

ORDINANCE NUMBER 2008-05-10 AMENDED

AN ORDINANCE RE-ADOPTING ORDINANCE 2008-05-10, DECATUR SIGN ORDINANCE, TO CORRECT TWO MISTAKES IN SEC. 15-6 (A) (18), PAGES 4-5 OF SIGN ORDINANCE WHICH INCORRECTLY REFERENCE 380 BYPASS AND U.S. HIGHWAY 380; AND SHOULD INSTEAD REFERENCE U.S. BUSINESS 380 AND 380 BYPASS, RESPECTIVELY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY FOR EACH OFFENSE; PROVIDING FOR PUBLICATION; PROVIDING A SEVERABILITY CLAUSE; AND NAMING AN EFFECTIVE DATE.

WHEREAS, Ordinance 2008-05-10, Decatur Sign Ordinance, contains two clerical errors; and

WHEREAS, the references to 380 Bypass and U.S. Highway 380 in Sec. 15-6 (a) (18) on page 5 of the Sign Ordinance are incorrect and should read U.S. Business Highway 380 and 380 Bypass, respectively; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS:

SECTION 1.

Ordinance 2008-05-10 is hereby re-adopted reflecting the correction to Sec. 15-6 (a) (18), page 5 of the Sign Ordinance replacing the incorrect references to 380 Bypass and U.S. Highway 380 with U.S. Business Highway 380 and 380 Bypass, respectively. The Sign Ordinance of the City of Decatur, Texas as fully set forth on Exhibit "A", a copy of which is attached hereto and incorporated herein.

SECTION 2.

This ordinance shall be cumulative of all other ordinances of the City of Decatur and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

SECTION 3.

All rights or remedies of the City of Decatur, Texas, are expressly saved as to any and all violations of the City Code, or any amendments thereto that have accrued at the time of the

effective date of this ordinance; and as to such accrued violations, and all pending litigation, both civil or criminal, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 4.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared void, ineffective or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such voidness, ineffectiveness or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation herein of any such void, ineffective or unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Five Hundred Dollars (\$500.00) for each offense. Each day that a violation exists shall constitute a separate offense.

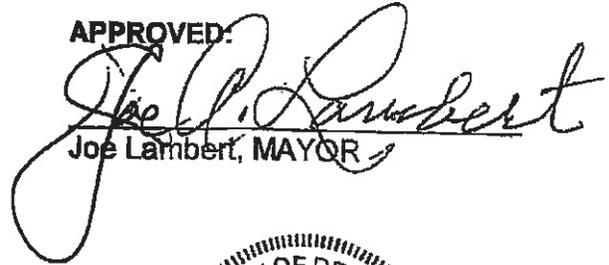
SECTION 6.

The City Secretary of the City of Decatur, Texas is hereby directed to publish this ordinance for two (2) days in the official newspaper of the City of Decatur, Texas, as authorized by V.T.C.A. Local Government Code Subsection 52.013.

**PRESENTED ON FIRST READING THIS 27th DAY OF OCTOBER, 2008 PRESENTED
ON SECOND READING AND APPROVED THIS 10th DAY OF NOVEMBER, 2008 BY A**

VOTE OF 6 AYES, 0 NAYS, 0 ABSTENTIONS, AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS.

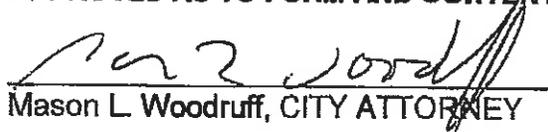
APPROVED:


Joe Lambert, MAYOR

ATTEST:


Diane Cockrell, TRMC, CITY SECRETARY

APPROVED AS TO FORM AND CONTENT:


Mason L. Woodruff, CITY ATTORNEY



ORDINANCE NUMBER 2008-05-10 (Original)

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF DECATUR, BY AMENDING APPENDIX B—ZONING, PART VII. [APPENDICES TO ORDINANCE], BY REPEALING APPENDIX 9 - SIGN REGULATIONS OF THE CITY OF DECATUR, TEXAS CODE OF ORDINANCES AND ADOPTING NEW SIGN REGULATIONS CODIFIED AS PART II, CHAPTER 15 OF THE CODE OF ORDINANCES OF THE CITY OF DECATUR, TEXAS REGULATING SIGNAGE WITHIN THE CITY LIMITS AND THE CITY'S EXTRATERRITORIAL JURISDICTION (ETJ); PROHIBITING THE ERECTION OF NEW OFF-PREMISE CHANGEABLE ELECTRONIC VARIABLE MESSAGE SIGNS (CEVMS); PROHIBITING THE CONVERSION OF EXISTING OFF-PREMISE SIGNS INTO CEVMS WITHIN THE CITY LIMITS AND THE ETJ; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY FOR EACH OFFENSE; PROVIDING FOR PUBLICATION; PROVIDING A SEVERABILITY CLAUSE; AND NAMING AN EFFECTIVE DATE. (SI2008-01)

WHEREAS, the current Sign Regulations are contained in Appendix 9 of Appendix B—Zoning, Part VII. and only apply within the corporate limits of the City of Decatur; and

WHEREAS, the Texas Local Government Code §216.902. Regulation of Outdoor Signs in Municipality's Extraterritorial Jurisdiction ("ETJ") gives cities the enabling authority to regulate signs in the ETJ; and

WHEREAS, the City Council has determined that it is in the public interest to regulate signs in the ETJ; and

WHEREAS, the current Sign Regulations do not permit off-premise signs or billboards within the corporate limits of the City of Decatur; and

WHEREAS, the current Sign Regulations do not allow electronic message boards to be placed on on-premise pole signs or monument signs located on U.S. Highway 81/287 and US Hwy 380 Bypass; and

WHEREAS, the City Council agrees that the intent of the Decatur Sign Ordinance is to protect the historic and small town character of Decatur and its ETJ allowing businesses to be adequately identified, but prohibiting businesses from competing for the attention of passing drivers; and

WHEREAS, the City Council has determined that in order to preserve and enhance the City as a desirable community in which to live and do business, a pleasing, visually attractive environment is of foremost importance; and these regulations are a highly contributive means by which to achieve this desired end and have been prepared with the intent of enhancing the visual environment of the City and promoting safety and continued well-being; and

WHEREAS, the City Council has determined that outdoor advertising signs, including changeable electronic variable message signs, pose a distraction to drivers, bikers and pedestrians from the roadway; and

WHEREAS, the City Council has determined that off-premise signs, commonly known as billboards, are inconsistent with the above-stated goals and that their regulation is necessary to protect the health, safety and welfare of the public; and

WHEREAS, the City Council has determined that changeable electronic variable message signs are inconsistent with the above-stated goals and that their regulation is necessary to protect the health, safety and welfare of the public; and

WHEREAS, the City Council finds that the regulation of signage within the City and its ETJ is a general function of the City Council and is more appropriately codified outside of the City's Zoning Ordinance; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS:

SECTION 1.

Appendix B—Zoning, Part VII of the Code of Ordinances of Decatur, Texas is hereby amended by repealing "Appendix 9 - Sign Regulations of the City of Decatur, Texas" codified as part of the Zoning Ordinance, Part VII of the Code of Ordinances and adopting new sign regulations entitled "Sign Ordinance of the City of Decatur, Texas" and codified as PART II, Chapter 15 of the Code of Ordinances of the City of Decatur, Texas. The Sign Ordinance of the City of Decatur, Texas as fully set fort on Exhibit "A", a copy of which is attached hereto and incorporated herein, regulating signage within the City limits and the City's Extraterritorial Jurisdiction (ETJ); and prohibiting both the erection of new off-premise changeable electronic variable message sign (CEVMS) and the conversion of existing off-premise signs into CEVMS

within the city limits and the extraterritorial jurisdiction of the City, is hereby adopted as PART II, Chapter 15 Sign Ordinance of the Code of Ordinances.

SECTION 2.

This ordinance shall be cumulative of all other ordinances of the City of Decatur and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

SECTION 3.

All rights or remedies of the City of Decatur, Texas, are expressly saved as to any and all violations of the City Code, or any amendments thereto that have accrued at the time of the effective date of this ordinance; and as to such accrued violations, and all pending litigation, both civil or criminal, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 4.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared void, ineffective or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such voidness, ineffectiveness or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation herein of any such void, ineffective or unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 5.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not

more than Five Hundred Dollars (\$500.00) for each offense. Each day that a violation exists shall constitute a separate offense.

SECTION 6.

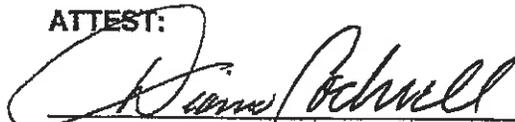
The City Secretary of the City of Decatur, Texas is hereby directed to publish this ordinance for two (2) days in the official newspaper of the City of Decatur, Texas, as authorized by V.T.C.A. Local Government Code Subsection 52.013.

PRESENTED ON FIRST READING THIS 12th DAY OF MAY, 2008 PRESENTED ON SECOND READING AND APPROVED THIS 19th DAY OF MAY, 2008 BY A VOTE OF 5 AYES, 0 NAYS, 0 ABSTENTIONS, AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS.

APPROVED:


Martin Woodruff, Mayor Pro Tem

ATTEST:


Diane Cockrell, TRMC, CITY SECRETARY



APPROVED AS TO FORM AND CONTENT:

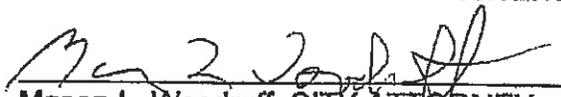
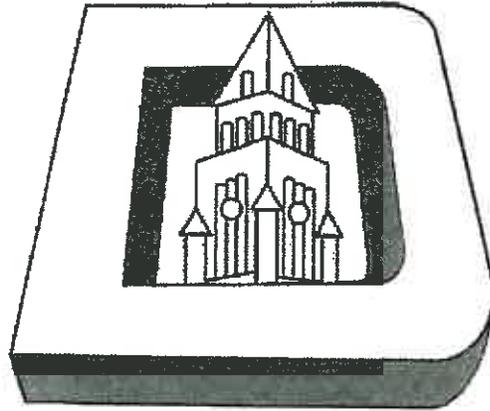

Mason L. Woodruff, CITY ATTORNEY

Exhibit "A"

City of Decatur, Texas



Sign Ordinance

DECATUR SIGN ORDINANCE

Amended May 10, 2008 (Ord. 2008-05-10)
Readopted and Amended November 10, 2008 (Ord. 2008-05-10 Amended)

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TABLE OF CONTENTS

1 - APPLICABILITY/PURPOSE 1

2 - DEFINITIONS..... 1

3 - ABOUT THE PROCESS 2

4 - ENFORCING THIS ORDINANCE 3

5 - ABOUT EXISTING SIGNS 3

6 - RULES APPLYING TO SIGNS 3

7 - SIGNS ALLOWED IN DECATUR..... 4

GRAPHICS

ILLUSTRATION A - SIGN AREA 2

ILLUSTRATION B - 75% RULE 6

ILLUSTRATION C -WALL SIGN AREA 7



ACKNOWLEDGEMENTS

Original Sign Committee:

Chad Harvey, <i>Chair</i>	Rex Gage
Marilyn Dodson	Larry Wallace
Charles Burton	Mason Woodruff

Sign Ordinance Revisions Committee:

Andrew Sanford, *Chair*
Miguel Suarez
Tim Rieger

Planning & Zoning Commission:

Tim Rieger, <i>Chair</i>	Glen Smith
Ron Silvers, <i>Vice-Chair</i>	Chad Harvey
Jimmie Armes	Asa Johnson, Jr.
Vacant Position	

City Council:

Joe Lambert, <i>Mayor</i>	Jim DesRoches
Charles Burton, <i>Mayor Pro Tem</i>	Andrew Sanford
Eddie Sampler	Andrew Rottner
Tim Murphy	

City Staff:

Brett Shannon, *City Manager*
Trina Finney, AICP, *Planning Director*
Jean Dwinnell, *City Secretary*
Mason Woodruff, *City Attorney*



City of Decatur SIGN ORDINANCE

1 APPLICABILITY/PURPOSE

1.1 The official name of this document is the "City of Decatur Sign Ordinance" although in this document it will just be called "this document" or "this ordinance". It is a stand alone ordinance. The regulations contained in this ordinance are applicable to and enforceable in the Decatur City Limits and the Extraterritorial Jurisdiction (ETJ) of Decatur.

1.2 The purpose of this ordinance is to protect the health, safety and welfare of the public by regulating signage in order to minimize visual clutter, to minimize driver distraction and to preserve the character of the City and its ETJ. The regulations in this document protect the historic and small town character of Decatur while giving businesses adequate visibility to succeed and to also protect those areas outside the corporate limits that are subject to annexation. This ordinance allows each business to be adequately identified, but does not allow each business to compete for the attention of passing drivers which creates safety hazards.

2 DEFINITIONS

2.1 Some of the important words used in this document are listed below, followed by an explanation of what the words mean:

Sign means a picture, logo, letters, lights, color, displays and all other such devices or items used to promote or attract attention to a product, business, service or activity.

Signs that cannot be seen from the street frontage (defined herein) are not regulated by

this ordinance nor are signs that are installed by public utilities and governments that are erected for safety reasons, such as traffic and street signs.

On-premise sign means any freestanding sign identifying or advertising a business, person, or activity, and installed and maintained on the same premises as the business, person or activity for business purposes.

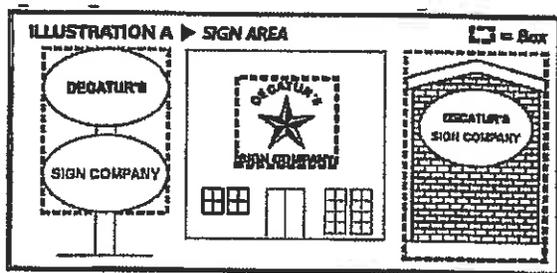
Off-premise sign means any sign, including without limitation, signs commonly known as billboard, displaying advertising copy that pertains to a business, person, organization, activity, event, place, service or product not located or manufactured or sold on the premises on which the sign is located or that directs persons to a location other than the premises where the sign is installed and maintained.

Electronic message board means any sign with a fixed or changing display/message composed of a series of lights that may be changed through electronic means. Signs whose alphabetic, pictographic, or symbolic informational content can be changed or altered on a fixed display screen composed of electrically illuminated segments.

Changeable electronic variable message sign (CEVMS) means a sign which permits light to be turned on or off intermittently or which is operated in a way whereby light is turned on or off intermittently, including any illuminated sign on which such illumination is not kept stationary or constant in intensity and color at all times when such sign is in use, including light emitting diode (LED) or electronic message board or digital

sign, and which varies in intensity or color. A CEVMS does not include a sign located within the right-of-way that functions as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices (MUTCD) approved by the Federal Highway.

Sign area means the total area of a box drawn around the entire dimension of a sign background (which is used to distinguish the sign), sign cabinet or structure (See Illustration A).



Sign code area means the corporate limits of the City of Decatur and the area identified as the City's extraterritorial jurisdiction (ETJ) as defined by Section §42.021 of the Texas Local Government Code, and as expanded in accordance therewith from time to time by annexation.

Sign height means the distance from grade to the top of the sign.

Street frontage means the property line adjacent to the right-of-way of a public street.

Building frontage means the exterior wall of a building or tenant space that has a primary, public entrance.

Building setback means the shortest distance from the nearest public street right-of-way to the building frontage.

Alter means to change the size or shape of a sign.

DECATUR SIGN ORDINANCE

Reface means to refurbish or to update the area or display surface used for the message but without altering the sign.

Abandoned sign means a sign pertaining to or associated with an event, business, or purpose which is no longer ongoing and which has been inactive or out of business for a period of 90 consecutive days or longer; or a sign which contains structural components but no display for a period of 90 consecutive days or longer or a sign which has a display surface with torn and/or unreadable coverage on the message board which has remained in such state for a period of forty-five (45) consecutive days or more."

2.2 Words not defined are to be interpreted according to the normally accepted meaning of the word or its customary usage.

3 ABOUT THE PROCESS

3.1 The City's *Planning Director* is responsible for interpreting, administering and enforcing this ordinance. If need be, the Director may designate others who are qualified to help in this process.

3.2 To make sure this ordinance is followed, all signs being installed, altered or moved require a permit and everyone engaged in the business of installing signs is required to get a registration permit from the City. Signs being refaced for maintenance or to accommodate change of business are excluded.

When seeking a sign permit, the applicant shall provide the necessary information, including without limitation the following: 1) Plot Plan, 2) Sign Drawings and Details, 3) Building Elevations, and 4) Engineered Plans for Freestanding Signs over 8' in height. Once the permit is issued, the recipient has 180 days to complete the work

Amended May 18, 2008 (Ord. 2008-05-10)

before the permit expires.

3.3 To help cover the cost, a fee shall be charged for the registration permit and the sign permit. This fee shall be set by City Council and listed in the City's adopted *Fee Schedule*.

3.4 To protect the City and its citizens, everyone applying for a registration permit must first provide a good and sufficient surety bond payable to the City in the sum of \$5,000.00.

4 ENFORCING THIS ORDINANCE

4.1 To make sure this ordinance is followed and to protect the City and its citizens, the *Planning Director* shall require signs to be inspected, shall revoke licenses or permits for violations, shall issue penalties for violations after due process and shall have illegal signs removed.

4.2 Fines for violations shall range from a \$50 minimum to a \$500 maximum and shall be charged daily for each separate violation. Temporary illegal signs or signs imposing an immediate danger shall be removed immediately without notification. Illegal permanent signs shall be removed only after notification and a 30 day opportunity to correct the problem.

4.3 To lessen violations, the City shall not issue new sign permits where illegal signs or violations still exist.

4.4 Decisions and Interpretations by the Planning Director can be appealed to the City Council provided that written notice of such appeal is filed by the Applicant with the City Secretary no later than ten (10) days following the Applicant's receipt of the Planning Director's written decision or interpretation. The decision of the Planning Director shall become final upon

the expiration of the ten (10) day appeal period set forth herein.

Upon receipt of such written notice, the City Secretary shall place the appeal on the next regularly scheduled Council meeting agenda. The City Council may also authorize a variance from these regulations when, in its opinion, extraordinary hardship shall result from requiring strict compliance. The determination of the City Council shall be final.

5 ABOUT EXISTING SIGNS

5.1 After this ordinance is adopted, all permanent signs not meeting the requirements of this ordinance are legal but nonconforming. As such, they are not required to conform unless they are removed, moved or suffer damage in excess of 50% of their replacement costs.

5.2 After this ordinance is adopted, all illegal temporary signs are subject to removal.

5.3 After the adoption of this ordinance, abandoned signs and sign poles are subject to removal after notification and a 30-day opportunity to correct the problem. This also applies to signs that advertise a business that has closed.

5.4 If the situation arises where a sign has to be removed and the owner has failed to correct the problem, then the City shall have the sign removed. The cost for the removal shall then be assessed against the land or building where the sign was located.

5.5 The ultimate liability and responsibility for all signs rests with the property owner, the applicant and/or business owner and the sign installer. These three parties are responsible to see that signs comply with this ordinance.

6 RULES APPLYING TO SIGNS

6.1 The following regulations are applicable to all signs in the Sign Code Area as defined herein:

1. The sign shall be on the same site to which its advertisement refers. Except as specifically allowed in this ordinance, off-premise signs are prohibited.
2. The leading edge of a permanent sign shall be at least five feet off the street right-of-way. Temporary signs must not be on or over street right-of-way.
3. Signs shall not be attached to fences, natural features or utility poles.
4. Permanent signs shall be attached so that they are not moved by the wind.
5. Signs shall not have words or pictures which display specified sexual activities, nudity or semi-nudity as defined in the City's *Code of Ordinances*, Section 7, titled "Sexually Oriented Business".
6. The sign and surrounding area (4' radius) must be kept clean, safe, neatly painted and maintained and in good repair.
7. The sign cannot have flashing or flickering lights or moving parts unless it is an *electronic message board sign* allowed by this ordinance (*See 7.1 #21*).
8. Illuminated signs shall not interfere with traffic or traffic devices. An illuminated sign adjacent to a residential area must be separated from this residential area by a distance equal to four times its height measured from property edge to edge.
9. The sign shall meet all other adopted codes, such as building, electrical and fire codes.
10. The sign shall be at least ten feet from power lines or the distance required by the adopted electrical code, whichever one requires the most separation.
11. The sign can only have two faces, a front and a back, with a distance of not more than 18 inches between these faces.
12. The wiring to freestanding signs shall be underground. The wiring to all other signs shall be hidden.
13. Freestanding signs over eight feet in height (from grade to top of sign) require structural plans sealed by a civil or structural engineer licensed in Texas.
14. Freestanding signs shall be designed for a minimum 90 m.p.h. wind load.
15. Freestanding signs shall be at least five feet away from buildings, driveways and parking areas. For protection, they must have a curbed or protected landscape area around the sign of at least four feet from the sign structure. This area must be at least four times the size of the sign area.
16. Mobile signs are not permitted unless specifically allowed herein.
17. CEVMS Prohibited. Changeable Electronic Variable Message Signs are prohibited. This prohibition applies to all off-premise signs, including without limitation, billboards, in place at the time of adoption of this Ordinance or which are constructed after the date of adoption of this Ordinance.
18. Except as otherwise expressly allowed herein, Electronic Message Boards are only allowed on on-premise pole or monument signs along FM 51 and U.S. Business 380 and are expressly prohibited on all other signs in all

other locations, including without limitation, signs located on US Highway 81/287 or 380 Bypass.

7 SIGNS ALLOWED IN DECATUR

7.1 The following is a list of signs allowed in the Sign Code Area as defined herein along with regulations for each such sign. Signs not listed are not allowed:

1. Incidental signs used to inform or give direction for safety reasons, for example, "stop engine", "no smoking" and "do not enter".

Max Size *2 Square Feet*
 Permit *Not Required*
 District *All*

2. Identification signs such as nameplates and addresses used primarily for convenience and not for advertisement.

Max Size *2 Square Feet*
 Permit *Not Required*
 District *All*

3. Shingle signs hanging perpendicular to the door at least 7 feet off the ground.

Max Size *4 Square Feet*
 Number *1 per Establishment*
 Permit *Not Required*
 District *All Districts*

4. Garage sale or yard sale signs as long as no more than two sales are conducted each year and the signs are not up more than four days before or one day after the sale. *(These are the only signs allowed off-site).*

Max Size *2 Square Feet*
 Number *One On-Site - No More Than 3 Off-Site*
 Height *3 Feet*

DECATUR SIGN ORDINANCE

Permit *Not Required*
 District *All*

5. Development signs advertising a new development or subdivision or the names of the people or businesses involved with the development. These signs may be installed on-premise after the plat is filed and can remain up until the subdivision is filled or the development is complete.

Size *32 Square Feet + Bonus*
 Bonus *Add ¼ SF of Area for every One Foot of Street Frontage Over 100 Feet.*
 Max Size *64 Square Feet*
 Number *One Per Street - No more than 2*
 Height *8 Feet*
 Permit *Not Required*
 District *All*

6. Real estate signs advertising the sale, lease or rental of a property.

Max Size *6 SF Residential/32 SF Commercial*
 Number *One Per Street Front - No More Than 2*
 Height *6 Feet*
 Permit *Not Required*
 District *All*

7. Political signs with information about a candidate, political party or public issue in the current election campaign.

Max Size *36 Square Feet*
 Number *Unlimited*
 Height *8 Feet*
 Permit *Not Required*
 District *All*

8. Temporary banners that are firmly tied down so that they do not blow freely in the wind. Banners cannot be up for more than ten consecutive days or a total of 30 days,

Amended May 19, 2008 (Ord. 2008-05-10)

annually. After this time, the banners and all of their components must be removed for 10 consecutive days.

- Max Size 40 Square Feet
- Number One Freestanding/One Wall
- Height 6 Feet - 10 Feet if Attached to a Wall
- Permit Not Required
- District CO, C-1, C-1A, & C-2

9. Holiday and public event signs showing support for public, community-wide, non-commercial special events, such as Flag Day, Independence Day and school sporting events. These signs cannot be up for more than ten consecutive days.

- Max Size Unlimited
- Number Unlimited
- Height Unlimited
- Permit Not Required
- District All

10. Special event signs advertising a public, community-wide commercial event, such as a rodeo, car show or circus. These signs cannot be up for more than ten consecutive days.

- Max Size Unlimited
- Number Unlimited
- Height Unlimited
- Permit Not Required
- District All

11. Sponsorship signs and scoreboards located within public facilities, such as sports stadiums and ball fields, and designed to attract attention only from the people within the facilities. These signs require special written permission (but not a permit) from the Planning Director who shall verify that the signs only attract the attention of the people within the facilities.

- Max Size Unlimited
- Number Unlimited

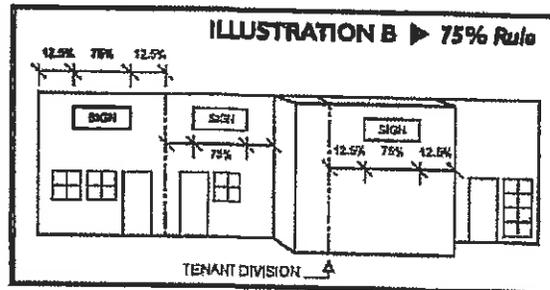
- Height Unlimited
- Permit Not Required
- District All

12. Window Signs are signs hung in or placed on the glass of a window staying entirely within the frame.

- Number Unlimited
- Location Within Frame of Window
- Permit Not Required
- District CO, C-1, C-1A, C-2 & M-1

13. Wall signs are signs placed flat against a building wall or structure, such as a canopy over fuel pumps, and they do not extend out for more than 12 inches. These signs are allowed for every building or tenant space that has at least twenty feet of building frontage.

- Number Unlimited
- Height 20 Feet - Not Above Wall
- Location Middle 75% (See Illustration B)
- Permit Required
- District MF, Commercial and Industrial



Just how much wall sign is allowed depends upon the size of the building or tenant space and how far it sits back on the property. (Please note that the frontage and setback of one building or tenant space cannot be used for a sign on another building or tenant space). For each zoning district specified, the following regulations apply:

For property zoned MF:

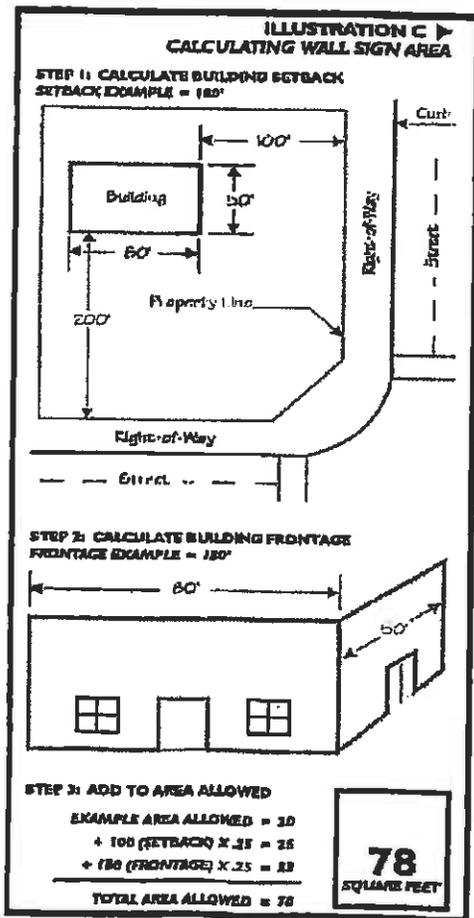
Max Size 10 Square Feet

For property zoned C-O, C-1 & C-1A (See Illustration C):

Size 20 Square Feet + Bonus
 Bonus Add 1/4 SF of Area for every One Foot of Building Frontage + 1/4 SF of Area for every One Foot of Building Setback
 Max Size 200 Square Feet

For property zoned C-2 & M-1:

Size 30 Square Feet + Bonus
 Bonus Add 1/4 SF of Area for every One Foot of Building Frontage + 1/4 SF of Area for every One Foot of Building Setback
 Max Size 500 Square Feet



14. Monument signs are allowed when there is a front yard of at least 10 feet and 50 feet of street frontage. Emergency signs, such as at hospitals, may deviate from these exact requirements whenever adequate emergency signage cannot otherwise be achieved. The Planning Director shall be responsible for making this determination.

Max Size 60 SF Per Face/120 SF In C-2 & M-1 Zones
 Number One Per Street Frontage - Two Max
 Height 8 Feet/10 Feet in C-2 & M-1 Zones; see Section 3.2
 Location Mid 1/3 of Street Frontage
 Permit Required
 District MF, CO, C-1, C-1A, C-2 and M-1

15. Pole signs are allowed when there is a front yard of at least 20 feet and 100 feet of street frontage and are in lieu of monument signs.

Max Size 120 Square Feet Per Face
 Number One Per Street Frontage - Two Max
 Height 25 Feet; see Section 3.2
 Location Mid 1/3 of Street Frontage
 Permit Required
 District C-2 & M-1

16. Joint use signs are required when more than one business shares a common building or parking area. In these cases, each business cannot have their own monument or pole sign but must share a common monument or pole sign called a joint use sign.

The requirements of the joint use sign are the same as the monument sign and the pole sign except that the size and height can be increased as follows:

For every five feet of street frontage over 100 feet, add one square foot of size and ¼ foot of height. (Please note that the frontage of one street cannot be used for a sign on another street frontage). The new maximum size and height would be as follows:

- Max Size **250 SF Monument/200 SF Pole**
- Height **30 Feet for Monument & Pole; see Section 3.2**

17. Highway pole signs are allowed for businesses zoned C-2 which have at least 100 feet of street frontage on U.S. Highway 81/287 or 380 Bypass. They are only allowed on the street frontage that is adjacent to the highway and are in lieu of all other freestanding signs. Their size depends on their height as follows:

The bottom of the sign must be a least 25 feet high. At 30 feet high, the sign can be 140 square feet. For every one foot added in height, two feet in area can be added to the following maximums:

- Max Size **200 Square Feet Per Face**
- Height **60 Feet; see Section 3.2**

18. Highway monument signs are allowed for businesses zoned C-2 which have at least 100 feet of street frontage on U.S. Highway 81/287 or 380 Bypass. They are only allowed on the street frontage that is adjacent to the highway and are in lieu of all other freestanding signs.

- Max Size **162 Square Feet Per Face**
- Height **15 Feet; see Section 3.2**

19. Directional signs are limited to directional text or directional graphics, such as, "Office", "Entrance", "Exit" or "Parking" and can be either wall, monument or pole signs

- Max Size **4 Square Feet**
- Number **One Per Curb Cut/ Unlimited for Interior**
- Height **3 Feet for Freestanding/10 Feet for Wall**
- Location **Varies**
- Permit **Required**
- District **MF, C-1, C1-A, C2, and M-1**

20. Subdivision entry signs are allowed for residential subdivisions that have ten or more lots. These signs can be monument signs or can be attached to a decorative, masonry fence or wall. All components of the sign, including wiring, lighting and structure, must be on private property.

- Max Size **10 Square Feet**
- Number **Two Per Entry**

21. Electronic message board sign are bonus signs that may be placed on pole signs (*but not highway pole signs*) or monument signs. This sign is to be underneath the main identification sign.

- Max Size **30 Square Feet**
- Permit **Required**
- District **C-2 & M-1**