitted in Definitions section)
- (5) Projecting Signs. (Reinstated language omitted in Definition section. Added: Projecting signs shall have a maximum sign area of 60 square feet.)
- 100 (6) Directional Signs. Rewritten. Increased sign area from 2 sq. ft. to 6 sq.ft. Removed requirement that signs must be for public, charitable, educational or religious functions. New language requires signs to be located at nearest intersection of any major collector or arterial road. Old requires 10' setback from road right-of-way. New requires 10' setback from property lines. Old maximum height is 4'. New maximum height is 6'.
- (7) Billboards.
- (a) General. New: Billboards are permitted in the GI Dist. only. New billboards may not be constructed within the U.S Rte. 40 CRD or the ENOD.
- (b) Location. New. Billboards limited to 1 per parcel. New: Cannot be erected within 750' of any residence, historic structure or building.
- (c) Height. Old maximum height is 40' from road grade. Variance can be granted due to uniqueness of property. New maximum height is 30' from road grade and no variance mentioned.
- (d) Area. Old allows single or double-faced, no more than 2 faces in the same direction, not to exceed 600 sq. ft. Painted bulletins limited to an individual face not to exceed a total of 900 sq. ft. per face. New: "Maximum area of any billboard shall not exceed 300 square feet."
- (e) Illumination. No change.
- (8) Permanent Residential Entrance and CCRC Signs. No change other than to add CCRD.

D. Exemptions

- 101 (1) Public signs. No change
- (2) In old Code Special Event signs. Omitted.
- (2) New Code: Integral Signs. Omitted "signs designating names of buildings, dates of erection, monumental citations, commemorative tablets and plaques"
- (3) Political campaign and public issue signs. No change
- (4) Agricultural identification signs. No change.
- (5) Directional Signs. Applies only to public, charitable, educational or religious functions, requires setback of 10' from road right-of-way, limits size to 2 sq. ft. and height to 4' above road grade.
- (6) Private traffic control. No change
- (7) Real estate signs. No change.
- (8) Noncommercial flags. Omitted language referring to business and industrial uses.
- (9) Public Transit Stop Shelters. New
- 102 (10) Ballpark signs. New.
- (11) Project development sign. Formula for calculating maximum sign area changed from being based on the amount of road frontage to one sign permitted for each road frontage of at least 50', not to exceed 32 sq. ft.

- E. Calculation of advertising or sign area.
  - (1) Double faced signs. No change.
  - (2) Multi-faced or curved surface signs. No change.
  - (3) Irregularly shaped signs. No change.
  - (4) Modular signs. No changes.
  - (5) Cylindrical signs.
  
- F. Illumination
  - (1) **Reworded: Old: light intensity or brightness shall not adversely affect surrounding or facing premises nor adversely affect the vision of motor vehicle operators. New: light intensity or brightness shall not interfere with the vision of motor vehicle operators. Omitted "shall not adversely affect surrounding or facing premises"**
  - (2) Re blinking or flashing lights. Added "With the exception of electronic message boards,"  
Omitted: Beacon lights or search lights shall be temporarily permitted for advertising special events.
  - (3) Omitted, "except signs designed to show the time, temperature, and other public service messages."
  
- G. Structural Requirements – No changes
- H. Prohibited Signs
  - (1) No change
  - (2) No change
  - (3) No change
  - (4) B. in old code, relating to signs in County or State rights-of-way, omitted: signs shall be removed immediately by the enforcement officer or appropriate highway authority.
  - (5) C in old code. No change.
  
- I. Inspection, maintenance and removal. Completely rewritten.
  - (1) Requires signs and supporting structures be kept in good repair and in a safe and attractive condition. Gives Zon. Adm. authority to inspect periodically any sign for which a permit is required.
  - (2) New. If a billboard ceases to be used or falls into disrepair for 3 mos., it is deemed to be abandoned. Solicitation for advertising does not constitute advertising. Once abandoned, the Zon. Adm. shall notify the owner that the billboard must be removed. Owners are responsible for dismantling and removal of sign, remnants and materials from the property 90 days after notification by Zon. Adm.
  - (3) Removal of signs. Completely rewritten and expanded. Gives P&Z authority to remove signs if owner fails to comply, costs of removal assessed to the owner and can be collected in the manner of ordinary debt or in the manner of taxes and such charge shall be a lien on the property.
  
- 104 J. Nonconforming signs.
  - (1). Rewritten. Old: omitted nonconforming signs are permitted to exist except that they may not be structurally altered or relocated unless there is compliance with the provisions of this chapter. New: Unless otherwise provided herein, nonconforming signs shall be replaced to conform to the requirements of this Section when a site is redeveloped as defined in this Part I.
  - (2) No change.
  
- K. Sign standards by zoning districts and development type Rewritten.
  - (1) Agricultural District –

- (a) Allows commercial signs (ag public events, ag retail and any sign in connection with an approved special development or permitted non-residential use); 1 externally lighted sign not to exceed 16 sq. ft. in area on lots not exclusively used for residential purposes. Signs may be attached flat against the building or, if freestanding, not less than 20' from the road right-of-way and not exceeding 6' in height.
- (b) Allows one lighted permanent institutional sign showing the name of places of worship, service clubs, civic organizations, public or service centers, public institutions, schools or similar uses, located no less than 20' from the road right-of-way, not exceeding 40 sq. ft. in area and not exceeding 8 ft. in height.
- (c) Allows permanent residential entrance or CCRC signs pursuant to C(8).
- (d) Allows one construction sign for all construction contractors, 1 for all professionals and firms and 1 for all lending institutions on sites under construction. Each sign shall not exceed 16 sq. ft. in area, no more than 3 signs on 1 site, signs are confined to the construction site, construction shed or trailer, and must be removed within 15 days after the beginning or the intended use of the project.
- (e) One directional sign not exceeding 6 sq. ft. in area and 6' in height per business use if set back 10' from the road right-of-way and located at the nearest intersecting arterial road.
- (f) Home occupation signs, one lighted, not exceeding 2 sq. ft. in area, attached flat against the building, in conjunction with approved professional or home occupations.
- (g) One temporary sign not exceeding 32 sq. ft. in area or 6' in height if located not less than 20' from the road right-of-way.

- (2) RR, R1, R2, R3, R4 Residential Districts.
  - (a) Home Occupation signs – no change.
  - (b) Freestanding signs – Old Code allows freestanding and wall signs constructed of wood, brass, bronze, not internally lighted, external lighting permitted. New: Freestanding signs are permitted as Special Exceptions subject to Board approval, if they are located at least 10' from the road right-of-way, not exceeding 6' in height, and not exceeding 4 sq. ft. in sign area.
  - (c) Permanent institutional signs. Old Code allows signs for housing for the elderly, CCRC, nursing homes and assisted living facilities not to exceed 1 sq. ft. of sign for each foot of building frontage, not to exceed 400 sq. ft. No advertising indicating the accessory uses of the CCRC can be placed along the boundary of the property. New: One lighted sign showing the name of places of worship, service clubs, civic organizations, public or service centers, public institutions, schools or similar uses are permitted. Must be located no less than 20' from the road right-of-way, cannot exceed 32 sq. ft. in area nor 6' in height.
  - (d) New. Permanent residential entrance or CCRC signs permitted pursuant to C(8).
  - (e) Construction signs. New. One sign permitted for all contractors, 1 for all professionals and firms, 1 for all lending institutions, not to exceed 16 sq. ft. in area and no more than 3 signs on 1 site. Signs are confined to the construction site, construction shed or trailer and must be removed within 15 days after the beginning of the intended use of the project.
  - (f) Temporary use – for permitted temporary uses 1 temporary sign is permitted not to exceed 16 sq. ft. or 6' in height located no less than 20' from the road right-of-way.

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- (3) RO Residential Office
- (a) No change. (old B(3))
  - (b) Freestanding sign. Old allows 1 F/S sign per parcel, maximum of 8 sq. ft. in area, 6' in height, placed perpendicular to the road. New allows 1 F/S per parcel, maximum of 16 sq. ft. in area, maximum of 6' in height, placed perpendicular to the road, no more than 20' from the right-of-way.
  - (c) Wall sign. No change.
  - (d) New. Freestanding and wall signs shall be constructed primarily utilizing materials and colors of the primary structure. They may be externally and internally illuminated.
  - (e) Home occupation signs. One lighted sign not exceeding 2 sq. ft. attached flat against the building in conjunction with approved professional or home occupations.
  - (f) Construction signs. Same criteria as above.
  - (g) Permanent Institutional signs. Same criteria as above.
  - (h) Permanent residential entrance or CCRC signs, permitted pursuant to C(8).
  - (i) Temporary use – 1 temp sign is permitted not to exceed 16 sq. ft. or 6' in height, located at least 20' from the road right-of-way.
- (4) VR Village Residential District
- (a) Signs shall be constructed in an unobtrusive manner which compliments the architectural element of the building and reflects the architectural period of the building.
  - (b) Home occupations. 1 lighted sign not exceeding 2 sq. ft. attached flat against the building
  - (c) Freestanding signs. Permitted as Special Exceptions subject to Board approval, provided they are located no less than 10' from the road right-of-way, do not exceed 6' in height, and do not exceed 4 sq. ft. in area.
  - (d) Freestanding and wall signs shall be constructed primarily utilizing the materials and colors of the primary structure, and may be externally and internally illuminated.
  - (e) Permanent residential entrance and CCRD signs are permitted pursuant to C(8).
  - (f) Construction signs. Same criteria as above.
  - (g) Permanent institutional signs. Same as above.
  - (h) Temporary use – 1 temp sign permitted not to exceed 16 sq. ft. or 6' in height and located at least 20' from the road right-of-way.
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- (5) VB Village Business
- (a) Signs shall be constructed in an unobtrusive manner which compliments the architectural element of the building and reflects the architectural period of the building.
  - (b) One F/S sign per parcel, maximum of 18 sq. ft. in area, no more than 6' in height, placed perpendicular to the road, no more than 20' from the road right-of-way.
  - (c) Wall sign. A wall sign for each use, attached only to the front of a building, adjacent to the front entryway, no larger than 10 sq. ft.
  - (d) F/S and wall signs shall be constructed primarily using materials and colors of the primary structure and may be externally and internally illuminated.
  - (e) Home occupation. One lighted sign not exceeding 2 sq. ft. in area, attached flat against the building.
  - (f) Construction signs. Same criteria as above.
  - (g) Permanent Institutional signs. Same criteria as above.

- (h) Permanent residential entrance signs and CCRC. Permitted pursuant to C(8).
- (i) Temporary Use. One temp sign permitted, not to exceed 16 sq. ft. or 6' in height, located not less than 20' from the road right-of-way.

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- (6) B1 Neighborhood, B2 Community, B3 General Business, CI Commercial Industrial, LI Light Industrial, and GI General Industrial Districts.
- (a) Signs erected on and attached to commercial or industrial buildings: Old Code allows total area of all such signs not to exceed 4 sq. ft. per each linear foot of building width measured along the front wall or entrance wall of a building. New: The total area of all signs erected on and attached to commercial or industrial buildings shall not exceed 2 sq. ft. per each linear foot of building width measured along the front wall or entrance wall. If a building is located on a lot having frontage on 2 streets, the sign area for each side is calculated separately. Old Code requires temporary signs to be erected or attached to buildings. New Code omits that requirement.
- (b) Freestanding signs. Rewritten. Two F/S signs are permitted for commercial or industrial activity (other than ICSC's) on each road frontage if the property has a minimum of 40' of frontage. Sign area is calculated on basis of 1 sq. ft. of sign for every foot of property road frontage, maximum sign area determined in accordance with restrictions in C(2) herein.
- (c) Temporary Use. One temp sign not to exceed 32 sq. ft. or 6' in height, set back at least 1/3 of the setback of the zoning district.
- (d) Construction signs. Same criteria as above.
- (e) Permanent Institutional signs. One lighted sign setting forth name of places of worship, service clubs, civic organizations, public or service centers, public institutions, schools or other similar uses, located no less than 20' from the road right-of-way, not to exceed 54 sq ft. in area, nor 6' in height.
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- (f) Permanent residential entrance or CCRD permitted pursuant to C(8).
- (g) New: Overall signage plan and architectural renderings of signs shall be submitted as part of the site plan approval process. The signage shall be compatible in quality, style, color and materials to the building(s). Creative modifications to the standard signage package used by large corporations and innovative sign lighting is strongly encouraged.
- (7) Mixed Office District
- (a) Signs erected on and attached to commercial or industrial buildings shall not exceed 1 sq. ft. per each linear foot of building width measured along the front wall or entrance wall of a bldg. If a building is located on a lot having frontage on 2 streets, the sign area for each side shall be calculated separately. Permitted signs: Wall; Projecting; Marquee; Roof; Canopy.
- (b) Signs are considered an integral part of the design and shall incorporate the architectural elements and materials utilized. In all instances consideration shall be taken to ensure each sign does not restrict sight distance for motor vehicle operators.
- (c) An overall signage plan and architectural renderings of the signs shall be submitted as part of the site plan approval. Signage must be compatible in quality, style, color and materials to the building(s). Creative modifications to the standard signage package used by large corporations and innovative sign lighting is strongly encouraged.
- (d) Freestanding identifications signs are limited to 1 sign for each road frontage. Maximum size of any sign may not exceed 50 sq. ft. Maximum height

may not exceed 10'. Signs must be set back at least 10' from the road right-of-way.

(e) Directional information signs shall be adequately provided and design coordinated.

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(f) Permanent institutional signs. One lighted sign with name of places of worship, service clubs, civic organizations, public or service centers, public institutions, schools or similar uses are permitted, located no less than 20' from the road right-of-way, not to exceed 54 sq. ft. in area nor 6' in height.

(g) Construction Signs. Same criteria as above.

(h) Following types of signs not permitted in the MO District: Billboards; flashing, revolving, rotating or changing light intensity, or changing color signs; temporary or portable signs.

(8) U.S Route 40 Commercial Revitalization District (CRD)

(a) Total area of all signs erected on and attached to commercial or industrial buildings not to exceed 2 sq. ft. per each linear foot of building width measured along the front wall or entrance wall of a building. If the building is located on a lot having frontage on 2 streets, the sign area for each side is calculated separately. Permitted types of signs: Wall; Projecting; Marquee; Roof; Canopy

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(b) An overall signage plan and architectural renderings of the signs shall be submitted as part of the site plan approval process. Signage must be compatible in quality, style, color and materials to the building(s). Creative modifications to the standard signage package used by large corporations and innovative sign lighting is strongly encouraged.

(c) Two F/S signs identifying commercial or industrial activity other than community shopping centers are allowed on each road frontage if the property has a minimum of 40' of frontage. Sign area calculated on basis of 1 sq. ft. of sign for every foot of frontage, maximum sign area determined in accordance with C(2) herein. Signs must be set back from right-of-way 1/3 of the front yard setback for the underlying zone.

(d) One directional sign not exceeding 4 sq. ft. in area or 6' in height above road grade permitted per business use if located at nearest intersection of any major collector or arterial road, and set back required distance for the district. Maximum number of directional signs not to exceed 3 per intersectional quadrant.

(e) Existing billboards on sites in the Rte. 40 CRD may remain and may be replaced subject to approval and permits. If the BB is located on a site with an existing use, expansion of that use by more than 20% requires the removal of the BB. If the BB is located on the site as the sole use as of the effective date of the legislation, future development for other permitted uses requires the removal of the BB. Owner of a site upon which a BB is located in the Rte. 40 CRD is permitted to redevelop the site for other permitted uses or expand the current use by more than 20% subject to 5 conditions (pg. 112).

(f) Construction signs. Same criteria as above.

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(g) Permanent Institutional signs. One lighted sign, no less than 20' from the road right-of-way, not to exceed 32 sq. ft. in area nor 6' in height.

(h) Temp. use. One temporary sign not exceeding 32 sq. ft. nor 6' in height and not located less than 1/3 of the setback of the zoning district.

(9) Edgewood Neighborhood Overlay District (ENOD)

(a) Total area of all signs erected on or attached to commercial or industrial buildings shall not exceed 2 sq. ft. for each linear foot of building width measured along the front or entrance wall of a building. If the building is on a lot

with frontage on 2 streets the sign area for each side is calculated separately. Permitted signs: Wall; Projecting; Marquee; Roof; Canopy.

(b) An overall signage plan and architectural renderings must be submitted as part of the site plan approval process. Signage must be compatible in quality, style, color and materials to the buildings. Creative modifications to the standard signage package used by large corporations and innovative sign lighting is strongly encouraged.

(c) Freestanding identification signs limited to one sign for each road frontage. Maximum size not to exceed 50 sq. ft., maximum height not to exceed 10' from the base of the sign, setback a minimum of 10' from the road right-of-way.

(d) Signs to identify the use of an occupant must be designed as part of the architectural design of the building and be attached thereto.

(e) Directional informational signs must be adequately provided and design coordinated.

(f) Construction signs. Same criteria as above.

(g) Permanent Institutional signs. One lighted sign located no less than 20' from the road right-of-way, not exceeding 32 sq. ft. in area, and not exceeding 6' in height.

(h) Following signs not permitted for any new or redevelopment project in the ENOD: Billboards and flashing, revolving, rotating or changing light intensity or changing color signs.

(i) One temporary or portable sign permitted in the area designated as the main street only, not to exceed 8 sq. ft. in area, located so as not to inhibit pedestrian traffic and in front of the specific business being advertised.

(10) Integrated Community Shopping Center (ICSC)

(a) Total area of all signs erected on and attached to commercial or industrial buildings, not to exceed 2 sq. ft. per each linear foot of building width measured along the front wall or entrance wall of a building. If the building is located on a lot having frontage on 2 streets the sign area for each side is calculated separately. Permitted signs: Wall; Projecting; Marquee; Roof; Canopy.

(b) An overall signage plan and architectural renderings must be submitted as part of the site plan approval process. Signage must be compatible in quality, style, color and materials to the buildings. Creative modifications to the standard signage package used by large corporations and innovative sign lighting is strongly encouraged.

(c) Freestanding signs identifying ICSC's are allowed, maximum sign area determined independently from the sign area restrictions contained in this section. FS signs may not exceed 1 sq. ft. in area for each linear foot of road frontage or 200 sq. ft., whichever is smaller. One sign is permitted for each road frontage but no more than 2 signs are permitted long any frontage exceeding 500'. Sign height cannot exceed 40' and must be set back at least 20' from the front property line.

(d) Directional information signs must be adequately provided and design coordinated.

(e) Following signs not permitted in an ICSC: Billboards; flashing, revolving, rotating or changing light intensity, or changing color signs; temporary signs.

NOTE: Section on Variances in existing code was omitted in draft code. (§219-17, pg. 14) Section on Administration; Violations and Penalties, (§219-18, pg. 14) was also omitted because the Sign Code was incorporated into the Zoning Code.

