

ARTICLE XI SIGNS

1100 Intent

The purpose of this Article is to promote and protect the public health, welfare, and safety by regulating existing and proposed outdoor advertising, outdoor advertising signs, and outdoor signs of all types. It is intended to protect property values, create a more attractive economic and business climate, enhance and protect the physical appearance of the community and/or county, and preserve the scenic and natural beauty of designated areas. It is further intended to reduce sign and advertising distraction and obstructions that may contribute to traffic accidents, reduce hazards that may be caused by signs overhanging or projecting over public rights-of-way, provide more open space, and curb the deterioration of the natural environment and enhance community and/or county development.

1110 General Sign Regulations

1. Signs

All signs, unless otherwise specified in these Regulations, shall be set back from the established right-of-way of any road or highway at least as far as three-quarters of the required front yard depth for the principal building in the zone in which it is located.

All signs of any type in any zone, other than real estate signs as provided for in this section and others specifically excluded, require a permit to be obtained from the Administrative Official.

No sign or billboard, other than real estate signs advertising the sale, rental or leasing of the premises, shall be permitted in any residential zone except as provided in Section 1120. Said real estate signs shall not exceed four (4) square feet in area and shall be displayed at least ten (10) feet from all lot lines. Real estate signs shall only be placed on lots which they advertise.

Advertising signs, structures, or lights for support and illumination of signs, where permitted, shall in no case be placed in or extend over the street right-of-way.

2. Temporary Signs

All temporary signs must be set back a minimum of twenty (25) feet from the centerline on the adjacent road or ten (10) feet from the right-of-way of the road which ever is a greater distance from the edge of the pavement.

Political and yard sale signs shall not exceed eight (8) square feet in size and must abide by all regulations regarding visibility at intersections in Section 870 of these Regulations. Political signs shall be posted no earlier than thirty (30) days prior to the election and shall be removed no later than seven (7) days following the date of the election. Yard sale signs may be posted no earlier than seven (7) days prior to the start of the yard sale and must be removed no later than two (2) days following the final day of the yard sale. Under no circumstances shall political or yard sale signs be posted on utility poles. Temporary signs do not require a permit from the Administrative Officer. All violations of these requirements will be penalized as per Section 360 of these Zoning Regulations.

Provisions regarding the regulation of other temporary signs apply as required in other sections of this Article.

3. Government Signs

Any official informational or directional sign or historic marker erected by a governmental agency is permitted in all zones and does not require a location or a zoning permit.

4. Lack of Conflict

In no way shall the provisions of this Article be taken to be in conflict with and state or federal regulations regarding obstructions or the placement of structures in state or federal rights-of-way. In all cases, the most restrictive provision will apply.

5. Ingress and Egress Free

No outdoor advertising display sign shall be erected, constructed, or maintained so as to obstruct any fire escape or any window or door or opening used as a means of egress or so as to prevent free passage from one part of a roof to any part thereof. No sign shall be attached in any form, shape, or manner to a fire escape and shall not be placed in such a manner as to interfere with any opening required for legal ventilation.

6. Flashing Signs Prohibited

Flashing signs shall not be permitted in any zone, whether permanent or temporary on or off premise. Flashing signs shall be defined as a sign, the illumination of which is not kept constant in intensity at all times when in use. Illuminated signs which indicate time, temperature, weather or similar public service information, shall not be considered flashing signs. Revolving signs of constant illumination shall not be considered flashing signs.

1120 Residential Districts

Signs are permitted in residential zones only in accordance with the following provisions:

1. Temporary signs pertaining to the lease or sale of a building or land may be erected as provided in Section 1110 of these Regulations. Real Estate signs shall not be displayed on and/or over city or public property except by the appropriate public agency.
2. Temporary signs, for one (1) year, may be erected to advertise a new subdivision of five (5) or more lots, provided that the sign is no larger than sixty (60) square feet in area, is not internally illuminated, advertises only the subdivision in which it is located and is erected only at a dedicated street entrance.
3. One unilluminated sign may be erected in conjunction with the construction of a building to identify the owner, architect, engineer, contractor and others instrumental in the construction of the building provided that such sign is not more than twelve (12) square feet in area, no more than fifteen (15) feet above the ground, and is removed within thirty (30) days of receiving the Certificate of Occupancy.
4. One identifying sign of not more than thirty (30) square feet in area may be erected for churches, libraries, schools, parks, hospitals for human care, and other public facilities of a similar nature. Such sign shall be solely for the purpose of displaying the name of the institution and its activities or services. It may be illuminated, but shall not be flashing.
5. Directional signs, not exceeding two (2) square feet in area shall be permitted only on major thoroughfare approaches to institutions listed in four (4) above. No such signs shall be permitted on minor residential streets.
6. One (1) indirectly lighted name plate sign for a dwelling group of four (4) or more dwellings not exceeding six (6) square feet in area. Such signs may indicate only the names of buildings or of occupant of the buildings.
7. Accessory uses for professional offices or home occupations as specified in Section 662(2) and 663(2) shall be permitted one (1) indirectly lighted name plate (sign) not over two (2) square feet in area.

1130 Business Districts

In all business districts, each business shall be permitted to have permanent

outside signs. Signs permitted under this section shall be limited to those as described below:

1. Each business shall be entitled to have one sign which is mounted flush against a building. The depth of such a sign from a face to the building shall not exceed two (2) feet. The area of such a flush mount sign shall be limited to a total surface area equivalent to 1-1/2 square feet of sign area for each lineal foot of building width occupied by such enterprise. In the event that the area shall exceed fifty (50) square feet, then a variance application must be made to and approved by the Board of Adjustments and Appeals.
2. Additionally, one (1) free-standing sign structure shall be permitted for each lot of one hundred (100) foot frontage or less and one (1) additional structure for each additional one hundred (100) feet of lot frontage. Any such freestanding sign structures in a Commercial or Business District shall be no more than seventy-two (72) square feet in area nor shall two (2) or more smaller signs be so arranged and integrated as to create a single sign in excess of seventy-two (72) square feet.

In an Interchange District a hi-rise pylon sign may be approved through a Development Plan by the Planning Commission or by a variance from the Board of Adjustments and Appeals.

All such freestanding signs shall be set back twenty-five (25) feet, or more, from the front property line.

The dimensions of any two-faced or multi-sided sign must be determined by measuring the surface area on one side of the sign. Free standing signs shall not exceed a height of twenty-five (25) feet.

All freestanding signs designed to face into a residential district shall be located fifty (50) feet or more from the residential district.

If a business is adjacent to more than one street or highway, additional free-standing signs may be allowed upon application to and receiving approval of the same from the Triple S Planning Commission or the Board of Adjustments and Appeals.

3. Each neighborhood business area built as a Planned Unit Development may have one free-standing identification sign for each street on which it fronts, set back at least twenty-five (25) feet from the front property line and presenting only the name of the shopping center, the businesses located therein, and the hours of business. Each such sign shall not exceed three hundred (300) square feet in area.

4. No illuminated business signs within a business or industrial zone shall be located closer than fifty (50) feet to a residential zone.
5. No revolving business sign within a business or industrial zone shall be located closer than seventy-five (75) feet to a residential zone.
6. Portable business signs within any zone shall maintain the same setback as that required of other business signs with respect to type, illumination, etc., and shall not be permitted on properties (businesses) that have an existing permanent sign already in place.
7. Portable signs to be used in any zone and displayed by only those that do not have a permanent business sign.

1140 Industrial Districts

1. All signs permitted in Business Districts are also permitted in Industrial Districts and subject to the requirements thereof.
2. One (1) sign structure for identification and direction purposes may be erected at access points to public streets provided that such signs are no larger than fifty (50) square feet in area.

1150 Sign Maintenance

1. It shall be the duty of the Zoning Administrator or his/her authorized agent to inspect every off-premise sign and business signs at least one (1) time annually.
2. Should any sign become insecure or in danger of falling or otherwise unsafe in the opinion of the Zoning Administrator, the owner thereof, or the person or firm maintaining the same, shall upon written notice from the Zoning Administrator, in the case of immediate danger forthwith and in any case within ten (10) days, secure the same in a manner to be approved by the Zoning Administrator or remove such sign. If such order is not complied with within ten (10) days, the Zoning Administrator shall remove or cause removal of such sign at the expense of the owner or lessee thereof.
3. All signs for which a permit is required, together with all their supports, braces, guys, and anchors, shall be kept in repair unless constructed of galvanized or non-corroding material and shall be thoroughly painted at least once every two (2) years. The Zoning Administrator shall order the removal of any sign that is not maintained in accordance with the provisions of this section. Such removal shall be at the expense of the owner or lessee.

4. Any sign now or hereafter existing which no longer advertises a bonafide business shall be taken down and removed by the owner, his agent, or person having the beneficial use of the building, structure, or lot. Upon failure to comply with such notice within the time specified in such order, the Zoning Administrator is hereby authorized to cause the removal of such sign, and any expense incidental thereto shall be paid by the owner of the building, structure, or lot to which the sign is attached. The Board of Zoning Adjustment may waive this requirement only for historic preservation purposes and when the owner can prove the need for the waiver to qualify for funding or tax credits.

1160 Violations

In any case any sign shall be installed, erected, constructed, or maintained in violation of any of the terms of these Regulations, the Enforcement or Administrative Official shall notify by registered mail or written notice served personally to the owner or lessee thereof to alter such sign as to comply with these Zoning Regulations and to secure the necessary permit, therefore, or to remove the sign. If such order is not complied with within ten (10) days, the Zoning Administrator shall remove such sign at the expense of the owner or lessee thereof. Additionally, failure to comply with any of the provisions of this Article shall be deemed a violation, and shall be punishable under Section 360 of these regulations.