

## **Section 79. Sign Regulations**

### **79.1 Definitions:**

- 79.11 Signs.** Any surface, fabric or device bearing lettered, pictorial or sculptured matter designed to convey information visually and exposed to public view, or any structure (including billboard or poster panel) designed to carry the above visual information.
- 79.12 Advertising sing (billboard).** A sign directing attention to a business, commodity, service, or entertainment which is conducted, sold or offered on premises other than the premises upon which the sign is located.
- 79.13 Business Sign.** A sign directing attention to a business, commodity, service, or entertainment which is conducted, sold or offered on premises other than the premises upon which the sign is located.
- 79.14 Identification Sign.** A sign identifying only the name of the individual, family, organization or enterprise occupying the premises, or the profession of the occupant, or the name of the building on which the sign is displayed.
- 79.15 Attached sign.** A sign permanently attached to the building located on the premises.
- 79.16 Detached Sign.** A free standing sign, including those mounted on towers or station, not affixed to the building.
- 79.17 Illumination.** A lighted sign shall be one which is illuminated only by light cast upon the sign from a concealed source; a luminous sign is one illuminated by any type light of source.

### **79.2 Signs Permitted Without Limitation**

In all districts the following signs shall be permitted without limitation:

- signs to regulate traffic
- signs required to be posted by law
- warning signs and no-trespassing sign
- signs established by governmental agencies
- signs indicating bus stops, taxi stands, and similar transportation facilities
- temporary signs involved in campaigns of religious, charitable, civic, fraternal, political and similar organizations. Such signs shall be removed within seven (7) days after termination of the advertised event.

In addition to the permitted identification sign per dwelling unit, one additional sign per customary home occupation is permitted. Said sign shall be no greater than two (2) square feet in size and shall be unlighted.

**79.2 Prohibited Signs**

Commercial signs which imitate an official traffic sign or signs which contain the words “stop”, “go slow”, “caution”, “danger”, “warning”, or similar words.

All signs with flashing lights with the exception of public information signs (e.g., time and temperature signs) or signs with message which flash at intervals of greater than fifteen (15) seconds.

All signs which are posted or attached to trees, telephone or electrical poles, fences or rocks.

Signs which are of a size, location, movement, content coloring or manner of illumination which may be confused with or construed as a traffic control device or which hide from view any traffic or street sign or signal or which obstruct the view in any direction at a street or road intersection.

All parts of signs which advertise an activity, business, product or service no longer produced or conducted on the premises upon which the sign is located.

Signs on rooftops are prohibited unless painted on the rooftop of the building or affixed flat to the building.

Signs or sign assembly that obstruct ingress and/or egress to any window, door, fire escape, stairway, ladder, or opening intended to provide light, air ingress or egress for any room or building.

**79.4 Signs shall be Permitted in Accordance with the Following Sepocified Regulations.**

Identification and business signs shall be allowed with a permit when they are in accordance with the regulations of this Ordinance. Prohibited signs are listed in Section 79.3. In addition, directional signs and yard sale signs shall be allowed, without a permit, and must be in accordance with Section 79.5 (e) and (f).

**79.41 Signs on premises of manufactured homes, modular homes, single-family and two-family dwellings shall be regulated as follows:**

Type of sign permitted:	Identification
Permitted number of signs:	One (1) per dwelling unit
Maximum area of signs:	Four (4) square feet

Permitted illumination: Lighted  
Permitted location: Behind street right-of-way lines

**79.42 Signs on premises of multi-family and group housing project shall be regulated as follows:**

Type of sign permitted: Identification  
Permitted number of signs: One (1) per street front with a maximum of Two (2) signs  
Maximum area of sign: Twenty (20) square feet  
Permitted illumination: Lighted  
Permitted location: Behind street right-of-way lines

**79.43 Signs on premises of churches, schools, colleges, hospitals, community recreation centers, parks, libraries, museums, art galleries, golf courses, country clubs, nursing homes and ay care centers shall be permitted as follows:**

Type of sign permitted: Identification  
Permitted number of signs: One (1) per facility; colleges, hospitals and other Uses comprised of a complex of buildings may have One (1) additional sign per principal building.  
Maximum area of signs: Twenty (20) square feet for all uses; ten (10) square Feet for each principal building within a building complex. One sign permitted within the building to be (64) square feet provided the sign fronts and is adjacent to a major thoroughfare- making sure sight distance is adequate. (this was amended 4/1/02 as shown here).  
Permitted illumination: Lighted  
Permitted location: Behind street right-of-way lines  
Maximum height: Ten (10) feet  
Electronic Display Signs: Above permitted to have a computerized message That may scroll or appear at a predetermined Interval)

**Section 70.44 Signs on Premises of Commercial or Manufacturing Uses Located in a Business (B) or Manufacturing (M) District shall be regulated as follows:**

The following are regulations for all wall signs and free-standing signs for all uses except that such regulations shall not be applicable to free standing signs in shopping centers, business parks, office buildings and other multi-tenant developments. Said regulations are found in Section 79.45 of this Ordinance. Signs allowed without a permit are found in Section 79.2 of this Ordinance. All other signs shall be prohibited.

Types of signs permitted: Business, Identification

Permitted number of signs:

Wall. No limit.

Free-standing. One (1) only except two (2) Shall be permitted if the principal use has direct access from two (2) or more public roads. If two signs are allowed, they shall be located at least two hundred (200) feet apart as measured using a straight-line distance.

Maximum area of sign:

Wall. A maximum of ten (10) percent of The wall area of any wall on the building. Except as provided herein and in Section 79.,41 in no instance shall any principal use be allowed to have an aggregate wall sign area in excess of one hundred (100) square feet.

Free-standing. In the C-B and G-B Districts, a maximum of sixty-four (64) Square feet if one (1) sign is allowed; a Maximum of thirty-two (32) feet each if Two signs are allowed.

In the M-1 District, a maximum of one Hundred (100) square feet if one (1) sign Is allowed; a maximum of fifty (50) Square feet each is two signs are allowed.

Permitted illumination:

Lighted or luminous

Maximum height: Wall. Signs shall not be allowed to  
Extend above the parapet of the building.

Free-standing. Twenty (20) feet.

**Section 79.45 Shopping Center and other Multi-Tenant Free-standing Identification Signs.**

Type of sign permitted

Identification:

Permitted number of signs:

- a. A shopping center or planned mixed use development either of which contains two (2) or more non-residential uses located in a unified building or group of building or group of buildings may have one (1) free-standing identification sign giving the name of the development and/or the name of businesses and other uses occupying the development.

A second sign on another street Frontage shall be permitted if the Development has direct access from two (2) or more public roads. No other on-premise free-standing signs identifying either the shopping center or multi-tenant development nor any of the uses located therein shall be permitted.

- b. Notwithstanding Section 79.45 (2)
  - (a) if the development consists of
  - (i) two or more multi-tenant principal buildings, and (ii) access to each tenant in a building is made by a common entrance and
  - (iii) no wall signs identifying any of building's tenants are placed on the building; then one free-standing sign which identifies the tenants of the building may also be placed within twenty (20) feet from the edge of the building.

Maximum area of signs:

One hundred (100) square feet

Permitted illumination	except twenty-five (25 feet for any sign allowed per Section 79.45 (2) (b). Lighted or luminous
Permitted height:	Twenty (20) feet except ten (10) Feet for any sign allowed per Section 79.45 (2) (b).

**Section 79.46 Specifications for Signs Requiring A Permit**

The following are general specifications applicable to the various permitted signs. Additional specifications regarding size, number, location, and permitted types of signs are set forth in the individual zoning districts.

**Wall Sign**

1. The maximum permitted aggregate area of wall signs per premises may be increased beyond that which is normally allowed using either (but not both) of the following methods:
  - a. If a free-standing identification sign is not used on the premises, the aggregate area of wall signs may be increased by a maximum of thirty (30) percent per premises.
  - b. The aggregate area of all wall signs per premises may be increased based based on the distance the principal building is set back from the required front setback line. Said increase shall be in accordance with the following table:

<b>Principal Building Distance Setback from the Required Front Setback</b>	<b>Allowed Aggregate Wall Sign Area Increase</b>
0 – 49 feet	0 percent
50 – 99 feet	25 percent
100 – 149 feet	50 percent
150 – 199 feet	75 percent
200 – 249 feet	100 percent
250 – 299 feet	125 percent
300 – 349 feet	150 percent
350 – 399 feet	175 percent
400 feet or more	200 percent

2. No wall sign shall project more than 18 inches from the building wall. Further, no wall sign or its supporting structure shall cover any window or part of a window.

3. Canopy and awning signs may be substituted for part or all of the allowable wall signage per premises. Signs may be painted or printed onto a canopy or awning. In no instance shall a canopy or awning sign extend into a street right-of-way.
4. A projecting sign may be substituted for part or all of the allowable wall signage per premises. A projecting sign shall not project more than four feet from a building. In no instance shall not project more than four feet from a building. In no instance shall a projecting sign extend into a street right-of-way.

#### Free-Standing Signs

1. All free-standing signs shall be located behind the street right-of-way. Any such sign greater than three (3) feet in height as measured from the grade of the road upon which it fronts shall be located outside the required sight distance triangle as indicated in Section 74 of this Ordinance.

#### **79.5 Special Sign Regulations**

(a) For the purpose of these sign regulations, a shopping center consisting of three (3) or more businesses located in a unified building or group of buildings may have business and/or identification signs as permitted in the zone except that the center as a whole may have one (1) detached sign per street front, over and above the detached signs permitted for the business establishments in the center. Said sign shall be no greater than thirty-two (32) square feet in size and thirty (30) feet in height as measured from the bottom of the sign.

(b) One (1) temporary sign shall be permitted on the site of any construction work bearing the name of the building, the owner, and those furnishing services or materials used on such construction work.

(c) No advertising sign shall be permitted in any area or any property designated as being on the National Historic Register.

(d) No sign shall be located so as to obstruct the view of traffic.

(e) For the purpose of these sign regulations, directional signs (for commercial and public and semi-public uses) are allowed without a permit provided that:

1. No more than three (3) directional signs per principal use may be erected.
2. All such signs shall be located off the road right-of-way.
3. All such signs greater than three (3) feet in height as measured from the grade of the road upon which it fronts shall be located outside the required sight triangle as directed in Section 63 of this Ordinance.

5. All such sign shall not be illuminated.
  5. All directional signs shall be free-standing signs. Portable signs shall be prohibited.
  6. There shall be no greater than four (4) directional signs on separate supports at the intersection of any two (2) roads.
  7. More than one sign may be placed on the same supports.
  8. No two (2) directional signs hung from separate supports shall be located within five (5) feet of each other.
  9. The maximum area of any directional sign shall be six (6) square feet.
- (f) One (1) on-premise and three (3) off-premise yard sale signs are permitted per yard sale. All such signs shall be removed within twenty-four hours after the yard sale has been terminated. No such sign shall be located in the street right-of-way, nor placed on a post, pole, fire hydrant, bridge, tree, or other surface located on, over, or across any public right-of-way