

CHAPTER XVI. DISTRICT SIGN REGULATIONS

ARTICLE 1. General Provisions

ARTICLE 1. GENERAL PROVISIONS

16-101. SCOPE, OBJECTIVES: The provisions of this Article shall govern the placement, use, and structural quality of outdoor signs and other advertising and identification devices together with their appurtenant and auxiliary apparatus. After the effective date of these Regulations, no sign shall be erected, constructed, reconstructed, or otherwise altered without first obtaining a separate sign permit. Such sign permit shall be legally issued only when in compliance with the regulations set forth in this Article. The Sign Regulations are found to be necessary and proper to the following objectives:

1. To protect the general public from damage and injury that may be caused by the faulty or unregulated construction of signs.
2. To prevent the obstruction of traffic visibility and confusion with traffic control devices resulting from improperly placed and designed signs.
3. To ensure the visual quality of signs and preserve and promote aesthetic quality in McLouth, Kansas.

16-102. DEFINITIONS. For the purpose of this Article, certain terms, phrases, and words used throughout this Article shall have the meaning assigned them in this section.

1. GENERAL.

- a. ABANDONED SIGN. Any sign, including off-site signs unless owned and operated by a bona fide billboard company, which no longer directs a potential customer to or exhorts any person, or advertises a bona fide business, project, product, service, or activity.
- b. FAÇADE. The entire exterior surface of a particular side of a structure or establishment to be considered in the calculation of the maximum gross surface area of a wall, roof, or projecting sign or signs.
- c. INDIRECTLY ILLUMINATED SIGN. Any sign which is partially or completely illuminated at any time by a light source separate from the sign housing which is so shielded as to not be visible at eye level.
- d. MARQUEE. A permanent roofed structure attached to and supported by the building and projecting over public property.

- e. **OFF-PREMISES SIGN.** A sign delivering a message or advertisement other than the name, occupation, or nature of the activities conducted on the premises or the products sold or manufactured thereon, and shall include all billboard signs and political signs with a gross surface area of more than thirty-two (32) square feet.
- f. **ON-PREMISES SIGN.** A sign that carries only advertisement incidental to a lawful use of the premises on which it is located, including signs or sign advices indicating the business transacted, services rendered, goods sold or produced on the premises, the rental or lease of products or building space, and/or name of the person, firm or corporation occupying the premises.
- g. **SEMI-ILLUMINATED SIGN.** Any sign located on a building whose building face is uniformly illuminated over its entire area, including the area of the sign, by use of electricity or other artificial light. Semi-illuminated signs shall be permitted in any location where illuminated signs are permitted.
- h. **SIGN.** Any advertising device or surface placed out-of-doors, on or off premises, or placed indoors, when in view of the general public, which conveys information or identification. Included in this definition of “sign” shall be any structure used for said display and all sign supports.
- i. **SIGN, GROSS SURFACE AREA OF.** The gross surface area of a sign shall be the sum of all surface areas of the sign faces, except that ground or pole signs designed as double-faced signs, with both faces parallel and when the distance between the faces does not exceed two (2) feet, then only one face of the sign shall be considered in determining the sign area. In determining the gross surface area of a sign, each face of a sign may be broken down into not more than three (3) areas. Each surface area shall include the total area within a single continuous perimeter enclosing the extreme limits of the sign elements. Such perimeters need not include any structural elements lying outside the limits of such signs when they do not form an integral part of the display, nor shall it include architectural embellishments when such do not contain any advertising or printed copy, and are not lighted and do not exceed ten percent (10%) of the permitted sign area.
- j. **SIGN AREA, MAXIMUM TOTAL GROSS SURFACE AREA.** Maximum allowed square footage of a sign area permitted per zoning lot.

- k. **SIGN, HEIGHT.** Sign height shall be measured from ground level at the foundation of the sign to the highest element of the sign.
- l. **SIGN SETBACK.** The minimum sign setback shall be the horizontal distance between a sign and a front and side lot line, as measured from that part of the sign, including its extremities and supports, nearest to any point on an imaginary vertical plane projecting from the front and side lot lines.
- m. **SIGN STRUCTURE.** An element or assemblage of elements that supports or is capable of supporting a sign. A sign structure may be free-standing, attached to a building, an integral part of the building, or combination thereof.
- n. **STRUCTURAL MEMBER.** A component part of a structural system required to carry the primary supportive stresses of the building to the ground, as opposed to members carrying little or no supportive stresses other than their own weight, and functioning as a fill-in or nonstructural enclosure.
- o. **UNIFIED SHOPPING CENTER.** A group of retail stores and/or service establishments designed to serve a community or neighborhood.
- p. **VISIBILITY TRIANGLE.** The triangular area formed by the intersecting street right-of-way lines and a straight line joining said street right-of-way lines at points which are thirty (30) feet distant from the point of intersection, measured along said right-of-way lines.

2. CLASSIFICATION OF SIGNS.

a. FUNCTIONAL TYPES OF SIGNS.

- (1) **ADVERTISING SIGN.** A sign which directs the attention of the public to a business, commodity, service or entertainment conducted, sold, or furnished at a location other than the premises on which the sign is located or to which it is affixed.
- (2) **ADVERTISING DECORATION.** Any sign which has attached various sign materials used for temporary display and decoration, including streamers, banners, pennants, pinwheels, commercial flags, bunting, and similar devices.
- (3) **BILLBOARD.** An off-site sign, or portion thereof, consisting of outdoor signs which advertise promote, or otherwise disseminate information pertaining to goods, products, or

services, including charitable services, political services or appeals, not related to goods, products, or services which comprise a primary use on the premises where the sign is located. Such signs include:

- (a) Poster panels or bulletins normally mounted on a building wall or free-standing structure with advertising copy in the form of pasted paper.
 - (b) Multi-prism signs, which are poster panels or bulletins normally mounted on a building wall or freestanding structure with advertising copy in the form of pasted paper and alternating advertising message on the one (1) display area.
 - (c) Painted bulletins, where the advertiser's message is painted directly on the background of a wall-mounted for freestanding display area.
- (4) **BULLETIN BOARD SIGN.** An on-premises sign containing the name of the institution or organization, which may include names of the persons connected with it, announcing persons, events or activities occurring at the institution or organization. Such signs may also present a greeting or similar message.
- (5) **BUSINESS SIGN.** A sign which directs attention to a business or profession conducted, or to a commodity or service sold, offered, or manufactured, or to an entertainment offered on the premises where the sign is located.
- (6) **CONSTRUCTION SIGN.** A temporary on-site sign indicating the names of architects, engineers, landscape architects, contractors, similar artisans, and financiers involved in the design and construction of a structure or project during the period of construction.
- (7) **DIRECTIONAL SIGN.** An on-site sign containing work or symbols indicating an entrance to, or exit from a building as well as the location of parking, loading, restrooms, and emergency entrances that are for the convenience of the public.
- (8) **IDENTIFICATION SIGN.** A sign giving the name and address of a building, business, development, or establishment.

- (9) NAMEPLATE SIGN. A sign giving the name and/or address of the owner or occupant of a building or premises on which it is located, and where applicable, a professional title.
- (10) POLITICAL SIGN. A sign pertaining to the announcement of an individual being a candidate for an elective political office. Any such sign exceeding thirty-two (32) square feet of gross surface area shall be classified as an off-site sign and regulated accordingly.
- (11) PROJECT DIRECTORY SIGN. An on-site sign containing the names and locations, in list or map form, of the individual components making up a planned unit development, shopping center, or similar project.
- (12) PROJECT TITLE SIGN. An on-site sign which carries the overall name of a residential subdivision, shopping center, industrial park, medical complex, planned unit development, mobile home park, and similar projects.
- (13) REAL ESTATE SIGN. An on-premises sign displayed for the purpose of offering real property for sale, lease, or rent.
- (14) TEMPORARY SIGN. Any on-site sign, including, but not limited to, signs of light-weight cardboard, airborne, plastic, or paper material, intended to be displayed for not more than sixty (60) days.

b. STRUCTURAL TYPES OF SIGNS.

- (1) ARCH SIGN. Any sign located at the drive entrance to a residence, either adjacent to or arched over a drive entrance.
- (2) AWNING SIGN. Any sign affixed directly on, painted on, or attached to an awning.
- (3) CANOPY SIGN. Any sign affixed directly on, painted on, or attached to a canopy.
- (4) GROUND SIGN. A sign placed upon, or supported by the ground, independently of any building or structure on the property. This includes a sign supported on poles or posts, whose base of the face, is less than six (6) feet above ground level.

- (5) MARQUEE SIGN. Any sign mounted on, painted on, or supported by a marquee.
- (6) POLE SIGN. A sign whose base of the face is more than six (6) feet above ground level and is supported by poles or posts.
- (7) PORTABLE SIGN. An on-site sign designed in such a manner to be readily movable and not permanently attached to the property. Any non-permanent sign not classed as a temporary sign shall be deemed to be a portable sign.
- (8) PROJECTING SIGN. Any sign that is wholly or partially attached to and dependent upon a building for support and which projects more than 1 foot beyond the face of the said building.
- (9) ROOF SIGN. A sign mounted and supported wholly upon or over the roof of any structure.
- (10) WALL SIGN. A sign attached to or painted on a wall in such a manner that the exposed face of the sign is in a plane approximately parallel to the plane of the wall.

16-103. GENERAL SIGN REQUIREMENTS.

- 1. TRAFFIC SAFETY. No sign shall be maintained at any location where it may interfere with the view of, or where it may obstruct the view of, or interfere with, mislead or confuse traffic. Nor shall any sign be placed in the visibility triangle as defined in these Regulations, or projected into said area unless the bottom edge of the projecting sign is at least twelve (12) feet above the centerline grade of the intersecting streets.
- 2. CLEARANCE FROM ELECTRICAL POWER LINES. No metal ground sign shall be located within either (8) feet vertically and eight (8) feet horizontally of electrical wire or conductors in free air carrying more than 48 volts, without regard to whether or not such wires or conductors are insulated or otherwise protected.
- 3. ILLUMINATED SIGNS. Illuminated signs shall be shaded wherever necessary to avoid casting bright light upon property located in any residential district or upon any public street or park.
- 4. SPOTLIGHTS AND FLOODLIGHTS. It shall be unlawful for any person to have any sign that is wholly or partially illuminated by floodlights or spotlights that interfere with the vision of pedestrians or vehicular traffic.

5. FLASHING OR MOVING SIGNS. No flashing signs, rotating or moving signs, animated signs, signs with moving lights, or signs which create the illusion of movement shall be permitted. A sign whereon the current time and/or temperature is indicated by intermittent lighting shall not be deemed to be a flashing sign if the lights changes are limited to the numerals indicating the time and/or temperature not more often than five (5) seconds.
6. SIGNS NOT TO BE LOCATED WITHIN PUBLIC RIGHT-OF-WAY. No sign shall be erected, constructed, or maintained within the right-of-way of any street, avenue, highway, alley, or upon public ground within the City.
7. OBSTRUCTION TO EXIT. No sign shall be erected so as to obstruct any fire escape, required exit, window, or door opening intended as a means of egress.
8. OBSTRUCTION TO VENTILATION. No sign shall be erected which interferes with any opening required for ventilation.
9. SIGNS ON TREES OR UTILITY POLES. No sign shall be attached to a tree or utility pole whether on public or private property.
10. CORNER OR THROUGH LOTS. On corner and through lots, each lot line that abuts a street or highway shall be considered a separate street frontage. On corner and through lots, restrictions that are phrased in terms of "signs per zoning lot" shall be deemed to permit the allowable number of signs facing each street or highway that abuts the lot.
11. MAINTENANCE REQUIRED. Signs shall be maintained so as to be structurally sound and in a safe condition, and shall be kept in a state of undeteriorated appearance by means of painting, sealing, or coating and repair or replacement of damaged parts, panels, or lights.
12. CLEARANCE DROP ZONE FOR POLE SIGNS. Pole signs shall be located so as to provide a clearance drop zone in all directions such that the pole sign would fall on the property on which it is located. This required that the pole sign be setback from all property lines a minimum distance equal to the height of the pole sign.
13. CLASSIFICATION OF SIGNS.
 - a. FUNCTIONAL TYPES.
 - (1) Advertising Decoration Sign
 - (2) Billboard Sign
 - (3) Bulletin Board Sign
 - (4) Business Sign

- (5) Construction Sign
- (6) Directional Sign
- (7) Identification Sign
- (8) Nameplate Sign
- (9) Political Sign
- (10) Project Directory Sign
- (11) Project Title Sign
- (12) Real Estate Sign

b. STRUCTURAL TYPES.

- (1) Arch Sign
- (2) Awning Sign
- (3) Canopy Sign
- (4) Ground Sign
- (5) Marquee Sign
- (6) Pole Sign
- (7) Portable Sign
- (8) Projecting Sign
- (9) Roof Sign
- (10) Wall Sign

16-104. PROCEDURAL REQUIREMENTS.

1. PERMIT. No sign, except for signs listed in section 16-104(5) of this section, shall be painted, constructed, erected, repainted, remodeled, relocated, or expanded unless such sign complies with the requirements of these Regulations. Permits shall be obtained from the Zoning Administrator. Fees for sign permits shall be as established by resolution of the Governing Body.
2. APPLICATION FOR PERMIT. Application for a permit shall be made in writing upon forms provided by the Zoning Administrator and shall contain, or have attached, the following information:
 - a. The name, address, and telephone number of the applicant.
 - b. The location and/or address of the building, structure or lot where the sign is to be located.
 - c. Position of the sign(s) in relation to nearby buildings and structures.
 - d. Two sets of prints showing the plans and specifications of the proposed sign and sign structure, along with the method of construction and attachment to the building or in the ground.

- e. The name of the person, firm, corporation, or association erecting the sign.
- f. Written consent of the owner of the building, structure, or land to which or on which the sign is to be erected.
- g. Additional information as the Zoning Administrator shall require to show full compliance with this and all other applicable laws and regulations of the City of McLouth, Kansas.

3. ISSUANCE OF PERMIT. Upon the filing of an application for a sign permit, the Zoning Administrator or designated person shall examine such plans and specifications, along the premises upon which it is proposed to erect the sign, and other pertinent data, to determine if the provisions of the Sign Regulations of the City of McLouth, Kansas, are complied with. If all such requirements are met, the permit shall be issued. If the work authorized by such permit is not started within 90 days from the date of its issuance, such permit shall become null and void.

The issuance of the Sign Permit as required by these Regulations shall not act in lieu of any other permits or fees required by any other provisions of these Regulations or any other rules or regulations applicable to such sign and its placement.

4. PERMIT REVOCATION.

- a. If the Zoning Administrator shall find that any sign subject to the Sign Regulations is unsafe or insecure, is a menace to the public, has been constructed or erected or is being maintained in violation of the provisions of the Sign Regulation, written notice shall be given to the owner, occupant, or person-in-charge specifying the problem. If such person fails to remove or alter so as to comply with the provisions of the Sign Regulations within 30 days of such notice, the Zoning Administrator may cause such sign to be removed or altered to comply with these Regulations. When in the opinion of the Zoning Administrator any sign is in such condition as to constitute an immediate hazard requiring immediate action to protect the public, he may erect barricades or cause the sign to be taken down, repaired, shored, or otherwise made safe without delay, and such action may, under such circumstances, be taken without prior notice to or hearing of the owner, agents, lienholders, and occupants.
- b. All abandoned signs and their supports shall be removed within ninety (90) days from the date of abandonment. All signs structurally damaged shall be repaired or removed within ninety (90) days. The Zoning Administrator shall have the authority to grant a time extension

not exceeding an additional ninety (90) days for an abandoned, non-damaged sign. If the owner, occupant, or person-in-charge, after due notice, fails or refuses to correct a violation of this Article, the Zoning Administrator shall cause such signs and their supports to be demolished and removed. If such sign cannot be demolished because it is painted on a building or other non-sign structure, such sign shall be painted over or removed by sandblasting.

- c. Any cost incurred by the City associated with the demolition, removal, or repair of any sign under the provisions of this Article shall be levied, certified, and collected as a special assessment against the lot or tract of ground upon which the sign was located and the assessment of which, if not paid when due, shall be certified to the County Clerk for collection with other special assessments.

5. EXEMPTIONS FROM PERMITS. The following signs shall be exempt from paying fees and obtaining a sign permit, provided, however, that such signs shall be subject to the Sign Regulations. (This exemption shall not be construed as relieving the owner of the sign from the responsibility for its meeting the structural and maintenance requirements as specified in these Regulations.)

- a. Real estate sign advertising the sale, rental, or lease of the premises on which the sign is displayed, with the following limitations: One (1) unlighted sign per street frontage per listing, provided that a maximum of four (4) real estate signs be permitted on a zoning lot.
- b. Temporary on-site signs placed in or upon windows of a commercial or industrial building, whether painted or attached.
- c. Nonelectrical nameplates not exceeding 2 square feet in area.
- d. Nonelectrical construction signs denoting the architect, engineer or contractor when placed upon construction, and not exceeding 32 square feet in area.
- e. Nonelectrical identifications signs.
- f. Nonelectrical arch nameplate signs.
- g. Nonelectrical memory signs or tablets giving names of persons or buildings and date of erection not be exceed twenty-five (25) square feet in size.
- h. Project title signs for subdivision identification, with the following limitations: The time period shall not exceed two (2) years, however,

the Zoning Administrator may grant extensions every six (6) months until the subdivision is seventy percent (70%) developed. Such signs shall be unlighted, neither reflective nor fluorescent, and used solely for the purpose of advertising the subdivision. A permit shall be issued only after the final subdivision plat has been duly recorded. The sign shall be located at or near entrances to tract sections under construction and not more than two (2) sign structures shall be maintained in any one (1) subdivision less than forty (40) acres in size. For each additional forty (40) acres or fraction hereof, one (1) additional sign may be erected. The maximum area shall be 128 square feet for each sign. The maximum length of the sign shall be sixteen (16) feet.

- i. Signs of a duly constituted governmental body, including directional signs for public buildings and uses, traffic or similar regulatory devices, legal notices, warnings at railroad crossings, and other instructional or regulatory signs having to do with health, hazards, parking, swimming, dumping, and other similar signs.
- j. Advertising decoration, temporarily displayed during special event periods only, such as grand openings, holidays, carnivals, and the like, with a limit of twelve (12) such events and a total time limitation of six (6) weeks within any calendar year for any business or institution.
- k. Auction signs placed along roads and highways, advertising auctions off said roads or highways, provided, however, that said signs shall not be placed more than 30 days prior to said auction and shall be removed within 7 days of the completion of said auction for sale. Said signs shall not be more than 32 square feet in area and shall not be illuminated.
- l. Political signs, when located on private property with the permission of the owner or tenants, provided that not more than four (4) signs shall be allowed for each street frontage per zoning lot. Total area of all signs not exceed sixty-four (64) square feet per zoning lot. All signs shall be removed within seven (7) days following the election in which candidate is elected to office or is eliminated from further participation in the election as a candidate.
- m. Flags or emblems of a government or of a political, civic, philanthropic, educational, or religious organization, displayed on private property, but only if the flag or emblem is used solely as an identifying symbol and does not include advertising language.
- n. Address numerals and other signs required to be maintained by law or governmental order, rule, or regulation, provided that the content and

size of the sign do not exceed the requirements of such law, order, rule, or regulation.

- o. Such additional signs as “No Hunting,” “No Fishing,” “No Trespassing” and other like signs.

6. EXEMPTION FROM FEES. The following signs shall be exempt from paying fees, provided, however, that a permit shall be obtained and shall be subject to the Sign Regulations. (This exemption shall not be construed as relieving the owner of the sign from the responsibility for its meeting the structural and maintenance requirements as specified in these Regulations):

- a. Nonelectrical bulletin boards not exceeding 32 square feet in area for public, educational, charitable, fraternal, or religious institutions when such sign is located on the premises of such institution.

- b. Directional signs.

7. PROHIBITED SIGNS. Any signs and supports which are located upon or over the public right-of-way, including streets, alleys, and parkways, shall be prohibited, provided, however, that the following exceptions shall be allowed:

- a. Signs and supports required by governmental authority.

- b. Signs on commercial vehicles or commercial trailers that denote the name and address of a bona fide business which owns or leases said vehicle when these vehicles are lawfully operated or parked and not used expressly for the purpose of advertising a product, service, or activity.

- c. A temporary sign located on public property used to announce a special event or activity when written authorization is granted by both the Zoning Administrator that the sign will not constitute a traffic hazard or attractive nuisance, and the sign is located in a proper zone. The Zoning Administrator may utilize the opinions of both the Chief of Police and the City Engineer in making a determination under this provision.

16-105. DESIGN AND CONSTRUCTION STANDARDS. The design and construction of signs and sign structure shall be subject to the following standards:

1. GROUND SIGNS.

- a. LETTERS, MATERIALS TO BE SECURED. All letters, figures, characters, or representations in cutout or irregular form maintained in

conjunction with, attached to, or superimposed upon any ground sign shall be safely and securely built or attached to the sign's structure.

- b. PREMISES TO BE KEPT FREE OF WEEDS, ETC. The premises surrounding all ground signs shall be maintained by the owner thereof in a sanitary and uncluttered condition, free and clear of all noxious substances, rubbish, litter, and weeds.

2. PROJECTING SIGNS.

- a. REMOVABLE PARTS TO BE SECURED. Any removable parts of projecting signs, such as a cover of a service opening, shall be securely fastened by safety chains and hinges.
- b. LOCATION. The horizontal clearance between a projecting sign and the curb line shall be not less than 2 feet. A projecting sign projecting more than two-thirds of the distance from the property line to the curb line shall be not less than 12 feet above the ground or pavement below. A projecting sign projecting less than two-thirds of the distance from the property line to the curb line shall be not less than 8 feet above the ground and pavement below.
- c. AWNINGS. Awnings, whether used as a sign or not, may extend over public property not more than 7 feet from the face of a supporting building but no portion shall extend nearer than 2 feet to the face of the nearest curb line measured horizontally. In no case shall the awning extend over public property greater than two-thirds of the distance from the property line to the nearest curb in front of the building site.

16-106. DISTRICT REGULATIONS.

- 1. RURAL AGRICULTURAL AND RESIDENTIAL DISTRICTS: The following types of signs, along with applicable size, height, and setback requirements in classes of districts zoned "RA", "R-1", "R-2", and "R-3", are permitted:

- a. FUNCTIONAL TYPES.

- (1) Nameplate Sign.
- (2) Identification Sign,
- (3) Real Estate Sign.
- (4) Construction Sign.
- (5) Bulletin Board Sign, except for single-family and two-family dwellings.
- (6) Project title Sign.
- (7) Directional Sign, except for single-family dwellings.

- (8) Advertising Decoration.
- (9) Political Sign.

b. STRUCTURAL TYPES.

- (1) Arch Sign.
- (2) Ground Sign.
- (3) Wall Sign.

c. MAXIMUM GROSS SURFACE AREA.

- (1) Nameplate Signs: Sixty-four (64) square feet.
- (2) Identification Signs: Eight (8) square feet.
- (3) Construction Signs: Thirty-two (32) square feet.
- (4) Bulletin Board Signs: Twenty-five (25) square feet.
- (5) Real Estate Signs: Six (6) square feet.
- (6) Directional Signs: Five (5) square feet.
- (7) Projection Title Signs: Thirty-two (32) square feet.

d. MAXIMUM HEIGHT.

- (1) Fifteen (15) feet.

e. REQUIRED SETBACK.

- (1) All Permitted Signs: the front property line.

f. ILLUMINATION. No sign shall be illuminated, except that Bulletin Board and Identification signs may be lighted indirectly with incandescent or fluorescent lights.

2. BUSINESS AND INDUSTRIAL DISTRICTS: The following types of signs, along with applicable size, height, and setback requirements in classes of districts zoned "B-1", "B-2", "B-3", "I-1", "I-2", and "I-3", are permitted:

a. FUNCTIONAL TYPES.

- (1) Advertising Sign.
- (2) Advertising Decorations.
- (3) Billboard Sign.
- (4) Business Sign.
- (5) Nameplate Sign.
- (6) Identification Sign.
- (7) Real Estate Sign.
- (8) Construction Sign.
- (9) Bulletin Board Sign.

- (10) Project Title Sign.
- (11) Directional Sign.
- (12) Political Sign.

b. STRUCTURAL TYPE.

- (1) Awning, canopy and marquee signs.
- (2) Ground Sign.
- (3) Pole Sign.
- (4) Portable Sign, subject to the restrictions of this Article.
- (5) Projecting Sign.
- (6) Roof Sign.
- (7) Wall Sign.

c. MAXIMUM GROSS SURFACE AREA. The combined area of all signs shall not exceed four (4) square feet of area for each lineal frontage foot of the zoning lot, provided no single sign shall exceed a gross surface area of 200 square feet.

- (1) Advertising Signs: One Hundred (100) square feet.
- (2) Billboard Signs: Two Hundred (200) square feet.
- (3) Business Signs: One Hundred (100) square feet.
- (4) Nameplate Signs: Sixty-four (64) square feet.
- (5) Identification Signs: Eight (8) square feet.
- (6) Construction Signs: Thirty-two (32) square feet.
- (7) Bulletin Board Signs: Twenty-five (25) square feet.
- (8) Real Estate Signs: Six (6) square feet.
- (9) Directional Signs: Five (5) square feet.
- (10) Projection Title Sign: Thirty-two (32) square feet.

d. MAXIMUM HEIGHT. Thirty (30) feet above the highest point of the principal structure, or fifty (50) feet above ground level, whichever is less.

e. REQUIRED SETBACK.

- (1) Pole Signs: No closer to any lot line than the height of the sign.
- (2) All Other Permitted Signs: The front property line.

f. ILLUMINATION. Illuminated signs shall be permitted.

3. CONDITIONAL USES: The following types of signs, along with applicable size, height, and setback requirements are permitted with any of the allowed Conditional Uses as an accessory structure, provided they are specifically indicated by functional type on the approved Development Plan:

a. FUNCTIONAL TYPES.

- (1) Advertising Sign.
- (2) Advertising Decorations.
- (3) Billboard Sign.
- (4) Business Sign.
- (5) Nameplate Sign.
- (6) Identification Sign.
- (7) Real Estate Sign.
- (8) Construction Sign.
- (9) Bulletin Board Sign.
- (10) Project Directory Sign.
- (11) Project Title Sign.
- (12) Directional Sign.
- (13) Political Sign.

b. STRUCTURAL TYPE.

- (1) Awning, canopy and marquee signs.
- (2) Ground Sign.
- (3) Roof Sign.
- (4) Projecting Sign.
- (5) Pole Sign.
- (6) Portable Sign, subject to the restrictions of this Article.
- (7) Wall Sign.

c. NUMBER OF SIGNS PERMITTED. Any of the functional types approved for this category, with no more than one (1) ground or pole sign permitted for each zoning lot having frontage on a public right-of-way. The maximum sign area of said ground or pole sign shall not exceed 200 square footage.

EXCEPTION: Where a zoning lot has a frontage greater than 330 feet along the same right-of-way, such zoning lot is permitted to have two (2) ground or pole signs.

d. MAXIMUM GROSS SURFACE AREA. The combined area of all signs shall not exceed four (4) square feet of area for each lineal frontage foot of the zoning lot, provided that no single sign shall exceed a gross surface area of 200 square feet.

e. MAXIMUM HEIGHT. Thirty (30) feet above the highest point of the principal structure, or fifty (50) feet above ground level, whichever is less.

f. REQUIRED SETBACK.

(1) Pole Signs: No closer to any lot line than the height of the sign.

(2) All Other Permitted Signs: The front property line.

g. ILLUMINATION. Illuminated signs shall be permitted.

4. PORTABLE SIGNS. Portable sign shall be prohibited.

5. BILLBOARD SIGNS. Billboard signs shall conform to the following requirements:

a. Billboard signs shall be located a minimum of eighty (80) feet from a residential property line.

b. The gross surface area of any billboard sign shall not exceed 200 square feet.

c. There shall be a minimum separation of 300 feet between all billboard signs along any state or federal highway and 150 feet between all billboards signs along any city street.

d. Billboard signs shall have a minimum setback of thirty (30) feet from the property line, measured from the closest edge of the sign structure to the closest property line.

e. Billboard signs shall have a maximum height of fifty (50) feet.

f. All lighting of billboard signs shall be so shielded as not to produce intensive or excessive light or glare on adjacent property or roadway.

16-107. NONCONFORMING SIGNS. Every sign in existence at the time these Sign Regulations became effective may continue in existence subject to the following:

1. It shall not be altered structurally or moved unless it is made to comply with the provisions of these Regulations. However, the changing of the movable parts of an existing sign that is designed for such changes, or the repainting or changing of display matter shall be not be deemed a structural alteration.

2. The lawful use of a sign existing on the effective date of these Regulations, although such sign does not conform to the provisions hereof, may continue, but if usage of such sign is discontinued for a period of six months, any future use of such sign shall be in conformity with the provisions of these Regulations.

3. No sign which has been damaged by fire, wind, explosion, or act of God to the extent that 50 percent or more of the sign is destroyed, shall be restored, except in conformity with these Regulations. Any sign which has been damaged to an extent less than 50 percent may be restored to its condition which existed as a nonconforming use prior to its damage.