

**EDGERTON PLANNING COMMISSION  
MEETING AGENDA  
CITY HALL, 404 EAST NELSON STREET  
August 10, 2021  
7:00 P.M.**

Two public hearings will be held during the August 10<sup>th</sup> Edgerton Planning Commission meeting. Any member of the public wishing to testify must sign in at the meeting and provide your name and address. Comments will be limited to three (3) minutes per person and must pertain to the item for which the public hearing is being held.

The Planning Commission Chairman may modify these procedures as needed to conduct an orderly and efficient meeting.

**Call to Order**

1. **Roll Call** \_\_\_\_\_ Daley \_\_\_\_\_ Berger \_\_\_\_\_ Crooks \_\_\_\_\_ Lebakken \_\_\_\_\_ Little
2. **Welcome**
3. **Pledge of Allegiance**

**Consent Agenda** *(Consent Agenda items will be acted upon by one motion unless a Planning Commissioner requests an item be removed for discussion and separate action.)*

4. Approve Minutes from the July 13, 2021 Planning Commission Meeting.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

**Regular Agenda**

5. **Declaration.** At this time Planning Commission members may declare any conflict or communication they have had that might influence their ability to impartially consider the agenda items.

**Business Requiring Action**

**New Business**

6. **HOLD A PUBLIC HEARING TO CONSIDER APPLICATION ZA2021-07 FOR REZONING OF 9.88 ACRES AND APPLICATION ZA2021-08 FOR REZONING OF 9.89 ACRES GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF 191<sup>ST</sup> STREET AND MONTROSE STREET FROM JOHNSON COUNTY RURAL (RUR) TO CITY OF EDGERTON LOGISTICS PARK (L-P).** Applicant: Dennis Cohlma, Property Owner

**Action Requested:** Open the public hearing, receive comments regarding Application ZA2021-07, and consider motion to close or continue the public hearing.

7. **CONSIDER APPLICATION ZA2021-07 FOR REZONING OF 9.88 ACRES GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF 191<sup>ST</sup> STREET AND MONTROSE STREET FROM JOHNSON COUNTY RURAL (RUR) TO CITY OF EDGERTON LOGISTICS PARK (L-P).** Applicant: Dennis Cohlma, Property Owner

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

8. **CONSIDER APPLICATION ZA2021-08 FOR REZONING OF 9.89 ACRES GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF 191<sup>ST</sup> STREET AND MONTROSE STREET FROM JOHNSON COUNTY RURAL (RUR) TO CITY OF EDGERTON LOGISTICS PARK (L-P).** Applicant: Dennis Cohlma, Property Owner

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

9. **HOLD A PUBLIC HEARING TO CONSIDER UNIFIED DEVELOPMENT CODE AMENDMENTS APPLICATION UDCA2021-02 FOR AMENDMENTS TO ARTICLE 12 – SIGN REGULATIONS OF THE EDGERTON UNIFIED DEVELOPMENT CODE.** Application: City of Edgerton

**Action Requested:** Open the public hearing, receive comments regarding Article 12 of the Edgerton Unified Development Code, and consider motion to close or continue the public hearing.

10. **CONSIDER UNIFIED DEVELOPMENT CODE AMENDMENTS APPLICATION UDCA2021-01 FOR AMENDMENTS TO ARTICLE 5, SECTION 5.2(P) – L-P LOGISTICS PARK DISTRICT – SIGNAGE, CONTINUED FROM JULY 13, 2021, AND UNIFIED DEVELOPMENT CODE AMENDMENTS APPLICATION UDCA2021-02 FOR AMENDMENTS TO ARTICLE 12 – SIGN REGULATIONS OF THE EDGERTON UNIFIED DEVELOPMENT CODE.** Application: City of Edgerton

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

11. Future Meeting Reminders

- Regular Session – September 14, 2021 at 7:00 PM
- Regular Session – October 12, 2021 at 7:00 PM

12. Adjourn

**EDGERTON CITY HALL  
PLANNING COMMISSION MEETING  
July 13, 2021**

A regular session of the Edgerton Planning Commission (the Commission) was held in the Edgerton City Hall, 404 E. Nelson Edgerton, Kansas on July 13, 2021. The meeting convened when Chairperson John Daley called the meeting to order at 7:00 PM.

**1. ROLL CALL**

Jeremy Little	present
Charlie Crooks	present
Tim Berger	present
Deb Lebakken	present
John Daley	present

With a quorum present, the meeting commenced.

Staff in attendance:      Katy Crow, Development Services Director  
Chris Clinton, Planning and Zoning Coordinator  
Beth Linn, City Administrator

**2. WELCOME** Chairperson Daley welcomed all in attendance to the meeting.

**3. PLEDGE OF ALLEGIANCE** All present participated in the Pledge of Allegiance.

**CONSENT AGENDA**

4. Approve Minutes from the June 8, 2021 Planning Commission Meeting.

Commissioner Lebakken moved to approve the consent agenda. Commissioner Crooks seconded the motion. The consent agenda was approved, 5-0.

**REGULAR AGENDA**

**5. DECLARATION**

The Commissioners did not have anything to declare at this time.

**BUSINESS REQUIRING ACTION**

**NEW BUSINESS**

**6. HOLD A PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT APPLICATION CU2021-03 FOR ON THE GO TRAVEL CENTER LOCATED AT 32501 W 200<sup>TH</sup> STREET.**

Chairperson Daley introduced this application. He said City Staff will present their findings and if the applicant is present, they will be given the opportunity to speak in support of their application. At the conclusion of the applicant's presentation, Chairperson Daley will open the floor for public comments. During that time City Staff will keep a list of questions and concerns from the public and

Chairperson Daley will provide the applicant the opportunity to respond. He stated public comment is only allowed during the public hearing and once the hearing has been concluded, the time for comment and passed so no further comments from the audience will be taken. He explained each speaker will be limited to three (3) minutes. Chairperson Daley opened the public hearing.

Ms. Katy Crow, Development Services Director, stated this application is to replace Conditional Use Permit (CUP) CU2021-01. On March 9, 2021, the Commission held a public hearing and recommended approval of then Application CU2021-01 for a CUP for an Interstate Pole Sign at the On the Go travel plaza. The Governing Body approved the Commission's recommendation on April 8, 2021, with the approval of Ordinance No. 2068. On June 7, 2021, the applicant submitted a new CUP application which proposed a *new* location for the Interstate Pole Sign. The sign has been relocated out of the detention basin area and onto the paved surface adjacent to the parking lot. Ms. Crow stated the applicant has indicated the sign needs an access road so maintenance can be performed on the sign, and that is why it is being relocated. Due to the new location, the height of the sign has been lowered to seventy-seven (77) feet to be in compliance with the Unified Development Code (UDC). The pole sign will be supported by one telescoping pipe. The applicant has also indicated the sign display will remain the same and the only changes between Application CU2021-03 and CUP CU2021-01 is the height and location of the sign. The applicant has indicated that the flasher will be turned off. Ms. Crow explained all of the Golden Criteria are outlined in the Staff Report with twelve (12) criteria having positive staff determinations and two (2) neutral. All of the other review comments regarding Article 7 of the UDC and the stipulations are the same as outlined for CUP CU2021-01. Ms. Crow said if Application CU2021-03 is approved, CUP CU2021-01 (Ordinance 2068) will then become null and void so the applicant will not be able to erect two Interstate Pole Signs.

Mr. Judd Claussen, Applicant Representative, thanked the Commission for their considerations of the application and City Staff for their work on the report. He stated it is easier to construct and maintain the sign where the new proposed location is than where it was originally planned.

Ms. Colleen Cole, 19911 Pepper Tree Lane, Edgerton, Kansas 66021, spoke before the Commission. She stated the first time this item went before the Commission she and her husband were unaware of the application. Ms. Cole and her husband spoke out against the sign at the City Council meeting. The City Council (the Council) tabled the vote on the item for the applicant to meet the Coles on site. She explained there were several agreements made at that time, but there were no changes when it went before the Council again. They have sent letters to the Council. Ms. Cole handed emails and photos to the Commission which are attached at the end of the minutes. She explained the first photo is from Homestead Lane looking at their property. The second photo is where the sign is to be placed on the parcel. The third photo provided shows the lights that can be seen while the Coles are sitting in their house. The fourth photo provided is from their upstairs windows. The fifth photo is showing the Interstate Pole Sign in Wellsville, Kansas. She provided emails to and from the applicant where a change in location was discussed. The Council tabled the item so a solution could be met and some agreement reached, but the Ms. Cole felt that the Coles' objection did not receive any consideration as they were not at the next Council meeting.

With there being no further public comment, Commissioner Lebakken moved to close the public hearing. The motion was seconded by Commissioner Little. The public hearing was closed, 5-0.



**7. CONSIDER CONDITIONAL USE PERMIT APPLICATION CU2021-03 FOR ON THE GO TRAVEL CENTER LOCATED AT 32501 W 200<sup>TH</sup> STREET.**

Chairperson Daley stated there is to be no blinking or flashing as it is not allowed per the UDC. Ms. Crow explained the sign can flash, but the image has to be shown for a minimum of eight (8) seconds. She stated the applicant has represented that the sign will not have any flashing components. Chairperson Daley inquired if the Commission could add that as a stipulation. Ms. Beth Linn, City Administrator, replied they can. Chairperson Daley asked if the photometric requirements still need to be met. Ms. Crow explained the requirements are still in place for the Interstate Pole Sign. There cannot be any light spillage onto a neighboring property.

Commissioner Crooks explained there have been a lot of complaints regarding the sign in Wellsville even though it is the same brightness. Ms. Linn stated the lumens rating has not been provided, so City Staff is unable to confirm that at this time if it is the same brightness. Commissioner Berger inquired what the lumens level is at. Mr. Claussen replied he does not have that information available at this time. Commissioner Berger asked if the sign will be backlit. Mr. Claussen stated it will be backlit. He explained the sign face is perpendicular to I-35 to increase visualization along the interstate. Ms. Crow explained the line-of-sight drawings provided in the packet. Mr. Claussen added there are line-of-sight drawings provided from the vantage point at the Coles' property. There are streetlights in the same view angle as the top of the sign is. He explained the sign is about 1,100 feet away from the house. Commissioner Crooks stated the light does go into the house per the photo provided by Ms. Cole. Mr. Claussen replied the sign will be seen when it is directly looked at. Chairperson Daley stated the sign is angled to where it does not face the neighborhood. Ms. Linn replied that is correct. She explained that the other houses in this neighborhood are not as close to the rear property line as the Cole's house is. Ms. Linn explained there is a difference between the spillage of light across a property line than being able to see a light far away in the dark. Chairperson Daley said the entire purpose of the sign is to be seen and there will be no flashing component. Mr. Claussen explained the flashing mechanism will be disabled at the factory so there is no way for it to be accidentally turned on.

Ms. Cole stated the whole reason the sign was not moved before being heard by the Council is because the applicant knew they would have to get the change in location reapproved by the Commission. The application is before the Commission anyway, so the location should change to the agreed upon location. Chairperson Daley replied that the sign does need to be seen along I-35. Ms. Linn stated the applicant and the Coles discussed relocating the sign to the southeast corner of the property, however, the line-of-sight would not be practical for travelers along I-35. Commissioner Crooks inquired if it would be possible to put up shields on the sides of the sign. Mr. Claussen said the engineering would be difficult and could make the structure unsafe due to catching wind. Commissioner Berger explained the sign in Wellsville is not backlit like this sign is. There may be small lights on the pole of this sign to make it visible, but light spillage will not be an issue. The backlight is to help highlight the text and images of the sign. Commissioner Lebakken stated the backlight will diffuse better and the sign will be skewed.

Ms. Crow explained if this application is approved, then the prior CUP CU2021-01 will become null and void. Commissioner Berger stated there have been instances of applicants adding more landscaping to tree lines, but the tree line would be off the applicant's property. Ms. Linn explained there is a large property between the Coles and the subject parcel that also contains a C-2 zoning

designation that is vacant today. When it is developed, it would have the same landscaping requirements that the On the Go parcel has today. Additionally, when it was approved, the rezoning ordinance for the vacant parcel contained a stipulation for landscaping requirements. Commissioner Lebakken stated that lot will be development eventually. Commissioner Crooks explained he is worried about the brightness of the sign. Chairperson Daley said the light will be seen in the distance like a streetlight, but there will not be light spilling onto neighboring properties.

Ms. Linn reminded the Commission to include the rationale for the motion like a rezoning application.

Commissioner Lebakken moved to recommend approval of Application CU2021-03 based upon the following stipulations:

1. Blinking may not be utilized on this Interstate Pole Sign.
2. The location of the sign is to remain in the proposed location.
3. The angle is to be that to where the sign is perpendicular to I-35.
4. The staff recommendations and comments noted related to any requirements for the sign and all else discussed as included in this Staff Report are included as stipulations as part of approval of this Conditional Use Permit.
5. Installation of the Interstate Pole Sign must follow all City of Edgerton building code requirements including a building permit application, plans review and contractor licensing.
6. The Interstate Pole Sign must be kept in good condition and should repairs be required, repaired in accordance with the time frame of the City of Edgerton UDC in effect at the time the repair is needed. Failure to properly maintain the Interstate Pole Sign shall be cause for revocation of the Conditional Use Permit(s).
7. Any major modifications to the Interstate Pole Sign, as defined by City Staff, will render Conditional Use Permit CU2021-03 null and void. Should the Conditional Use Permit be determined to be null and void, the Interstate Pole Sign would then need to be removed within 60 days after notification to the property owner by the City.
8. This Conditional Use Permit shall be valid for ten (10) years from date of approval by the City of Edgerton Governing Body, regardless of ownership.
9. Should the Conditional Use Permit not be renewed and approved by the Governing Body prior to their expiration date, then the Interstate Pole Sign will be considered non-compliant with the UDC and will be required to be removed within 60 days of written notification to the property owner by the City.
10. Upon approval of application CU2021-03, permit CU2021-01 would be considered null and void.

Commissioner Lebakken stated shielding the sign is not practical or safe and there will be additional development between the Coles and this property that will include landscaping requirements.

Commissioner Little seconded the motion. Application CU2021-03 was recommended for approval with the stipulations, 5-0.

8. **CONSIDER EXTENSION REQUEST FOR TEMPORARY CONSTRUCTION USE APPLICATION TU2021-05 TEMPORARY CONSTRUCTION USE FOR ROCK CRUSHING AT THE SOUTHEAST CORNER OF 199<sup>TH</sup> STREET AND HOMESTEAD LANE.**

Chairperson Daley introduced the extension request. He asked City Staff to present their findings.

Ms. Crow explained that on April 13, 2021, the Commission approved Application TU2021-05 to allow the temporary construction activity of rock crushing and hauling to occur on the Arrowhead Phase III site, which is the southeast corner of 199<sup>th</sup> Street and Homestead Lane. The Commission approved the permit for a period ending on July 31, 2021. She said on June 10, 2021, Mr. Alex Bruggen of ARCO, the general contractor for the project, reached out to City Staff to request an extension of the permit to September 30, 2021. Mr. Bruggen indicated the start of the operation was delayed due to the sale of the property not taking place on the date when it was originally anticipated. The letter requesting the extension was provided in the packet.

Mr. Bruggen stated there will be a second group brought in that has larger equipment and more experience with projects like this and will be able to remove the stockpile before the end date requested.

Chairperson Daley inquired if the dust control measures will be the same. Ms. Crow replied they will be. Commissioner Lebakken asked if the hours of operations will change. Ms. Crow answered the hours will not change and the only change requested was the expiration date of the operations.

Commissioner Crooks moved to approve the extension of Application TU2021-02 with the following stipulations:

1. Temporary living quarters are not permitted on-site unless prior authorization has been provided by the Commission.
2. All occupied buildings shall have access to potable water from an approved water source.
3. All signage shall be placed pursuant to applicable sign regulations in Article 12 of the UDC.
4. All buildings, outdoor storage, machinery yards, and similar uses shall be able to be fully secured when not in use.
5. All vertical structures shall require a building permit pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton prior to being occupied.
6. Contractors shall obtain all required permits pursuant to the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton or other applicable chapters of City Code.
7. Off-site impacts from on-site construction related activities shall be minimized to the extent possible. This shall include compliance with City Regulations and Policies with regards to the tracking of debris onto public streets. Improvements for a construction entrance and the access road shall be required prior to operation and must be continually maintained in good condition.
8. On-site Stormwater Management Plan shall be approved by the City prior to the disturbance of land.
9. Land disturbance activities shall be done pursuant to Article 12 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton.
10. Contractors agree to address any issues that affect off-site properties or public rights-of-way or easement in a reasonable period of time.
11. All blasting shall be done according to Article 13 of the Code of Regulations for Buildings and Construction, 2010 Edition of the City of Edgerton.
12. Hours of operation shall be limited to from 7:00 AM to 5:00 PM, Monday through Friday and 7:00 AM to 3:00 PM on Saturday.
13. Holding tanks shall be used in lieu of sanitary sewer service and shall be permitted and

- inspected pursuant to the Johnson County Environmental Sanitary Code.
14. Property owner and/or general contractors shall provide City and emergency response agencies a copy of a site-specific Safety Action Plan.
  15. Property owner and/or general contractors shall provide a Construction Management Plan to the City.
  16. Applicant shall maintain a valid City of Edgerton Business License.
  17. City Staff retains the ability to establish reasonable requirements for their operation.
  18. All activities will be performed in compliance with Kansas Department of Health and Environment (KDHE) and the requirements of the KDHE Bureau of Air.
  19. Permission for temporary construction activities is granted for a period ending September 30, 2021.

Commissioner Little seconded the motion. TU2021-05 was extended, 5-0.

9. **HOLD A PUBLIC HEARING TO CONSIDER UDC AMENDMENTS - APPLICATION UDCA2021-01 FOR AMENDMENTS TO ARTICLE 5 SECTION 5.2(P) – L-P LOGISTICS PARK DISTRICT – SIGNAGE OF THE EDGERTON UDC.**

Chairperson Daley introduced Application UDCA2021-01 as amendments to Article 5, Section 5.2(P) in the UDC. He reminded all in attendance of the public hearing procedure. Chairperson Daley opened the public hearing and requested City Staff make their presentation.

Ms. Crow said the UDC was adopted to encourage the most appropriate use of land and to ensure the logical and compatible growth of various districts with the City. The UDC is intended to implement the planning goals and policies contained in the Comprehensive Plan 2000-2020 and other planning documents and policies of the Commission and City Council. She stated it is important for the UDC to remain relevant as it relates to growth and development within the boundaries of the City.

Ms. Crow explained in August of 2019, City Staff worked with the Commission to revise and update Article 12 of the UDC which is titled *Sign Regulations*. Revisions made to that Article addressed many of the challenging aspects of sign regulations, which included, but is not limited to size, location, permits, and nonconformance. She said Article 12 does not contain signage regulations for parcels containing a L-P, Logistics Park District, zoning designation. That code regulating signage in that zoning district is in Article 5, Section 5.2(P). She explained City Staff recommends the first step to amending the code would be to remove the signage requirements from Article 5 and include them instead in Article 12. This would standardize the UDC for ease of use and applicability.

Ms. Crow stated as new tenants have been onboarded at LPKC, they have requested signage to assist with many aspects of their business. These include, but are not limited to, deliveries and signs indicating that they are actively hiring new employees. This signage comes in the form of onsite directional signage. City Staff has found Section 5.2(P) contains some inconsistencies and deficiencies in the types of signage needed. City Staff brings these areas to the attention of the Commission so the Commission can provide feedback on how to amend the UDC most appropriately when Article 5, Section 5.2 is merged into Article 12.

Ms. Crow explained the following areas need clarification prior to merging the two Articles:

1. Exempted Signs

- a. Section 5.2(P)(3) *Exempted Signs* allows the following sign types to be exempted from regulation in L-P zoning designations and can be found on page 5-20 and 5-21 of the UDC:

- i. *One temporary sign not exceeding twelve (12) square feet in area.*

Ms. Crow explained this exemption is in conflict with Section 5.2(P)(17e) as the latter section requires a permit for 'portable signs, temporary banners, flags or inflatable signs.' Additionally, signs installed under Section 5.2(P)(17e) contain a fourteen (14) day limit for installation and installs are allowed four (4) times a year. She said City Staff recommends temporary signs not be exempted and that permits be required. The definition for 'temporary sign' that is used in Article 12, Section 12.11, *Sign Terminology and Definitions*, should apply to temporary sign in L-P zoning designations. She said that definition is, *any sign that is not intended to remain on the premises on which it is located, on a permanent basis. A temporary sign may be displayed for no more than two, 14 day-periods within any calendar year.*

- ii. *On-site directional signs necessary for the movement and circulation of traffic which are three (3) square feet or less in size.*

Ms. Crow said this exemption has presented a challenge in that a better distinction is needed between 'on-site direction signage' and 'directional signage.' City Staff would request the following definitions be added to help clarify the distinction between the two sign types:

*Internal directional sign.* A sign located on-premises which helps direct traffic *within* the site.

*External directional sign.* A sign adjacent to the driveway of the site that is used to direct traffic *onto* the site.

Ms. Crow explained *Internal directional signs* should continue to be exempt from requiring a permit. City Staff does recommend these signs be allowed to be 6 square feet in size but limited to four per parcel. The signs would not be allowed to be placed in the right-of-way, in a sight triangle, or off premise. *External directional signs* should continue to follow the regulations outlined in the code today. Those regulations are that a permit is required, sizing is limited to 6 square feet, and there is a limit of one per street entrance. The signs cannot be placed in the right-of-way, sight triangle, or off premise.

Ms. Linn stated the external directional signs will differentiate which driveway access is for vehicles and which is to be used by trucks. Commissioner Crooks asked if these amendments would change the regulations for convenience stores. Ms. Crow answered the amendments will only effect L-P zoned parcels. Ms. Linn added the L-P section of the UDC was enacted in 2010 before any buildings were constructed. Commissioner Crooks inquired what the bases of the directional signs would need to be placed on. Ms. Crow explained the UDC states a pole sign is defined as one seen in Application CU2021-03 and a post sign is what the directional signs will be on and will have two (2) posts supporting the sign. Ms. Linn recommended the Commissioners drive to the UPS facility in LPKC to see an example of directional signage.

Commissioner Crooks inquired as to why the posts for the CAT Scale was required to be wrapped in brick at the travel center. Ms. Crow replied that on parcels zoned C-2, there is limit on pole signs – one per parcel. Per the definitions in the sign code, the CAT Scale sign would have been defined as a pole sign and the travel center would not have been allowed to erect the Interstate Pole Sign if the CAT Scale sign was installed as originally designed – with metal poles exposed. Wrapping the poles with brick allowed the CAT Scale sign to meet the sign code requirements.

Commissioner Crooks asked if the directional signs would be temporary or permanent signs. Ms. Crow answered these signs are permanent and that the Kubota facility uses these signs for each of their access points. Ms. Linn explained there are some cities that only allow monument signs for directional signs. There is a balance of aesthetics and being cost effective. Ms. Crow said part of the requirements for all of the signs is that the property owner is to maintain the signs. Commissioner Crooks stated when he thinks of post signs, he pictures wooden states being used. Ms. Crow replied the tenants want the signs and properties to look presentable to attract business. She added City Staff can provide photos when this is brought back to the Commission in Article 12.

iii. Signs which display "help wanted," and do not exceed six (6) square feet.

Ms. Crow stated when Article 12 was revised in 2019, it was learned that the sign code should not refer to sign content when determining naming conventions and should instead refer to the physical type of sign. In this instance, the code should be amended to categorize these types of signs as 'temporary yard signs.' She explained recognizing that the ability to staff businesses is important, there is also a need to balance the number of signs with the aesthetics of LPKC. City Staff would recommend that temporary yard signs require a permit, be limited to 4 per parcel for a time limit of 14 days, up to 4 times a year. These signs should continue to be limited to 6 square feet in size and would also not be allowed in the right-of-way, in a sight triangle, or off premise.

Ms. Crow added the tenants of LPKC have put many yard signs up and it becomes extremely overbearing. It also becomes a challenge for Code Enforcement. Chairperson Daley asked if it was enough to only allow help wanted signs 4 times a year. Ms. Linn stated the time would total to a couple months every year. Commissioner Crooks asked if a special use permit can be obtained if the sign needs to be up for longer than the 14 days. Ms. Crow said it becomes difficult to enforce and if the signs are up for too long, they lose their effect. Chairperson Daley inquired if this would change for all yard signs. Ms. Linn replied it is only for L-P zoned parcels. She added the help wanted yard signs are not the most effective way to find employees. It is important for the City to work with the tenants of LPKC to allow them to advertise in some way but it becomes detrimental when there are signs for one company every three feet along a roadway. Commissioner Berger stated that this regulation would not hinder the company from putting signs up in their lobby. Ms. Linn agreed and limiting the number of signs is congruent with the City's long-term goal of a first-class logistics park.

Mayor Don Roberts spoke before the Commission. He asked if there is a specific location where the signs can be placed or who can place them. Chairperson Daley requested City Staff answer the question posed by Mayor Roberts. Ms. Crow answered that signage cannot be placed in the right-of-way or in a sight triangle and must be placed on the premises of the business the sign is promoting. She added if the signs are in the right-of-way, Code Enforcement can and has removed

the signs. Chairperson Daley inquired if a citation could be mailed to the company of the sign. Ms. Crow replied City Staff does not always see who places the sign and does not always know who the citation needs to be made out to. Ms. Linn added the signs do cost and the company does not want to always pick them up. Ms. Crow said it is a better business practice to educate the tenants on where the signs can be placed. Chairperson Daley inquired about the election signs that stay up weeks after the elections. Ms. Linn stated there is a state statute stating the City cannot regulate election signs. Mayor Roberts recommend people contact the campaigns if a sign is up well past an election.

Ms. Crow said City Staff is requesting the Commission and public review and discuss the proposed amendments to the UDC related to signage in L-P zoning designations. City Staff is requesting input, direction, and guidance from the Commission in moving forward with any revisions. City Staff will then work the content of Section 5.2(P) into Article 12 and bring it back to the Commission for final review. Once the Commission has reviewed and recommended it for approval, the final draft of the Articles will go the City Attorney for review, then onto the Governing Body for approval and adoption.

Commissioner Crooks moved to close the public hearing. Commissioner Lebakken seconded the motion. The public hearing was closed, 5-0.

**10. CONSIDER UNIFIED DEVELOPMENT CODE AMENDMENTS APPLICATION UDCA2021-01 FOR AMENDMENTS TO ARTICLE 5, SECTION 5.2(P) – L-P LOGISTICS PARK DISTRICT – SIGNAGE OF THE EDGERTON UDC.**

Commissioner Lebakken moved to continue Application UDCA2021-01 to the next scheduled Commission meeting on August 10, 2021. The motion was seconded by Commissioner Crooks. Application UDCA2021-01 was continued, 5-0.

**11. FUTURE MEETING**

The next Planning Commission meetings are scheduled for August 10, 2021 and September 14, 2021 at 7:00 PM.

**12. ADJOURNMENT**

Ms. Crow provided the Commissioners with a book to read that explains the duties of the Planning Commission. She explained it is a good overview of what the Commission does and requested the Commissioners read the book in preparation for the upcoming Comprehensive Plan update.

Commissioner Little moved to adjourn the meeting. Commissioner Lebakken seconded the motion. The motion was approved, 5-0. The meeting was adjourned at 7:58 PM.

Submitted by Chris Clinton, Planning and Zoning Coordinator









# THE WINTER WONDERLAND

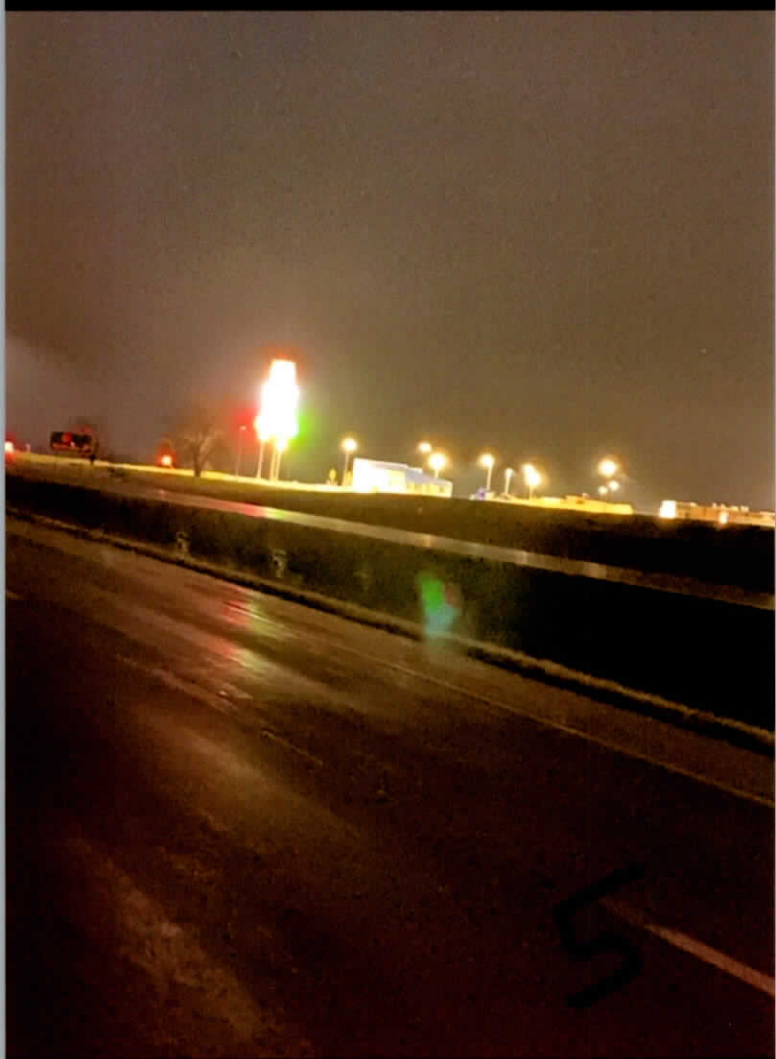


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## Cliff Cole

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**From:** Colleen Cole <colleencole222@gmail.com>  
**Sent:** Sunday, July 11, 2021 3:07 PM  
**To:** Cliff Cole; Colleen Cole  
**Subject:** Fwd: Pole sign

Sent from my iPhone

Begin forwarded message:

**From:** Robin D'Angelo <rdangelo@kcsignexpress.com>  
**Date:** April 22, 2021 at 3:17:40 PM CDT  
**To:** moussa sobaiti <moussasobaiti@hotmail.com>, Cliff Cole <cc@morefloods.com>  
**Cc:** mayor@edgertonks.org, clonganecker@edgertonks.org, rconus@edgertonks.org, ksmith@edgertonks.org, jlewis@edgertonks.org, jbeem@edgertonks.org, Colleen Cole <colleencole222@gmail.com>  
**Subject:** RE: Pole sign

Moussa, the Planning Commission recommended approval – the City Council has the final say, which is tonight. They recommended us speak and try to come up with a resolution.

Thanks

**From:** moussa sobaiti <moussasobaiti@hotmail.com>  
**Sent:** Thursday, April 22, 2021 2:31 PM  
**To:** Cliff Cole <cc@morefloods.com>  
**Cc:** rdangelo@kcsignexpress.com; mayor@edgertonks.org; clonganecker@edgertonks.org; rconus@edgertonks.org; ksmith@edgertonks.org; jlewis@edgertonks.org; jbeem@edgertonks.org; Colleen Cole <colleencole222@gmail.com>  
**Subject:** Re: Pole sign

Mr cliff, I thought from Robin's conversation that the city requested us to meet you and talk. I later found out that was not the case. Our sign was approved by the planning commission and is now at the city council. We will abide by their actions. In addition we have asked our civil engineer to review the line of site. I believe it will be presented by staff.  
Thank you.

Sent from my iPhone

On Apr 22, 2021, at 1:48 PM, Cliff Cole <[cc@morefloods.com](mailto:cc@morefloods.com)> wrote:

Dear Moussa and Robin,

When we looked at the current agenda for tonight's city council meeting, the only changes you made were "line of sight" maps. No other changes seem to be made. When we all met at the location on Tuesday April 15<sup>th</sup>, we all agreed on the following changes to make us happy which you said was your priority:

- Move sign to Southeast portion of water detention
- Turn the sign so it is perpendicular to the interstate to help turn it away from our home, better visibility to the interstate
- Have no blinking lights
- Put some sort of shield on the Southwest part of the sign to block light from our home

If any of these items are not on the approval I will move to have an injunction on this sign which could take months or a year to resolve. I have already secured council and we will be ready to file immediately. My hope is that we are missing something and you are not just promising something then trying to sneak through something different. Since there are no public comments tonight, we have copied all of the city council members so they know where we all stand and what was agreed on. They tabled this approval for us to work out a solution.

Cliff and Colleen Cole



**STAFF REPORT**

August 10, 2021

To: Edgerton Planning Commission  
Fr: Chris Clinton, Planning and Zoning Coordinator  
Re: Applications **ZA2021-07** – Rezoning a parcel of land generally located northeast of the intersection 191<sup>st</sup> Street and Montrose Street from Johnson County Rural (RUR) to City of Edgerton Logistics Park (L-P)

**APPLICATION INFORMATION**

**Applicant and Property Owner:** Dennis Cohlmlia, Agent  
Cohlmlia, LLC  
602 N Webb Road, Suite 110  
Wichita, KS 67203

**Requested Action:** Rezoning from Johnson County Rural (RUR) Zoning District to City of Edgerton L-P (Logistics Park) Zoning District.

**Legal Description:** See attached application for complete legal description.

**Site Address/Location:** Generally located northeast of the intersection of 191<sup>st</sup> Street and Montrose Street

**Existing Zoning and Land Uses:** Johnson County Rural (RUR), vacant

**Existing Improvements:** None

**Site Size:** 9.88 acres

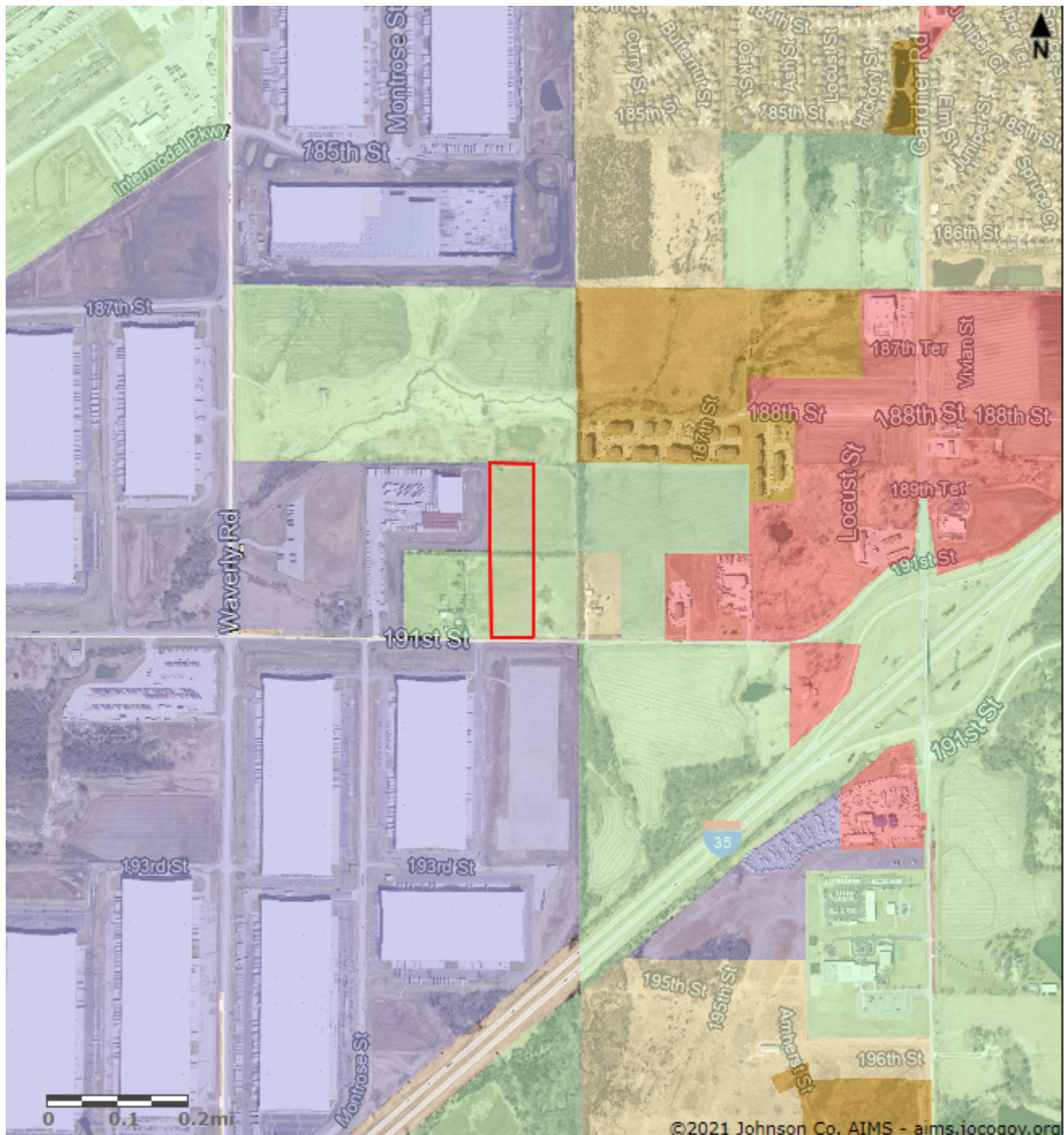
**REASON FOR REZONING REQUEST:**

This rezoning is being requested for future intermodal-related, logistics park development. Area adjacent to this parcel is part of Logistics Park Kansas City (LPKC), a 2,300-acre master-planned distribution and warehouse development anchored by the Burlington Northern Santa Fe Railway (BNSF) intermodal facility, which opened in late 2013. The BNSF intermodal facility is located approximately one and a half (1.5) miles west of the subject site. Due to their adjacency to the intermodal facility, companies located within LPKC benefit from significant transportation savings.



**Figure 1 – Subject parcel outlined in red**

**Green:** Johnson County RUR, City of Edgerton, or City of Gardner Agricultural (A)  
**Purple:** City of Edgerton Logistics Park (L-P)  
**Red:** City of Gardner Commercial and Business District  
**Yellow:** City of Gardner Single Family Residential or Johnson County Residential Low Density  
**Gold:** City of Gardner Multi-Family Residential



## **INFRASTRUCTURE AND SERVICES**

1. Access to the parcel is currently from 191<sup>st</sup> Street by one private access point.
2. Utilities and service providers.
  - a. Water – Johnson County Water District #7
  - b. Sanitary Sewer – City of Edgerton
  - c. Electrical Service – Evergy
  - d. Gas Service – Kansas Gas Service
  - e. Police services would be provided by the City of Edgerton through the Johnson County Sheriff's Office
  - f. Fire protection is provided by Johnson County Fire District #1
3. Property is located within the Bull Creek watershed.

## **PROPERTY ZONING HISTORY**

The subject property was annexed into the City of Edgerton on This property was annexed into the City of Edgerton on June 10, 2021. Prior to that, the property was in unincorporated Johnson County and as of this application the parcel retains a Johnson County (RUR) zoning designation.

## **STAFF ANALYSIS**

The applicant has requested rezoning to Logistics Park (L-P) District. The City's Unified Development Code (UDC) states the purpose of the L-P District is to create a limited multimodal industrial zone that provides for modern type industrial uses or industrial park to support activities related to trade, rail, and other transport services. Limitations are placed on the uses in the district to significantly restrict the outside activities and outside storage of materials, noise, vibration, etc. The UDC also states manufacturing uses should be conducted within a totally enclosed building. The conduction of outdoor activities and outdoor storage is not allowed. External effects such as excessive noise or odor should not extend beyond the property lines.

Permitted uses within the L-P District include warehousing/distribution centers; motor freight transportation terminals; manufacturing, processing, fabrication, or assembly of commodity – limited; along with other permitted uses.

Staff has reviewed this rezoning application with respect to the Edgerton Unified Development Code, the laws of Kansas, and the "Golden Criteria" as established by the Supreme Court of Kansas in 1978. The following is staff's review.

1. **Need for the Proposed Change** – When this parcel was annexed into Edgerton, it contained a Johnson County RUR zoning designation as assigned by the County. That zoning designation only allows for an agricultural or residential use and it is considered a holding designation post annexation. Prior to any development occurring on the parcel, rezoning to a City of Edgerton zoning designation is required. The applicant has requested that this parcel be rezoned to L-P to allow for the future intermodal related development. Given the stated request to expand an existing L-P conditional use, the parcel's proximity to LPKC, the BNSF Railway intermodal facility, and the I-35/Homestead interchange, L-P District zoning is the appropriate designation.
2. **Magnitude of the Change** – This parcel is located within the first phase of LPKC and is located adjacent to an existing cargo container lot. There are nearby properties are also zoned L-P located across 191<sup>st</sup> Street. The parcel to the east of the subject parcel is also requesting rezoning to an L-P zoning designation as outlined in Application ZA2021-08. Application

ZA2021-08 will also be presented to the Planning Commission on August 10, 2021. Given the parcel's proximity to LPKC, the BNSF Railway intermodal facility, I-35 and the Homestead Lane interchange, the magnitude of the change would not be considered unusual when the property is being used for industrial development.

3. **Whether or not the change will bring harm to established property rights** - The subject property is near other industrial uses. While there are residentially zoned parcels to the north and west of the subject parcel, the L-P zoning designations require significant berming and landscaping to mitigate any impact to adjacent properties. If rezoned L-P, as requested, a separate Site Plan review and approval would be required prior to the issuance of any building permits. Part of a Site Plan review would include attention to buffering and setbacks, stormwater management and the appropriate transition between adjoining properties and any proposed industrial use.
4. **Effective use of Land** - L-P District permitted uses at this location are an effective and efficient use of the property due to its proximity to the BNSF Railway intermodal facility, LPKC and the I-35 interstate system.
5. **The extent to which there is a need in the community for the uses allowed in the proposed zoning** - Construction of warehousing, distribution, limited manufacturing, and related uses near the intermodal facility allow an inland port for goods in transit, by reducing truck traffic in the surrounding area and allowing for more efficient use of the supply chain.
6. **The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space** - This parcel is located near the BNSF Railway Intermodal Facility. Continued development of the area includes intermodal related uses. While there are some parcels nearby which contain residential uses, the nearest residential use is a single family low density use. As noted previously, the Site Plan review process mitigates the impact to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.
7. **Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties** - The proposed zoning is compatible with the existing zoning and existing use of nearby parcels. The City's Unified Development Code (UDC) states that the purpose of the L-P District is to create a limited multimodal industrial zone which provides for modern types of industrial uses or an industrial park. Limitations are placed on uses in the district to significantly restrict outside activities and the outside storage of materials, noise, vibration, etc. The Site Plan review process is designed to mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.
8. **Suitability of the uses to which the property has been restricted under its existing zoning** - The existing Johnson County RUR zoning of the applicant property is viewed as a holding designation related to the annexation of the parcel. Johnson County RUR zoning is primarily for agricultural and low-density residential use. An industrial use on a property zoned for agriculture would not be a permitted use therefore, a rezoning to the L-P District is the most appropriate designation for the proposed use indicated by the applicant.
9. **Length of time the subject property has remained vacant under the current zoning designation** - Based upon available aerial photography, the property has been used for agricultural purposes in unincorporated Johnson County dating back to at least 2006.
10. **The extent to which the zoning amendment may detrimentally affect nearby property** - The City's Unified Development Code (UDC) states the purpose of the L-P District is to create a limited multimodal industrial zone that provides for modern types of industrial

uses or an industrial park. Limitations are placed on uses in the district to significantly restrict outside activities and the outside storage of materials, noise, vibration, etc. This parcel is located in the middle of Logistics Park Kansas City and several adjoining parcels already contain an L-P zoning designation. The Site Plan review process can mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.

11. **Consideration of rezoning applications requesting Planned Development Districts (PUD) for multifamily and non-residential uses should include architectural style, building materials, height, structural mass, siting, and lot coverage** - This is not a request for a PUD.
12. **The availability and adequacy of required utilities and services to serve the uses allowed in the proposed zoning. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services** – Sanitary sewer, electric, and gas utilities are located in the right-of-way adjacent to this property or across 191<sup>st</sup> Street. Water service is currently provided to the adjacent parcel to the west where current operations exist. The developer of the property is responsible for the extension of any needed utility to the parcel.
13. **The extent to which the uses allowed in the proposed zoning would adversely affect the capacity or safety of that portion of the road network influenced by the uses, or present parking problems in the vicinity of the property** – Homestead Lane and 191<sup>st</sup> Street have been constructed to accommodate the traffic that will accompany any development on this parcel. During the Site Plan review process, both the type and volume of traffic associated with a new development are evaluated, often with the requirement that a traffic study be performed as part of the applicant's due diligence. This includes evaluating the transportation network in the area and any current and future access points to the parcel. Infrastructure upgrades to accommodate the new development's traffic volume and type are required and adequate off-street parking must be provided as on-street parking is not allowed.
14. **The environmental impacts that the uses allowed in the proposed zoning would create (if any) including, but not limited to, excessive storm water runoff, water pollution, air pollution, noise pollution, excessive nighttime lighting or other environmental harm** - The City will follow National Pollutant Discharge Elimination System (NPDES) guidelines and stormwater management requirements which require any application to address runoff and water pollution mitigation measures as part of the development of the property. Any construction that occurs on site will be required to get a NPDES permit from the State of Kansas and a land disturbance permit from the City. Those permits require a stormwater pollution prevention plan that is reviewed by the City and the State. Mitigation of pollution in the form of air, noise, light, etc., will be addressed as part of the Site Plan review process.
15. **The economic impact on the community from the uses allowed in the proposed zoning** - Uses allowed in the L-P District, have the potential to benefit the residents and the community in a positive way by providing jobs, economic opportunities, and tax revenues to respective jurisdictions. During the Covid-19 pandemic, supply chain logistics were instrumental to delivering food and supplies to areas across the United States. This type of commercial industry continues to be an important contributor to the economy of this area.
16. **The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial** - There would be little relative gain, if any, to the public health,

safety, and welfare from the denial of these zoning applications. However, the City and community would be adversely impacted due to the lost opportunities for jobs, economic activity, and tax revenue if the anticipated logistics park uses and facilities were to locate in another community.

17. **Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton** - The Comprehensive Plan for the City of Edgerton has the area which the property is in designated as appropriate for zoning and uses associated with business park and industrial zoning. City Staff believes that the requested rezoning is compatible with the spirit and intent of future development outlined in the Comprehensive Plan and Future Land Use Map.
18. **The recommendation of professional staff** - See Recommendation below.

**Recommendation:**

Based on factors 1 through 17 above, City Staff recommends **approval** of proposed rezoning **Applications ZA2021-07** from Johnson County Rural (RUR), to City of Edgerton Logistics Park District (L-P) with the following stipulations:

1. All infrastructure requirements of the City for a property located in the "L-P" Logistics Park District shall be met.
2. All platting requirements of the City for a property located in the "L-P" Logistics Park District shall be met.
3. All Site Plan application requirements of the City for a property located in the "L-P" Logistics Park District shall be met.
4. Prior to issuance of building permits, the property shall have a Site Plan which has been reviewed and approved by the City.

**Attachments:**

- Rezoning Applications ZA2021-07
- City of Edgerton Future Land Use Map



LOCATION OR ADDRESS OF SUBJECT PROPERTY: \_\_\_\_\_

PURPOSE FOR REZONING: \_\_\_\_\_

REQUESTED REZONING CHANGE: FROM \_\_\_\_\_ TO \_\_\_\_\_  
(Current Zoning) (Proposed Zoning)

LEGAL DESCRIPTION: \_\_\_\_\_

CURRENT LAND USE: \_\_\_\_\_

PROPERTY OWNER'S NAME(S): \_\_\_\_\_ PHONE: \_\_\_\_\_

COMPANY: \_\_\_\_\_ FAX: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_  
Street City State Zip


APPLICANT/AGENTS NAME(S): \_\_\_\_\_ PHONE: \_\_\_\_\_

COMPANY: \_\_\_\_\_ FAX: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_  
Street City State Zip

ENGINEER/ARCHITECT'S NAME(S): \_\_\_\_\_ PHONE: \_\_\_\_\_

COMPANY: \_\_\_\_\_ FAX: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_  
Street City State ZipSIGNATURE OF OWNER OR AGENT:  \_\_\_\_\_

If not signed by owner, authorization of agent must accompany this application.

**FOR OFFICE USE ONLY**Case No.: ~~RZ~~ \_\_\_\_\_ Amount of Fee Paid: \$ \_\_\_\_\_ Date Fee Paid: \_\_\_\_\_ Receipt # \_\_\_\_\_

Received By: \_\_\_\_\_ Date of Hearing: \_\_\_\_\_

**REZONING INSTRUCTIONS**

**CERTIFIED LETTERS:** The applicant will be responsible for mailing notices (see attached Property Owner Notification Letter) of the public hearing for the requested rezoning by certified mail, return receipt requested, to all owners of land within the notification area: two hundred (200) feet within the city limit, one thousand (1,000) feet in the unincorporated area of the subject property. These notices must be sent a minimum of twenty (20) days prior to the public hearing. Information regarding ownership

**PROPERTY OWNER NOTIFICATION LETTER**Case No.: RZ- ZA2021-07/ ZA2021-08

Dear Sir or Madam:

This letter is to notify you that a public hearing will be held at the Edgerton Community Building, 404 E. Nelson St., Edgerton, Kansas, to consider a rezoning change request from Johnson County Rural (RUR)

(current zoning) to Edgerton Logistics Park District (L-P)

(proposed zoning), on the following described tract of land:

**Legal Description:** All of the West Half of the East Half of the Southeast Quarter of the Southwest Quarter of Section 35, Township 14, Range 22, Johnson County, Kansas AND All of the East Half of the East Half of the Southeast Quarter of the Southwest Quarter of Section 35, Township 14, Range 22, Johnson County, Kansas.

**General Location:** Northeast of the intersection W 191st Street and Montrose Street

A public hearing will be held to consider the rezoning request on the above-described tract at 7:00 p.m. on August 10, 2021. Any interested persons or property owners are invited to attend. Information regarding this rezoning application is available in the office of the City Clerk at City Hall or by phone at (913) 893-6231. You may also contact the undersigned for additional information regarding this rezoning request.

A fourteen (14) day protest period begins at the conclusion of the public hearing during which you may file a protest petition in the office of the City Clerk. If valid protest petitions are received from twenty (20) percent of the property owners within the notification area, a three-quarters ( $\frac{3}{4}$ ) vote of the Governing Body is required to approve this rezoning request.

Respectfully,

Violet Hooks/ CEI Engineering Associates, Inc

Applicant (or Owner or Agent)

ADDRESS: <u>3108 SW Regency Pkwy</u>	<u>Bentonville</u>	<u>AR</u>	<u>72712</u>
Street	City	State	Zip



**PROPERTY OWNER NOTIFICATION AFFIDAVIT**Case No.: RZ- ZA2021-07/ ZA2021-08I, Violet V. Hooks/ CEI Engineering Associates, Inc, of lawful age being first duly sworn upon oath, state:

That I am the Agent (agent, owner, attorney) for the property for which the application was filed and did, not later than twenty (20) days prior to the date of the public hearing scheduled before the Edgerton Planning Commission, mail certified notice to all persons owning property within the notification area (two hundred (200) feet in the City of Edgerton, one thousand (1,000) feet in the unincorporated area of the subject property) in compliance with the Unified Development Code.

These notices were mailed on the 12th day of July, 2021.

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 12th day of July, 2021.

Notary Public

My Commission Expires: April 27, 2028 (SEAL)  
Date

**BOBBI BARNES**  
**BENTON COUNTY**  
**NOTARY PUBLIC - ARKANSAS**  
My Commission Expires April 27, 2028  
Commission No. 12764107

**STAFF REPORT**

August 10, 2021

To: Edgerton Planning Commission  
Fr: Chris Clinton, Planning and Zoning Coordinator  
Re: Applications **ZA2021-08** – Rezoning a parcel of land generally located northeast of the intersection 191<sup>st</sup> Street and Montrose Street from Johnson County Rural (RUR) to City of Edgerton Logistics Park (L-P)

**APPLICATION INFORMATION**

**Applicant and Property Owner:** Dennis Cohlmlia, Agent  
Cohlmlia, LLC  
602 N Webb Road, Suite 110  
Wichita, KS 67203

**Requested Action:** Rezoning from Johnson County Rural (RUR) Zoning District to City of Edgerton L-P (Logistics Park) Zoning District.

**Legal Description:** See attached application for complete legal description.

**Site Address/Location:** Northeast of the intersection of 191<sup>st</sup> Street and Montrose Street

**Existing Zoning and Land Uses:** Johnson County Rural (RUR), vacant

**Existing Improvements:** None

**Site Size:** 9.89 acres

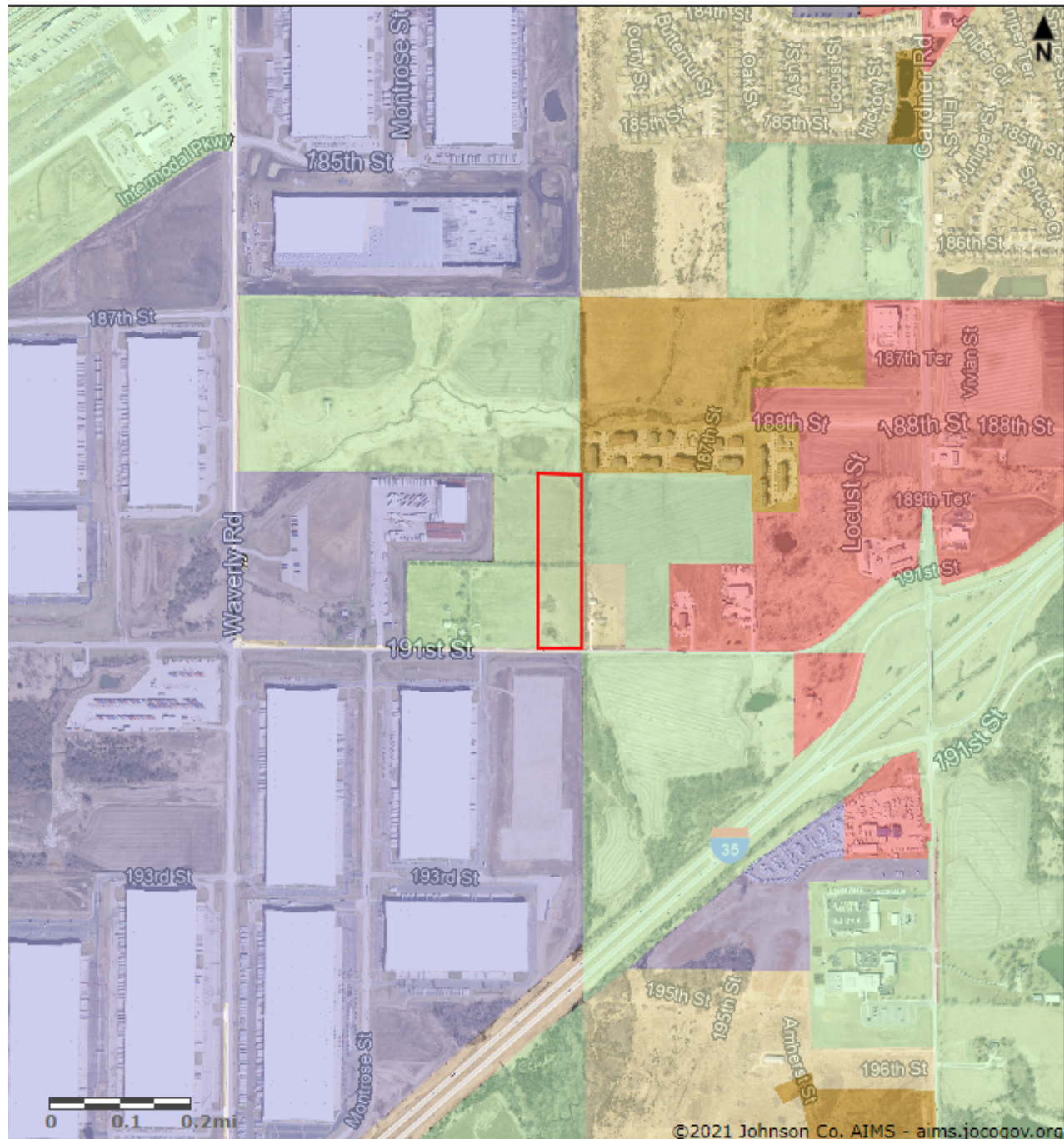
**REASON FOR REZONING REQUEST:**

This rezoning is being requested for future intermodal-related, logistics park development. Area adjacent to this parcel is part of Logistics Park Kansas City (LPKC), a 2,300-acre master-planned distribution and warehouse development anchored by the Burlington Northern Santa Fe Railway (BNSF) intermodal facility, which opened in late 2013. The BNSF intermodal facility is located approximately one and a half (1.5) miles west of the subject site. Due to their adjacency to the intermodal facility, companies located within LPKC benefit from significant transportation savings.



**Figure 1 – Subject parcel outlined in red**

**Green:** Johnson County RUR, City of Edgerton, or City of Gardner Agricultural (A)  
**Purple:** City of Edgerton Logistics Park (L-P)  
**Red:** City of Gardner Commercial and Business District  
**Yellow:** City of Gardner Single Family Residential or Johnson County Residential Low Density  
**Gold:** City of Gardner Multi-Family Residential



## INFRASTRUCTURE AND SERVICES

1. Access to the parcel is currently from 191<sup>st</sup> Street by one private access point.
2. Utilities and service providers.
  - a. Water – Johnson County Water District #7
  - b. Sanitary Sewer – City of Edgerton
  - c. Electrical Service – Evergy
  - d. Gas Service – Kansas Gas Service
  - e. Police services would be provided by the City of Edgerton through the Johnson County Sheriff's Office
  - f. Fire protection is provided by Johnson County Fire District #1
3. Property is located within the Bull Creek watershed.

## PROPERTY ZONING HISTORY

The subject property was annexed into the City of Edgerton on This property was annexed into the City of Edgerton on June 10, 2021. Prior to that, the property was in unincorporated Johnson County and as of this application the parcel retains a Johnson County (RUR) zoning designation.

## STAFF ANALYSIS

The applicant has requested rezoning to Logistics Park (L-P) District. The City's Unified Development Code (UDC) states the purpose of the L-P District is to create a limited multimodal industrial zone that provides for modern type industrial uses or industrial park to support activities related to trade, rail, and other transport services. Limitations are placed on the uses in the district to significantly restrict the outside activities and outside storage of materials, noise, vibration, etc. The UDC also states manufacturing uses should be conducted within a totally enclosed building. The conduction of outdoor activities and outdoor storage is not allowed. External effects such as excessive noise or odor should not extend beyond the property lines.

Permitted uses within the L-P District include warehousing/distribution centers; motor freight transportation terminals; manufacturing, processing, fabrication, or assembly of commodity – limited; along with other permitted uses.

Staff has reviewed this rezoning application with respect to the Edgerton Unified Development Code, the laws of Kansas, and the "Golden Criteria" as established by the Supreme Court of Kansas in 1978. The following is staff's review.

1. **Need for the Proposed Change** – When this parcel was annexed into Edgerton, it contained a Johnson County RUR zoning designation as assigned by the County. That zoning designation only allows for an agricultural or residential use and it is considered a holding designation post annexation. Prior to any development occurring on the parcel, rezoning to a City of Edgerton zoning designation is required. The applicant has requested that this parcel be rezoned to L-P to allow for the future intermodal related development. Given the stated request to expand an existing L-P conditional use, the parcel's proximity to LPKC, the BNSF Railway intermodal facility, and the I-35/Homestead interchange, L-P District zoning is the appropriate designation.
2. **Magnitude of the Change** – This parcel is located within the first phase of LPKC and is located adjacent to a parcel to the west that is also requesting rezoning to L-P via Application ZA2021-07, which will also be presented to the Planning Commission on August 10, 2021.

There are nearby properties are also zoned L-P located across 191<sup>st</sup> Street. Given the parcel's proximity to LPKC, the BNSF Railway intermodal facility, I-35 and the Homestead Lane interchange, the magnitude of the change would not be considered unusual when the property is being used for industrial development.

3. **Whether or not the change will bring harm to established property rights** - The subject property is near other industrial uses. While there are residentially zoned parcels to the north and west of the subject parcel, the L-P zoning designations require significant berming and landscaping to mitigate any impact to adjacent properties. If rezoned L-P, as requested, a separate Site Plan review and approval would be required prior to the issuance of any building permits. Part of a Site Plan review would include attention to buffering and setbacks, stormwater management and the appropriate transition between adjoining properties and any proposed industrial use.
4. **Effective use of Land** - L-P District permitted uses at this location are an effective and efficient use of the property due to its proximity to the BNSF Railway intermodal facility, LPKC and the I-35 interstate system.
5. **The extent to which there is a need in the community for the uses allowed in the proposed zoning** - Construction of warehousing, distribution, limited manufacturing, and related uses near the intermodal facility allow an inland port for goods in transit, by reducing truck traffic in the surrounding area and allowing for more efficient use of the supply chain.
6. **The character of the neighborhood, including but not limited to: zoning, existing and approved land use, platting, density (residential), natural features, and open space** - This parcel is located near the BNSF Railway Intermodal Facility. Continued development of the area includes intermodal related uses. While there are some parcels nearby which contain residential uses, the nearest residential use is a higher density multi-family use. As noted previously, the Site Plan review process can mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.
7. **Compatibility of the proposed zoning and uses permitted therein with the zoning and uses of nearby properties** - The proposed zoning is compatible with the existing zoning and existing use of nearby parcels. The City's Unified Development Code (UDC) states that the purpose of the L-P District is to create a limited multimodal industrial zone which provides for modern types of industrial uses or an industrial park. Limitations are placed on uses in the district to significantly restrict outside activities and the outside storage of materials, noise, vibration, etc. The Site Plan review process is designed to mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.
8. **Suitability of the uses to which the property has been restricted under its existing zoning** - The existing Johnson County RUR zoning of the applicant property is viewed as a holding designation related to the annexation of the parcel. Johnson County RUR zoning is primarily for agricultural and low-density residential use. An industrial use on a property zoned for agriculture would not be a permitted use therefore, a rezoning to the L-P District is the most appropriate designation for the proposed use indicated by the applicant.
9. **Length of time the subject property has remained vacant under the current zoning designation** - Based upon available aerial photography, the property has been used for agricultural purposes in unincorporated Johnson County dating back to at least 2006.
10. **The extent to which the zoning amendment may detrimentally affect nearby property** - The City's Unified Development Code (UDC) states the purpose of the L-P District is to create a limited multimodal industrial zone that provides for modern types of industrial

uses or an industrial park. Limitations are placed on uses in the district to significantly restrict outside activities and the outside storage of materials, noise, vibration, etc. This parcel is located in the middle of Logistics Park Kansas City and several adjoining parcels already contain an L-P zoning designation. The Site Plan review process can mitigate impacts to adjacent properties with the proper attention to buffering and setbacks, stormwater management, and transition of uses.

11. **Consideration of rezoning applications requesting Planned Development Districts (PUD) for multifamily and non-residential uses should include architectural style, building materials, height, structural mass, siting, and lot coverage** - This is not a request for a PUD.
12. **The availability and adequacy of required utilities and services to serve the uses allowed in the proposed zoning. These utilities and services include, but are not limited to, sanitary and storm sewers, water, electrical and gas service, police and fire protection, schools, parks and recreation facilities and services, and other similar public facilities and services** – Sanitary sewer, electric, and gas utilities are located in the right-of-way adjacent to this property or across 191<sup>st</sup> Street. Water service is currently provided to the adjacent parcel to the west where current operations exist. The developer of the property will be responsible for any extension of any needed utility to the parcel.
13. **The extent to which the uses allowed in the proposed zoning would adversely affect the capacity or safety of that portion of the road network influenced by the uses, or present parking problems in the vicinity of the property** – Homestead Lane and 191<sup>st</sup> Street have been constructed to accommodate the traffic that will accompany any development on this parcel. During the Site Plan review process, both the type and volume of traffic associated with a new development are evaluated, often with the requirement that a traffic study be performed as part of the applicant's due diligence. This includes evaluating the transportation network in the area and any current and future access points to the parcel. Infrastructure upgrades to accommodate the new development's traffic volume and type are required and adequate off-street parking must be provided as on-street parking is not allowed.
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15. **The economic impact on the community from the uses allowed in the proposed zoning** - Uses allowed in the L-P District, have the potential to benefit the residents and the community in a positive way by providing jobs, economic opportunities, and tax revenues to respective jurisdictions. During the Covid-19 pandemic, supply chain logistics were instrumental to delivering food and supplies to areas across the United States. This type of commercial industry continues to be an important contributor to the economy of this area.
16. **The relative gain (if any) to the public health, safety, and welfare from a denial of the rezoning application as compared to the hardship imposed upon the rezoning applicant from such denial** - There would be little relative gain, if any, to the public health,



safety, and welfare from the denial of these zoning applications. However, the City and community would be adversely impacted due to the lost opportunities for jobs, economic activity, and tax revenue if the anticipated logistics park uses and facilities were to locate in another community.

17. **Consistency with the Comprehensive Plan, Capital Improvement Plan, ordinances, policies, and applicable City Code of the City of Edgerton** - The Comprehensive Plan for the City of Edgerton has the area which the property is in designated as appropriate for zoning and uses associated with business park and industrial zoning. City Staff believes that the requested rezoning is compatible with the spirit and intent of future development outlined in the Comprehensive Plan and Future Land Use Map.
18. **The recommendation of professional staff** - See Recommendation below.

**Recommendation:**

Based on factors 1 through 17 above, City Staff recommends **approval** of proposed rezoning **Applications ZA2021-08** from Johnson County Rural (RUR), to City of Edgerton Logistics Park District (L-P) with the following stipulations:

1. All infrastructure requirements of the City for a property located in the "L-P" Logistics Park District shall be met.
2. All platting requirements of the City for a property located in the "L-P" Logistics Park District shall be met.
3. All Site Plan application requirements of the City for a property located in the "L-P" Logistics Park District shall be met.
4. Prior to issuance of building permits, the property shall have a Site Plan which has been reviewed and approved by the City.

**Attachments:**

- Rezoning Applications ZA2021-08
- City of Edgerton Future Land Use Map

LOCATION OR ADDRESS OF SUBJECT PROPERTY: \_\_\_\_\_

PURPOSE FOR REZONING: \_\_\_\_\_

REQUESTED REZONING CHANGE: FROM \_\_\_\_\_ TO \_\_\_\_\_  
(Current Zoning) (Proposed Zoning)

LEGAL DESCRIPTION: \_\_\_\_\_

CURRENT LAND USE: \_\_\_\_\_

PROPERTY OWNER'S NAME(S): \_\_\_\_\_ PHONE: \_\_\_\_\_

COMPANY: \_\_\_\_\_ FAX: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_  
Street City State Zip


APPLICANT/AGENTS NAME(S): \_\_\_\_\_ PHONE: \_\_\_\_\_

COMPANY: \_\_\_\_\_ FAX: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_  
Street City State Zip

ENGINEER/ARCHITECT'S NAME(S): \_\_\_\_\_ PHONE: \_\_\_\_\_

COMPANY: \_\_\_\_\_ FAX: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_  
Street City State ZipSIGNATURE OF OWNER OR AGENT:  \_\_\_\_\_

If not signed by owner, authorization of agent must accompany this application.

**FOR OFFICE USE ONLY**Case No.: ~~XX~~ \_\_\_\_\_ Amount of Fee Paid: \$ \_\_\_\_\_ Date Fee Paid: \_\_\_\_\_ Receipt # \_\_\_\_\_

Received By: \_\_\_\_\_ Date of Hearing: \_\_\_\_\_

**REZONING INSTRUCTIONS**

**CERTIFIED LETTERS:** The applicant will be responsible for mailing notices (see attached Property Owner Notification Letter) of the public hearing for the requested rezoning by certified mail, return receipt requested, to all owners of land within the notification area: two hundred (200) feet within the city limit, one thousand (1,000) feet in the unincorporated area of the subject property. These notices must be sent a minimum of twenty (20) days prior to the public hearing. Information regarding ownership



**PROPERTY OWNER NOTIFICATION LETTER**Case No.: RZ- ZA2021-07/ ZA2021-08

Dear Sir or Madam:

This letter is to notify you that a public hearing will be held at the Edgerton Community Building, 404 E. Nelson St., Edgerton, Kansas, to consider a rezoning change request from Johnson County Rural (RUR)

(current zoning) to Edgerton Logistics Park District (L-P)

(proposed zoning), on the following described tract of land:

**Legal Description:** All of the West Half of the East Half of the Southeast Quarter of the Southwest Quarter of Section 35, Township 14, Range 22, Johnson County, Kansas AND All of the East Half of the East Half of the Southeast Quarter of the Southwest Quarter of Section 35, Township 14, Range 22, Johnson County, Kansas.

**General Location:** Northeast of the intersection W 191st Street and Montrose Street

A public hearing will be held to consider the rezoning request on the above-described tract at 7:00 p.m. on August 10, 2021. Any interested persons or property owners are invited to attend. Information regarding this rezoning application is available in the office of the City Clerk at City Hall or by phone at (913) 893-6231. You may also contact the undersigned for additional information regarding this rezoning request.

A fourteen (14) day protest period begins at the conclusion of the public hearing during which you may file a protest petition in the office of the City Clerk. If valid protest petitions are received from twenty (20) percent of the property owners within the notification area, a three-quarters ( $\frac{3}{4}$ ) vote of the Governing Body is required to approve this rezoning request.

Respectfully,

Violet Hooks/ CEI Engineering Associates, Inc

Applicant (or Owner or Agent)

ADDRESS: <u>3108 SW Regency Pkwy</u>	<u>Bentonville</u>	<u>AR</u>	<u>72712</u>
Street	City	State	Zip

**PROPERTY OWNER NOTIFICATION AFFIDAVIT**Case No.: RZ- ZA2021-07/ ZA2021-08I, Violet V. Hooks/ CEI Engineering Associates, Inc, of lawful age being first duly sworn upon oath, state:

That I am the Agent (agent, owner, attorney) for the property for which the application was filed and did, not later than twenty (20) days prior to the date of the public hearing scheduled before the Edgerton Planning Commission, mail certified notice to all persons owning property within the notification area (two hundred (200) feet in the City of Edgerton, one thousand (1,000) feet in the unincorporated area of the subject property) in compliance with the Unified Development Code.

These notices were mailed on the 12th day of July, 2021.

Signature of Agent, Owner or Attorney

Subscribed and sworn to before me this 12th day of July, 2021.

Notary Public

My Commission Expires: April 27, 2028 (SEAL)  
Date

**BOBBI BARNES**  
**BENTON COUNTY**  
**NOTARY PUBLIC - ARKANSAS**  
My Commission Expires April 27, 2028  
Commission No. 12764107

## STAFF UPDATE

Date: August 10, 2021  
To: Edgerton Planning Commission  
From: Katy Crow, Development Services Director  
Re: Consider amendments to the Unified Development Code pertaining to Application **UDCA 2021-01** - *Article 5 – Industrial Zoning Districts, Section 5.2 (P) – Logistics Park District Signage* (continued from the July 13, 2021 Planning Commission Meeting) and Application **UDCA2021-02** – *Article 12 – Sign Regulations*

### BACKGROUND INFORMATION

At the July 13, 2021 Planning Commission Meeting, a public hearing was held related to Application **UDCA2021-01** for amendments to City of Edgerton's Uniform Development Code (UDC) - *Article 5, Section 5.2(P) – Logistics Park District signage*. Staff recommended that the signage section of Article 5 be incorporated into Article 12, so that it is consistent with all other zoning districts. Additionally, City staff presented information regarding portions of the current Article 5 sign code where clarification is needed due to conflicts within the current code content. Staff recommended updates to the L-P sign code related to temporary signs, internal and external directional signage, and yard signs.

Application **UDCA2021-02** reflects the changes the Commission requested staff bring back, incorporated into Article 12, along with sample photos of the sign types which need to be further defined/clarified in the sign code. Included with this packet is the following information:

- Article 12 – Sign Regulations. Staff has incorporated Article 5, Section 5.2 content into Article 12. For the most part, the information from Section 5.2 was already included in Article 12 when that Article went through a major revision in 2019. If there was relevant information in Section 5.2 that was not included in Article 12, it has been added to the L-P District or to the overall sign code in general. Incorporated information is included in red. Information in Table 12-4 that is noted in blue, is information that was updated as the result of discussions held during the July 13, 2021 public hearing regarding Section 5.2.
- Sign examples. During the public hearing on July 13, the Commission requested clarification on what internal and external directional signage might look like. Staff has included photos of signage which has been approved to date in the L-P District. Additionally, staff has included samples of what constitutes a "yard sign" per the definition provided in Article 12.

### STAFF RECOMMENDATION

At this time staff would ask the Planning Commission to convene a public hearing to discuss the proposed updates to Article 12 of the UDC which incorporate Article 5, Section 5.2 and the discussions held during the public hearing held last month. Upon review and recommendation by the Planning Commission, the final form of Article 12 would go to the City Attorney for his review and then the Governing Body for approval and adoption.

## Article 12 Sign Regulations

Section 12.1	Intent and Purpose
Section 12.2	Applicability
Section 12.3	Permits
Section 12.4	Exemptions
Section 12.5	Prohibited Signs
Section 12.6	Nonconforming Signs
Section 12.7	General Restrictions
Section 12.8	Design, Material, and Construction
Section 12.9	Special Sign Regulations
Section 12.10	Severability and Substitution
Section 12.11	Sign Terminology and Definitions
Section 12.12	Permitted Signs

- 12.1 Intent and Purpose.** The Edgerton Governing Body and the Planning Commission finds that an unregulated proliferation of signs results in visual clutter, is harmful to aesthetics and property values, contributes to traffic hazards, and is not productive to the goals of community development. It is the intent and purpose of this section to establish a level of visual quality for signs by limiting the type, place, size, manner, height and materials of signs and advertising devices in the City of Edgerton. This section provides minimum standards to insure traffic safety; safeguard life, health and property values; provide guidelines for the maintenance of signs; reduce distractions and obstructions by signs that would adversely affect traffic safety, and to alleviate hazards caused by signs projecting over or encroaching upon public ways; ensure that signs provide orientation and adequately identify new uses and activities; and, preserve or enhance small town character by encouraging new and replacement signage that is:
- A. Conducive to Public Safety
  - B. Creative and distinctive
  - C. Compatible with the surroundings;
  - D. Appropriate to the general type of activity to which it pertains;
  - E. Expressive of the identity of individual persons and entities; and
  - F. Appropriately sized in its context.
- 12.2 Applicability.** No sign may be erected, placed, painted, established, or maintained in the City of Edgerton except in conformance with the standards, exemptions and procedures set forth in this Article. ~~Signs located in the L-P District must also comply with the regulations contained in Article 5 of the Unified Development Code as it relates to signage for that District.~~ Specifically, this section is intended to:
- A. Establish a permit system to allow various types of signs, subject to the standards and permit procedures contained herein;
  - B. Allow certain signs that are unobtrusive and incidental to the principal use of land;
  - C. Prohibit all signs not expressly permitted by this Article;
  - D. Provide for the enforcement of these provisions.
- 12.3 Permits.** Unless exempted by this Article, it shall be unlawful for any person to erect, construct, alter, relocate or convert any sign or advertising device (as defined in this section) without first obtaining a sign permit.

An application for a sign permit shall be made on the appropriate form provided by the Zoning Administrator and shall include the following at time of submission:

- A. Two sets of plans drawn to scale, indicating the sign location, size, type, materials of both sign and structure if applicable, method of illumination, colors, method of attachment and general layout are required with the application. Plans should include showing the sign location in relation to nearby buildings or structures, existing signs, property lines, driveways, public streets, fences, and sidewalks.
- B. A Sign Fee, established within the Fee Schedule for the Unified Development Code, shall be submitted with the sign application.
- C. Upon initial review of the sign permit application and materials, the Zoning Administrator may require additional information to demonstrate compliance with this section.
- D. If submitted as part of a Site Plan approval, the sign shall be designed in accordance with these regulations and all items listed in A through C above shall be included with the Site Plan submission.
- E. Approval of a sign permit does not authorize the maintenance of an unlawful sign and does not constitute a defense in an action to abate an unlawful sign.
- F. Once approved by the Zoning Administrator, any changes to the approved sign design must be resubmitted for approval to insure compliance with these regulations.
- ~~F.G.~~ If the work authorized under a sign permit has not been completed within ninety (90) days after issuance, the said permit shall become null and void.

**12.4 Exemptions.** The followings signs and devices shall be exempt from the provisions of this Article:

- A. Official signs erected by a city, or county, State of Kansas, or the federal government.
- B. Signs erected for public information, safety or direction by any utility, governmental authority, or public service district.

**12.5 Prohibited Signs.**

- A. No sign shall be erected in any location where, by reason of position, location, shape, or color, it interferes with or obstructs the view of pedestrian or vehicular traffic.
- B. A sign that is an attention/attraction that rotates or is animated, or consists of pennants, ribbons, streamers, sheets, spinners, or other moving device not specifically allowed by these resolutions - except for use as a Temporary Sign.
- C. Any sign which may be confused with an authorized traffic sign, signal, device, or emergency sign is not allowed.
- D. Pole signs are only allowed as a Conditional Use in the C-2 and C-3 Zoning Districts and are subject to the regulations in Section 12.9 and Article 7.
- E. Any sign (including its enclosing structure) that is located on a building or premises which becomes vacant or unoccupied for a period of six months or more, or any sign which pertains to time, event, or purpose which no longer applies, or exists shall be deemed to be abandoned. An abandoned sign shall be removed by its owner or the owner of the premises within thirty (30) days of notification from the Codes Enforcement Officer and the facade or land area site shall be restored to its normal appearance.
- F. The following specific sign types are not allowed:



1. Roof or rooftop signs;
2. Exterior exposed neon tube signs are not allowed on building exteriors. These types of signs may be used in a window if it meets the defined parameters for the Zoning District;
3. Flashing signs and signs that convey movement;
4. Off-premises signs unless allowed by type in a specific Zoning District;
5. Billboards;
6. Signs with glaring illumination;
7. Any sign mounted on, attached or displayed on a trailer or motor vehicle, whether operable or inoperable that is placed on the premises (this does not apply to trucks, delivery vehicles or other vehicles that are parked on the premises during normal operations or to Temporary Signs which have obtained a sign permit). Signs attached to or upon any motorized vehicle shall be prohibited where any such vehicle is allowed to remain parked in the same location or the same vicinity, at frequent or extended periods of time where the intent is apparent to be one of using the vehicle for signage.
8. Obscene material. Any obscene signs, flags, banners of any type are prohibited. Obscene is defined as any material specifically defined by Kansas Statutes (K.S.A. 21-6401).

**12.6 Nonconforming Signs.** Signs which were erected or established prior to the effective date of this ordinance, and are not in conformance with these regulations, may continue to exist subject to the following conditions:

- A. Such sign shall not be structurally altered or moved unless the altered sign conforms to these regulations. However, the sign may be maintained and repaired, and the display may be changed provided it is not larger in area than the existing signage.
- B. If any nonconforming sign is abandoned for a period of sixty (60) days, it must be removed from the premise. Any replacement sign shall be in conformance with these regulations.
- C. Any nonconforming sign that has been damaged by fire, wind, explosion or other means to the extent that fifty percent (50%) or more of the sign has been destroyed shall be restored or rebuilt in conformance with the sign regulations. Any sign destroyed less than fifty percent (50%) may be restored or rebuilt to its condition prior to its damage.
- D. Such sign is not in violation of any state or federal law or regulation.

However, this exemption does not extend to signs which were erected in violation of the provisions of the UDC at the time at which the sign was erected.

## 12.7 General Restrictions

- A. All signs and sign support structures, together with all of their supports, braces, guys and anchors, shall be well-maintained, be of safe and sound structural condition and in compliance with all applicable provisions of the building codes of the City of Edgerton. All signs must have a clean and neat appearance. The land adjacent to signage located on the ground shall be kept free from weeds and trash. If signs are not being maintained as described, the City ~~make~~may order that the sign be removed.
- B. No sign shall be attached to any tree, fence, or utility pole, except signs issued or properly posted by a utility, public authority, or agency of government.
- C. No sign shall be erected or allow to project into a public right-of-way or on a public easement.
- D. No sign shall be located as to obstruct the vision or sight distance of vehicle operators or pedestrians at any intersection or street crossing. In order to maintain visual

clearance and sight distance for vehicle operators and pedestrians, the following is required:

1. A 20 foot by 20 foot Visibility Triangle shall be provided.

2. A sign in direct line of vision of any signal light, traffic control sign, or any other such device from any point in a moving traffic lane must be at least fifty (50) feet from such device, unless the Director of Public Works, or designee, approves the placement of such sign.

G.E. No private sign shall be erected or maintained on public property without express permission of the Governing Body.

F. If the Codes Enforcement Officer finds that any sign or advertising device is unsafe or in disrepair he/she shall notify the property owner in writing. The owner shall immediately remove or repair the sign to bring it into compliance and/or make it safe. If the owner fails to remove or repair the sign within 10 days, the City may bring a nuisance action, or any others means of enforcement to compel the owner to remove or repair such sign.

G. No sign shall be constructed nearer than three (3) feet from any public or private underground utilities. No ground sign or accessories to such sign shall be located within ten (10) feet vertically and six (6) feet horizontally of electrical wires or conductors in free air carrying more than forty eight (48) volts, whether or not such wires or conductors are insulated or otherwise protected.

D.H. Any sign installed or placed on public property, except in conformance with the requirements of these regulations, shall be forfeited to the public and subject to confiscation. In addition to other remedies hereunder, the city shall have the right to recover from the owner or person placing such a sign, the full costs of removal and disposal of such sign.

## **12.8 Design, Material, and Construction.**

### **A. Design.**

1. Sign Area - In determining the area of a sign face, the following is applicable:

- a. The sign face includes the advertising surface and any framing, trim, molding, cabinet, panel or any visually or architecturally distinct area enclosing the copy, logo and any other graphic component of the sign.
- b. Where individual letters or graphics are used, and no distinct enclosed are is present, the sign face is the rectangle, box, circle, or other regular geometric shape, or combinations thereof, enclosing the letters, logo or other graphic elements.
- c. If a sign is composed of letters only, with no connection by the advertising structure between the letters, the copy area shall be determined by measuring the distance from the outside edges of the outside letters and from the top of the largest letter to the bottom of the lowest letter. If one letter is unequally large or small in comparison to the other letters composing the sign, the unequal letter shall be square off, the remaining letters shall be measured from the outside edges and the two areas added together for a total copy area determination.
- d. The area of all signage (wall, window, awning, etc.) on one building (standalone or multitenant) shall not exceed ten (10) percent of the wall area of the wall façade on which multiple signs are located.

d-e. The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When two identical sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are substantially similar and are part of the same sign structure, the sign area shall be computed by the measurement of one of the faces.

2. Monument Signs - Design standards for all monument signs are as follows and are in addition to the specific requirements outlined by Zoning District in Tables 12-1 through 12-7:

a. Base & Support Structure

- i. Monument sign must be built on a solid base.
- ii. Monument signs shall incorporate a supporting base that is a minimum of 50 percent of the width of the monument at its widest point.
- iii. The base and support structure shall not exceed the sign face area by more than 10 percent.
- iv. Base must be faced with appropriate materials (natural flagstone, rock, stone, river rock, brick, etc.) designed to match the look of associated buildings in texture and color.
- v. Architectural elements should be provided on the top and/or sides of the sign.

b. Sign Face

- i. The sign face area of a monument sign shall include the sign panel but not the sign base on which it is mounted.
- ii. Each side of a double-faced monument sign is limited to the maximum allowable sign area.
- iii. Cabinet-type signs with translucent panels or panels with reflective surfaces, including but not limited to acrylic fiberglass, plastic, or metal or channel letter signs with translucent backlit panels are prohibited.
- iv. Artistic elements to the sign may include small areas of translucent, backlit surfaces that exceed no more than 5% of the total sign face.
- v. Sign face shall provide individually cut letters including channel letter signs (may be Halo lit); stenciled panels with three-dimensional push-through graphics; cast letters and logos; case metal; or engraved.
- vi. Background of Sign face is encouraged to be comprised of natural design materials that are compatible with the building façade.
- vii. Electrical transformer boxes and raceways shall be concealed from public view.
- viii. The use of external lighting sources is permitted. External lighting shall be designed so that the light source is directed away or shielded from passersby, adjacent properties and motorists.

c. Landscaping

- i. The base of a monument sign shall be softened with landscaping sufficient to cover an area extending not less than 2.5 feet around the base of the sign.
- ii. The applicant shall designate the area and the type of plantings in the sign permit application.
- iii. Said landscaping shall not obstruct the sign face.



- B. Material. Except for Flags, Temporary and Window signs, all permanent signs shall be constructed of permanent materials supported by the ground, attached to a building, or affixed to another structure. Permanent Signs may be constructed from acrylic, fiberglass, plastic, DiBond, polycarbonate, marine grade plywood (MDO), redwood, aluminum, aluminum composite materials (ACM), plastic, metal, masonry materials, glass, tile, and/or other similar materials. Flags or Temporary signs may be constructed of sturdy fabric, canvas or vinyl. Window signs may be constructed of any of the above materials, or paper products.
- C. Construction.
1. All illuminated signs shall be internally or indirectly illuminated. Neon tubes, incandescent bulbs, fluorescent tubes, and other sources of direct illumination that are exposed to the human eye are not permitted. Indirect illumination shall be directed away from pedestrian walkways and shall not shine into adjacent property or cause glare for motorists or pedestrians.
  2. All internally illuminated signs in residential districts shall be designed in such a way that light is reflected or directed away from any residential dwelling. (Ord. 827; 2007)
  3. All signs shall comply with all other Codes in effect relating to design, structural members and connections. An electrical permit is required for illuminated signage.
  4. Where ground is uneven or sloped the allowed height of the sign shall be measured from the average between the highest and lowest grades of the area where the sign is to be installed.
  5. When applicable, utility locates must be requested and marked prior to sign installation.
  6. Signs in excess of fifty (50) square feet and/or taller than ten (10) feet in height shall be designed by a structural engineer registered in the State of Kansas. These signs shall be constructed to withstand a minimum wind load of thirty (30) pounds per square foot and a minimum dead load as required by the adopted building code. Other signage, at the discretion of the Building Official, may require plans to be prepared by a registered professional engineer. The original signature of the engineer is required and said engineer shall be certified by the State of Kansas.
- D. Computation of Height – The height of a sign shall be computed as the mean distance from the base(s) of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of existing grade prior to construction or the new established grade after construction, exclusive of any filling, berming, mounding or excavating solely for the purpose of locating the sign.

## 12.9 Special Sign Regulations

- A. Where person or entity (a “sub-tenant”) leases space and conducts business within another person or entity (the “primary tenant”), but does not have an exterior business façade or an exterior door leading to their sub-tenant space, one wall sign is permitted for the sub-tenant provided the sub-tenant is a separate legal entity and not a department, division or subsidiary of the primary tenant and the total area for all the signs does not exceed the total allowable sign area. This section does not apply to enclosed shopping malls.
- B. Where any person or entity has an establishment located in a building and such person or entity has departments which may or may not have an exterior façade or door,

such person or entity may have an additional two signs for individual departments provided the total area for all signs does not exceed the total allowable sign area for wall signage (10% as determined by Section 12.8(1d)).

- C. The transfer of sign rights is permitted only in the C-1, C-2 and C-3 Zoning Districts and shall be governed by the following:
  - 1. A use that does not front on a main road may transfer monument signage rights to property located on a main or frontage road.
  - 2. Multiple uses on one-site may transfer all or part of their monument or wall sign rights to a single on-site monument or kiosk sign.

#### 12.10 Severability and Substitution

- A. Severability. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term or word in this Article is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of this Article or this Code.
- B. Substitution. Signs containing non-commercial speech are permitted anywhere that advertising or business signs are permitted, subject to the same regulations applicable to business signs.

#### 12.11 Sign Terminology and Definitions. The following definitions shall be used to classify the type, shape and use of all signs in the City of Edgerton.

- A. **Abandoned Sign.** A sign, including the base, structure, pole or any other part, which no longer contains a message regarding the location of the premises on which the sign is located or regarding the activity conducted on the premises to which the sign refers.
- B. **Awning Sign.** A non-illuminated sign, painted on or attached to an awning. Only individual letters and/or logos may be painted, stenciled, or otherwise placed on these devices.
- C. **Banner Sign.** A sign made of a flexible, sturdy material and affixed to a structure, pole, line, or framing. This definition does not include official flags of any nation, county, municipalities, and national or internationally recognized nonprofit organizations.
- D. **Billboard Sign.** A freestanding outdoor advertising structure, on or off site, which advertises a product or service or relays a message to the public with a per face area greater than two hundred (200) square feet.
- E. **Blade (Projecting) Sign.** A sign extending from the face of the building to which it is attached, usually at a right angle.
- F. **Changeable Copy Sign.** A sign capable of displaying words, symbols, figures or images that can be electronically or mechanically controlled remotely or automatically.
- F.G. **External Directional Sign.** A sign adjacent to the driveway of the site that is used to direct traffic onto the site.
- G.H. **Flag.**  
A piece of cloth, varying in size, shape, color, and design, usually attached at one edge to a pole or staff, and used as the symbol of a nation, state, or organization.

- H.I. Freestanding Canopy Façade Sign.** A sign placed on the canopy façade of a free-standing canopy. It may contain logo or word copy but is restricted to size requirements listed in the specific Zoning District.
- I.J. Glaring Illumination.** Light of such brilliance and so positioned as to blind or impair the vision or affect the aesthetic value of the area.
- J.K. Highway Adjacent Monument Sign.** A monument style sign which is allowed on parcels which are within close proximity to an interstate highway where a minimum of fifty (50) percent of the parcel is within 1) 800 ft. of the centerline of the highway or 2) 500 ft. of the right of way of the highway (whichever is less).
- K.L. Institutional sign.** A sign identifying a club, association, school, hospital, church, fire station, cemetery or any other entity or facility.
- L.M. Kiosk.** A free-standing sign monument sign designed to provide advertising space for two or more entities, activities or businesses on a single premises or group of contiguous premises. Signs are framed in a metal structure that is permanently affixed to the ground by means of a base. Individual removable sign panels within the metal frame are to be maintained with current tenant information.
- N. Illumination.** (Internal) An internally-illuminated sign is one with the light source concealed or contained within the sign face itself, and which becomes visible in darkness by shining through a surface. (External) A sign illuminated by lights attached to the sign or placed on the ground or building.
- M.O. Internal Directional Sign.** A sign located on-premise which helps direct traffic flow within the site.
- N.P. Monument Sign.** A free-standing sign, independent of the building it serves, supported by a base constructed of materials consistent with said building. No poles or posts are visible. May be constructed of wood, synthetic materials, masonry or stone. The sign bottom is attached directly and permanently to the ground on a base while physically separated from any other structure. For purposes of this Article, the maximum height limit is measured from the natural or average grade.
- O.Q. Off-premises Sign.** A sign which displays any message directing attention to a business, product, service, profession, commodity, person, event, institution or other matter or entity that is not at or offered on premises.
- P.R. On-premises Sign.** A sign which displays any message directing attention to a business, product, service, profession, commodity, person, event, institution or other matter or entity that is at or offered on premises.
- Q.S. On-site Identification Sign.** A sign giving the name and address of a building or location which may include a recognized logo or symbol.
- R.T. Parked Vehicle Service Sign.** A sign adjacent to parked vehicle stalls in a parking area.
- S.U. Permanent Sign.** Any wall, monument, or other sign that is fixed, lasting, stable, enduring, not subject to change, and intended to remain for an indefinite period of time.
- T.V. Pole Sign.** A sign that is permanently supported in a fixed location by a structure of poles, posts or braces from the ground and is not supported by a building or base.

- U-W. **Portable Device.** Any instrument designed to temporarily draw attention to a business and is not permanently affixed into the ground or a structure. Examples include, but are not limited to, spotlights and inflatables of any kind.
- V-X. **Portable Sign.** A sign not designed or intended to be permanently affixed into the ground or to a structure.
- W-Y. **Post Sign.** A temporary sign constructed of sturdy materials which may be used on an unplatted or undeveloped site.
- X-Z. **Projecting (Blade) Sign.** A sign extending from the face of the building to which it is attached, usually at a right angle.
- Y-AA. **Public Way or Right-of-Way.** Any way designed for vehicular or pedestrian use and is maintained with public funds.
- Z-BB. **Roof Sign.** A sign erected, constructed or maintained on the roof of building, but does not include a sign on the parapet of a building.
- AA-CC. **Safety Control Signs.** Warning, control, traffic, or required public safety signs.
- BB-DD. **Sign.** A sign is an object, device, or structure, or part thereof other than a flag, situated outdoors, visible from a public way, which is used to display a message, by any means including words, letters, figures, design, symbols, fixtures, colors, illuminations or projected images. Each substantially different face of a sign shall constitute a separate sign.
- CC-EE. **Sign Area.** The facing of a sign, including copy, insignia, background, and borders.
- FF. **Signable Area.** The signable area of a building is the square footage of each building façade where signage would be allowed.
- GG. **Sign Panel.** An individual sign placard displaying directional information on a kiosk sign.
- DD-HH. **Sign Setback.** The spacing between a sign and a lot line or two (2) signs. The distance is measured horizontally from a vertical plane at the outer extremity of each sign.
- EE-II. **Subdivision Sign.** A monument sign identifying a subdivision located in a residential zoning district.
- FF-JJ. **Temporary Sign.** Any sign that is not intended to remain on the premises on which it is located, on a permanent basis. A temporary sign may be displayed for no more than two, (14) day-periods within any calendar year.
- GG-KK. **Vehicle Drive Lane Sign.** A sign adjacent to a drive lane used to convey a message to the vehicle driver. May contain an auditory speaker.
- HH-LL. **Vehicle Drive Lane Accessory Sign.** A sign adjacent to a drive lane. May not be placed within 15 feet of a Vehicle Drive Lane Sign.
- II-MM. **Yard Sign.** A temporary sign constructed of plastic with a metal frame, that is not intended to remain on the premises on which it is located on a permanent basis.
- JJ-NN. **Wall Sign.** A sign painted or constructed and placed in the signable area of a building and attached to the exterior surface of a wall and does not project more

than twelve (12) inches from said wall or project above the top of the wall on which it is attached or displayed.

~~KK.OO.~~ **Wall Sign – Accessory Building.** (for accessory structure) A sign placed on the wall of an accessory building that gives information about the activity within the building or gives directions to another area.

~~LL.PP.~~ **Window Sign.** A sign or graphic that is affixed, etched, or painted on the interior side of a window, or a sign made of other materials that is permanently affixed to the interior of a window.

**12.12 Permitted Signs.** The following tables outline permitted signage for all zoning districts as indicated.  
~~For signs in the L-P Logistics Park District, see Article 5, Section 5.2 for additional requirements.~~

**A. Table 12-1 Signs Permitted in All Districts.**

Permitted Signs in All Districts							
Type	Max Size	Max Ht (ft)	Max #	Min Setback	Permit Req.	Illum Type	Notes
Real estate	exempt	exempt		Not located in the right of way.	no	none	
Political	exempt	exempt		Not located in the right of way.	no	none	Not located on public property
Lots for sale	exempt	exempt		Not located in the right of way.	no	none	On-site signs only
Auction	exempt	exempt		Not located in the right of way.	no	none	On-site and off site signs
Construction	exempt	exempt		Not located in the right of way.	no	none	Repairs, contractors or builders
Special events at commercial locations				Not located in the right of way.	yes	none	Grand openings, sales, promotions or similar signs - 30 days maximum

Permitted Signs in All Districts							
Type	Max Size	Max Ht (ft)	Max #	Min Setback	Permit Req.	Illum Type	Notes
Special events - public, private, charitable	exempt	exempt		Not located in the right of way.	no	none	Rallies, picnics, fairs, festivals, displays, promotions
Future building site	20 sq. ft.	8 ft.		Not located in the right of way	yes	none	Announces future building project Monument style only
Day care or adult care	20 sq. ft.	6 ft.		Not located in the right of way	yes	none	Monument style, ground style or wall

**B. Table 12-2 Signs Permitted in Residential Districts.**

Permitted Signs in R-1, Single Family Residential Districts							
Type	Max Size	Max Ht (ft)	Max #.	Min Setback	Permit Req.	Illum Type	Notes
Home Occupations	8 sq. ft. and 2 x 3 ft. on building	6 ft.	2	2 required yard setback	yes	external	Monument or ground style and a sign attached to building
Institutional	36 sq. ft.	6 ft.	1	Not located in the right of way. and cannot create a traffic hazard.	yes	external or internal (must reflect or direct light away from residential dwellings)	Monument only

### Permitted Signs in R-1, Single Family Residential Districts

Type	Max Size	Max Ht (ft)	Max #.	Min Setback	Permit Req.	Illum Type	Notes
Subdivision name	16 sq. ft.	6 ft.	1	Not located in the right of way. and cannot create a traffic hazard.	yes	external	Monument only

### R-2 & R-3, Multi-Family Residential District & MHP

Type	Max Size	Max Ht (ft)	Max #.	Min Setback	Permit Req.	Illum Type	Notes
Name plate for building	4 sq. ft.	Per building			no		per building
Place name - gives name of apartment complex	24 sq. ft.	6 ft.	1	Not located in the right of way. and cannot create a traffic hazard	yes	external	Monument or ground style only - name of apartment complex
Home Occupation	8 sq. ft. and 2 x 3 ft. on building	6 ft.	2	2 required yard setback	yes	external	Monument or ground style and a sign attached to building
Institutional	36 sq. ft.	6 ft.	1	Not located in the right of way. and cannot create a traffic hazard	yes	external or internal (must reflect or direct light away from residential dwellings)	Monument only



<b>MH Park</b>	16 sq. ft.	8 ft.	1	Not located in the right of way. and cannot create a traffic hazard	yes	external	Monument or ground style
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Planned Unit Development Districts							
Type	Max Size	Max Ht (ft)	Max #.	Min Setback	Permit Req.	Illum Type	Notes
<b>All Permanent Signs</b>	By review	By review	By review	Not located in the right of way. and cannot create a traffic hazard	yes	By review	All permanent signs in a PUD are approved during the review of the preliminary and final plans

**C. Table 12-3 Signs Permitted in Commercial Districts – CD, C1, C2, C3**

Permitted Signs in CD- Downtown Commercial District								
Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Setback	Permit Required	Illum. Type	Notes
<b>Awning</b>	Permanent	Graphic text cannot exceed 30% of the total exterior surface area of the awning;  If side panels are provided they may not carry text or images greater than 20% of the awning panel area;	N/A – sign coverage limited to awning face.	See notes.	May not protrude from awing face.	Yes	Decorative downlights above awning only;  No illumination allowed on awning.	One sign face per window or door opening as allowed by district design standards;  When multiple awnings occur in a row on a building side, every other awning surface should be left free of sign graphics or text;  The square footage of the text and graphics on an awning surface or

## Permitted Signs in CD- Downtown Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Setback	Permit Required	Illum. Type	Notes
		Text and graphics on a valance shall not be larger than 8 inches in height.						valance count toward the total allowed square footage for a wall sign at the same location.
<b>Blade Sign (AKA Projection Sign)</b>	Permanent	12 sq. ft. in area per side; may have two sign faces.	Shall maintain not less than 8 ft. clearance between the bottom of the sign and the finished grade;  May not extend more than 2 ft. above the building parapet/roofline.	1	May not extend more than 3 ft. from the wall façade or into public right of way.	Yes	Internal illumination only.	May only be placed on a front façade;  May not be used in conjunction with a wall sign.
<b>Monument Sign</b>	Permanent	36 sq. ft. in area per sign face; may be single or double faced.	6 ft. from natural grade or average grade including base.	1 per principal building per street frontage.	7 ft. setback from property lines.	Yes	Light source may be internal or external; if external, it must be directed away or shielded from passersby, adjacent properties and motorists.	See Section 12.8 for design details regarding Monument Signs.
<b>Wall Sign</b>	Permanent	On a standalone building or a multitenant complex, the total area of the wall sign shall be one and a half square feet of sign area for each one foot of linear	Wall height; may not extend past roofline or parapet.	1 per front or side of building facing a street up to a total of 3 maximum; may not be	N/A – may not protrude off of wall of building.	Yes	External or internal illumination; decorative downlights required for external illumination; must	If a tenant is part of a multitenant complex, each tenant shall be allowed one (1) wall sign no greater than ten (10) percent of the tenant wall area upon which the sign is placed.

## Permitted Signs in CD- Downtown Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Setback	Permit Required	Illum. Type	Notes
		footage of the building façade facing the street.		placed on rear of building.			be directed away or shielded from passersby, adjacent properties and motorists.	<p>Corner tenant spaces will be allowed one (1) additional wall sign no greater than ten (10) percent of the wall area upon which it is placed so that one may be placed on each side of a corner façade.</p> <p>Signs facing the rear of a building are prohibited.</p> <p>See section 12.8 for calculation of sign area parameters.</p>
<b>Wall sign for Accessory Building</b>	Permanent	16 sq. ft in area	Wall height; may not extend past roofline.	1	N/A – may not protrude off of wall of building.	No	External only; must be directed away or shielded from passersby, adjacent properties and motorists.	1 sign per accessory building; must be constructed out of permanent material.
<b>Window sign</b>	Permanent	<p>1 per window not to exceed 10% of total glass area unless no wall sign is provided;</p> <p>If no wall sign is provided then window sign can be 20% of total glass area.</p>	Within window confines	1	N/A	No	External or internal	<p>Sign may be painted or etched on glass – must be on interior surface of window;</p> <p>Sign made from materials (not etched or painted on glass) must be hung inside;</p> <p>Neon signs may be used as a window sign and may encompass 25% of total glass area as long as no other window signage is present.</p>

## Permitted Signs in C-1 - General Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Setback	Permit Required	Illum. Type	Notes
<b>Awning</b>	Permanent	Graphic text cannot exceed 30% of the total exterior surface area of the awning;  If side panels are provided they may not carry text or images greater than 20% of the awning panel area;  Text and graphics on a valance shall not be larger than 8 inches in height.	N/A – sign coverage limited to awning face.	See notes.	May not protrude from awing face.	Yes	Decorative downlights above awning only;  No illumination allowed on awning.	One sign face per window or door opening as allowed by district design standards.  When multiple awnings occur in a row on a building side, every other awning surface should be left free of sign graphics or text;  The square footage of the text and graphics on an awning surface or valance count toward the total allowed square footage for a wall sign at the same location.
<b>Blade Sign (AKA Projection Sign)</b>	Permanent	12 sq. ft. in area per side; may have two sign faces.	Shall maintain not less than 8 ft. clearance between the bottom of the sign and the finished grade;  May not extend more than 2 ft. above the building parapet/roofline.	1	May not extend more than 3 ft. from the wall façade or into public right of way.	Yes	Internal illumination only.	May only be placed on a front façade;  May not be used in conjunction with a wall sign.
<b>Flags</b>	Permanent	No single flag shall exceed 40 sq. ft. in area.	35 ft. above finished grade.	3 per development site.	Must meet Zoning District requirements.	No	External illumination required if flag is to fly at night; light source must be directed away or shielded from	

## Permitted Signs in C-1 - General Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Setback	Permit Required	Illum. Type	Notes
							passersby, adjacent properties and motorists.	
<b>Freestanding Canopy Façade Sign</b>	Permanent	Sign area shall not exceed 10 (ten) percent of the canopy façade where sign is placed.	Cannot extend above canopy façade roofline.	1 per side facing public right of way.	Depth of content cannot extend a depth of more than 6 inches.	Yes	Internal only.	Pertains to canopies for drive-through facilities.
<b>Interstate/Highway Adjacent Monument Sign</b>	Permanent	Area per face shall not exceed 200 sq. ft., maximum two faces permitted.	30 ft. above the natural or average grade	1 per parcel	Shall not be closer than 30 ft. of all property lines or located within any easement.	Yes	Internal Only	<p>May contain a changeable copy sign;</p> <p>No flashing, intermittent or moving lights; LED signs must display image for at least 8 seconds;</p> <p>Changeable copy content and logo are used to calculate total sq. ft. when calculating maximum sq. ft. per sign side;</p> <p>Allowed if a minimum of 50% of the site is within 800 ft. of the centerline or 500 ft. of the right of way (whichever is less) of an Interstate or Highway.</p> <p>The width of the base of the sign shall not be less than 20% of the width of the sign face or more than 60% of the width of the sign face.</p> <p>Landscaping such as flowering trees, shrubs and bushes shall be provided around the base of the sign as approved.</p>

## Permitted Signs in C-1 - General Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Setback	Permit Required	Illum. Type	Notes
								See Section 12.8 for design details regarding Monument Signs.
<b>Monument Sign</b>	Permanent	.5 sq. ft. in area per linear foot of street frontage;  Maximum of 120 sq. ft. in area per sign face; may be single or double faced.	10 ft. from natural grade or average grade including base.	1 per principal building per street frontage.	12 ft. setback from property lines.	Yes	Light source may be internal or external; if external, it must be directed away or shielded from passersby, adjacent properties and motorists.	May contain a changeable copy sign;  No flashing, intermittent or moving lights; LED signs must display image for at least 8 seconds;  Changeable copy content and logo are used to calculate total sq. ft. when calculating maximum sq. ft. per sign side;  See Section 12.8 for design details regarding Monument Signs.
<b>On-Site Identification Sign</b>	Permanent	4 sq. ft. in area per face; may be double faced.	4 ft.	1 per site or driveway entrance.	Not in right of way.	Yes	None allowed.	Must be constructed of permanent materials;  May be wall mounted or installed using metal two-inch square posts;  Wooden posts are not allowed unless they are metal wrapped.

## Permitted Signs in C-1 - General Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Setback	Permit Required	Illum. Type	Notes
<b>Parked Vehicle Service Signs</b>	Permanent	6 sq. ft. in area per face; may be installed back to back.	6 ft.	1 per order station	Same as parking setback for applicable zoning district.	Yes	Internal illumination only.	May contain visual or auditory communication system.
<b>Vehicle Drive Lane Sign</b>	Permanent	32 sq. feet in area	6 ft.	1 per drive lane	Same as parking setback for applicable zoning district.	Yes	Internal illumination only.	<p>May be attached to wall or freestanding;</p> <p>If freestanding, must be built on a solid base that is at least 50% of the width of the sign face;</p> <p>Shall be located along the sides or rear of the building;</p> <p>If visible from a public street, additional landscaping and/or screening is required to screen board from view from public street;</p> <p>Must be constructed to match the aesthetics of the main building including building materials used;</p> <p>May contain visual or auditory communication system.</p>
<b>Vehicle Drive Lane Accessory Sign</b>	Permanent	15 sq. ft.	6 ft.	<p>1 per drive through lane;</p> <p>Must be separated from any Vehicle Drive Lane Sign by at least 15 ft.</p>	Must be placed within 3 ft. of adjacent drive through lane	Yes	Internal illumination alone.	<p>May be attached to wall or freestanding;</p> <p>If freestanding, must be built on a solid base that is at least 50% of the width of the sign face;</p> <p>Shall be located along the sides or rear of the building;</p>

## Permitted Signs in C-1 - General Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Setback	Permit Required	Illum. Type	Notes
								<p>If visible from a public street, additional landscaping and/or screening is required to screen board from view from public street.</p> <p>Must be constructed to match the aesthetics of the main building including building materials used.</p>
<b>Wall Sign</b>	Permanent	On a standalone building or a multitenant complex, the total area of the wall sign shall be one and a half square feet of sign area for each one foot of linear footage of the building façade facing the street.	Wall height; may not extend past roofline or parapet.	1 per front or side of building facing a street up to a total of 3 maximum; may not be placed on rear of building.	N/A – may not protrude off of wall of building.	Yes	External or internal illumination; decorative downlights required for external illumination; must be directed away or shielded from passersby, adjacent properties and motorists.	<p>If a tenant is part of a multitenant complex, each tenant shall be allowed one (1) wall sign no greater than ten (10) percent of the tenant wall area upon which the sign is placed.</p> <p>Corner tenant spaces will be allowed one (1) additional wall sign no greater than ten (10) percent of the wall area upon which it is placed so that one may be placed on each side of a corner façade.</p> <p>Signs facing the rear of a building are prohibited.</p> <p>See section 12.8 for calculation of sign area parameters.</p>



## Permitted Signs in C-1 - General Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Setback	Permit Required	Illum. Type	Notes
<b>Wall sign for Accessory Building</b>	Permanent	16 sq. ft in area	Wall height; may not extend past roofline.	1	N/A – may not protrude off of wall of building.	No	External only; must be directed away or shielded from passersby, adjacent properties and motorists.	1 sign per accessory building; must be constructed out of permanent material.
<b>Window sign</b>	Permanent	1 per window not to exceed 30% of total glass area unless no wall sign is provided.	Within window confines	1	N/A	No	External or internal	<p>Sign may be painted or etched on glass – must be on interior surface of window;</p> <p>Sign made from materials (not etched or painted on glass) must be hung inside;</p> <p>Neon signs may be used as a window sign and may encompass 30% of total glass area as long as no other window signage is present.</p>

## Permitted Signs in C-2 - Heavy Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Setback	Permit Required	Illum. Type	Notes
<b>Awning</b>	Permanent	Graphic text cannot exceed 30% of the total exterior surface area of the awning;  If side panels are provided they may not carry text or images greater than 20% of the awning panel area;  Text and graphics on a valance shall not be larger than 8 inches in height.	N/A – sign coverage limited to awning face.	See notes.	May not protrude from awing face.	Yes	Decorative downlights above awning only;  No illumination allowed on awning.	One sign face per window or door opening as allowed by district design standards.  When multiple awnings occur in a row on a building side, every other awning surface should be left free of sign graphics or text; The square footage of the text and graphics on an awning surface or valance count toward the total allowed square footage for a wall sign at the same location.
<b>Blade Sign (AKA Projection Sign)</b>	Permanent	12 sq. ft. in area per side; may have two sign faces	Shall maintain not less than 8 ft. clearance between the bottom of the sign and the finished grade;  May not extend more than 2 ft. above the building parapet/roofline	1	May not extend more than 3 ft. from the wall façade or into public right of way.	Yes	Internal illumination only.	May only be placed on a front façade;  May not be used in conjunction with a wall sign.
<b>Flags</b>	Permanent	No single flag shall exceed 40 sq. ft. in area.	35 ft. above finished grade.	3 per development site.	Must meet Zoning District requirements.	No	External illumination required if flag is to fly at night; light source must be directed away or shielded from passersby,	

## Permitted Signs in C-2 - Heavy Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Setback	Permit Required	Illum. Type	Notes
							adjacent properties and motorists.	
<b>Freestanding Canopy Façade Sign</b>	Permanent	Sign area shall not exceed 10 (ten) percent of the canopy façade where sign is placed.	Cannot extend above canopy façade roofline.	1 per side facing public right of way.	Depth of content cannot extend a depth of more than 6 inches.	Yes	Internal only.	Pertains to canopies for drive-through facilities.
<b>Interstate/Highway Adjacent Monument Sign</b>	Permanent	Area per face shall not exceed 200 sq. ft., maximum two faces permitted.	30 ft. above the natural or average grade	1 per parcel	Shall not be closer than 30 ft. of all property lines or located within any easement.	Yes	Internal Only	<p>Allowed if a minimum of 50% of the site is within 800 ft. of the centerline or 500 ft. of the right of way (whichever is less) of an Interstate or Highway.</p> <p>May contain a changeable copy sign;</p> <p>No flashing, intermittent or moving lights; LED signs must display image for at least 8 seconds;</p> <p>Changeable copy content and logo are used to calculate total sq. ft. when calculating maximum sq. ft. per sign side;</p> <p>The width of the base of the sign shall not be less than 20% of the width of the sign face or more than 60% of the width of the sign face.</p> <p>Landscaping such as flowering trees, shrubs and bushes shall be provided around the base of the sign as approved.</p>

## Permitted Signs in C-2 - Heavy Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Setback	Permit Required	Illum. Type	Notes
								See Section 12.8 for design details regarding Monument Signs.
<b>Interstate Pole Sign</b>	Permanent	900 sq. ft. in area per sign side which includes total of all individual sign faces; may be single or double sided.	60 ft. above finished grade of adjacent city roadway to a maximum height of 100 ft.	1	30 ft. setback from property lines.	Yes; Conditional Use Permit also required	Internal illumination only; see notes for changeable copy illumination.	<p>Allowed in C-2/C-3 District only and also requires a conditional use permit;</p> <p>May contain a changeable copy sign;</p> <p>No flashing, intermittent or moving lights; LED signs must display image for at least 8 seconds;</p> <p>Changeable copy content and logo are used to calculate total sq. ft. when calculating maximum sq. ft. per sign side;</p> <p>Allowed if a minimum of 50% of the site is within 800 ft. of the centerline or 500 ft. of the right of way (whichever is less) of an Interstate.</p> <p>May only be placed on premise.</p>

## Permitted Signs in C-2 - Heavy Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Setback	Permit Required	Illum. Type	Notes
<b>Monument Sign</b>	Permanent	.5 sq. ft. in area per linear foot of street frontage;  Maximum of 250 sq. ft. in area per sign face; may be single or double faced.	25 ft. from natural grade or average grade including base.	1 per principal building per street frontage.	30 ft. setback from property lines.	Yes	Light source may be internal or external; if external, it must be directed away or shielded from passersby, adjacent properties and motorists.	See Section 12.8 for design details regarding Monument Signs.
<b>On-Site Identification Sign</b>	Permanent	4 sq. ft. in area per face; may be double faced.	4 ft.	1 per site or driveway entrance.	Not in right of way.	Yes	None allowed.	Must be constructed of permanent materials;  May be wall mounted or installed using metal two-inch square posts;  Wooden posts are not allowed unless they are metal wrapped.
<b>Parked Vehicle Service Signs</b>	Permanent	6 sq. ft. in area per face; may be installed back to back.	6 ft.	1 per order station.	Same as parking setback for applicable zoning district.	Yes	Internal illumination only.	May contain visual or auditory communication system.
<b>Vehicle Drive Lane Sign</b>	Permanent	32 sq. feet in area	6 ft.	1 per drive lane.	Same as parking setback for applicable zoning district.	Yes	Internal illumination only.	May be attached to wall or freestanding;  If freestanding, must be built on a solid base that is at least 50% of the width of the sign face;  Shall be located along the sides or rear of the building;  If visible from a public street, additional landscaping and/or screening is required to screen board from view from public street;

## Permitted Signs in C-2 - Heavy Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Setback	Permit Required	Illum. Type	Notes
								<p>Must be constructed to match the aesthetics of the main building including building materials used;</p> <p>May contain visual or auditory communication system.</p>
<b>Vehicle Drive Lane Accessory Sign</b>	Permanent	15 sq. ft.	6 ft.	<p>1 per drive through lane;</p> <p>Must be separated from any Vehicle Drive Lane Sign by at least 15 ft.</p>	Must be placed within 3 ft. of adjacent drive through lane	Yes	Internal illumination alone.	<p>May be attached to wall or freestanding;</p> <p>If freestanding, must be built on a solid base that is at least 50% of the width of the sign face;</p> <p>Shall be located along the sides or rear of the building;</p> <p>If visible from a public street, additional landscaping and/or screening is required to screen board from view from public street.</p> <p>Must be constructed to match the aesthetics of the main building including building materials used.</p>
<b>Wall Sign</b>	Permanent	On a standalone building or a multitenant complex, the total area of the wall sign shall be one and a half square feet of sign area for each one foot of linear footage	Wall height; may not extend past roofline or parapet.	1 per front or side of building facing a street up to a total of 3 maximum; may not be placed on rear of building.	N/A – may not protrude off of wall of building.	Yes	External or internal illumination; decorative downlights required for external illumination; must be directed away or shielded from	If a tenant is part of a multitenant complex, each tenant shall be allowed one (1) wall sign no greater than ten (10) percent of the tenant wall area upon which the sign is placed.

## Permitted Signs in C-2 - Heavy Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Setback	Permit Required	Illum. Type	Notes
		of the building façade facing the street.					passersby, adjacent properties and motorists.	<p>Corner tenant spaces will be allowed one (1) additional wall sign no greater than ten (10) percent of the wall area upon which it is placed so that one may be placed on each side of a corner façade.</p> <p>Signs facing the rear of a building are prohibited.</p> <p>See section 12.8 for calculation of sign area parameters.</p>
<b>Wall sign for Accessory Building</b>	Permanent	16 sq. ft in area	Wall height; may not extend past roofline.	1	N/A – may not protrude off of wall of building.	No	External only; must be directed away or shielded from passersby, adjacent properties and motorists.	1 sign per accessory building; must be constructed out of permanent material.
<b>Window sign</b>	Permanent	1 per window not to exceed 30% of total glass area unless no wall sign is provided.	Within window confines	1	N/A	No	External or internal	<p>Sign may be painted or etched on glass – must be on interior surface of window;</p> <p>Sign made from materials (not etched or painted on glass) must be hung inside;</p> <p>Neon signs may be used as a window sign and may encompass 30% of total glass area as long as no other window signage is present.</p>

## Permitted Signs in C-3 - Highway Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Setback	Permit Required	Illum. Type	Notes
<b>Awning</b>	Permanent	Graphic text cannot exceed 30% of the total exterior surface area of the awning;  If side panels are provided they may not carry text or images greater than 20% of the awning panel area;  Text and graphics on a valance shall not be larger than 8 inches in height.	N/A – sign coverage limited to awning face.	See notes.	May not protrude from awing face.	Yes	Decorative downlights above awning only;  No illumination allowed on awning.	One sign face per window or door opening as allowed by district design standards.  When multiple awnings occur in a row on a building side, every other awning surface should be left free of sign graphics or text; The square footage of the text and graphics on an awning surface or valance count toward the total allowed square footage for a wall sign at the same location.
<b>Blade Sign (AKA Projection Sign)</b>	Permanent	12 sq. ft. in area per side; may have two sign faces	Shall maintain not less than 8 ft. clearance between the bottom of the sign and the finished grade;  May not extend more than 2 ft. above the building parapet/roofline	1	May not extend more than 3 ft. from the wall façade or into public right of way.	Yes	Internal illumination only.	May only be placed on a front façade;  May not be used in conjunction with a wall sign.
<b>Flags</b>	Permanent	No single flag shall exceed 40 sq. ft. in area.	35 ft. above finished grade.	3 per development site.	Must meet Zoning District requirements.	No	External illumination required if flag is to fly at night; light source must be directed away or shielded from passersby,	



## Permitted Signs in C-3 - Highway Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Setback	Permit Required	Illum. Type	Notes
							adjacent properties and motorists.	
<b>Freestanding Canopy Façade Sign</b>	Permanent	Sign area shall not exceed 10 (ten) percent of the canopy façade where sign is placed.	Cannot extend above canopy façade roofline.	1 per side facing public right of way.	Depth of content cannot extend a depth of more than 6 inches.	Yes	Internal only.	Pertains to canopies for drive-through facilities.
<b>Interstate/Highway Adjacent Monument Sign</b>	Permanent	Area per face shall not exceed 200 sq. ft., maximum two faces permitted.	30 ft. above the natural or average grade	1 per parcel	Shall not be closer than 30 ft. of all property lines or located within any easement.	Yes	Internal Only	<p>Allowed if a minimum of 50% of the site is within 800 ft. of the centerline or 500 ft. of the right of way (whichever is less) of an Interstate or Highway.</p> <p>May contain a changeable copy sign;</p> <p>No flashing, intermittent or moving lights; LED signs must display image for at least 8 seconds;</p> <p>Changeable copy content and logo are used to calculate total sq. ft. when calculating maximum sq. ft. per sign side;</p> <p>The width of the base of the sign shall not be less than 20% of the width of the sign face or more than 60% of the width of the sign face.</p> <p>Landscaping such as flowering trees, shrubs and bushes shall be provided around the base of the sign as approved.</p>

## Permitted Signs in C-3 - Highway Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Setback	Permit Required	Illum. Type	Notes
								See Section 12.8 for design details regarding Monument Signs.
<b>Interstate Pole Sign</b>	Permanent	900 sq. ft. in area per sign side which includes total of all individual sign faces; may be single or double sided.	60 ft. above finished grade of adjacent city roadway to a maximum height of 100 ft.	1	30 ft. setback from property lines.	Yes; Conditional Use Permit also required	Internal illumination only; see notes for changeable copy illumination.	<p>Allowed in C-2/C-3 District only and also requires a conditional use permit;</p> <p>May contain a changeable copy sign;</p> <p>No flashing, intermittent or moving lights; LED signs must display image for at least 8 seconds;</p> <p>Changeable copy content and logo are used to calculate total sq. ft. when calculating maximum sq. ft. per sign side;</p> <p>Allowed if a minimum of 50% of the site is within 800 ft. of the centerline or 500 ft. of the right of way (whichever is less) of an Interstate.</p> <p>May only be placed on premise.</p>
<b>Monument Sign</b>	Permanent	.5 sq. ft. in area per linear foot of street frontage;  Maximum of 250 sq. ft. in area per sign face; may be single or double faced.	25 ft. from natural grade or average grade including base.	1 per principal building per street frontage.	30 ft. setback from property lines.	Yes	Light source may be internal or external; if external, it must be directed away or shielded from passersby, adjacent properties and motorists.	See Section 12.8 for design details regarding Monument Signs.

## Permitted Signs in C-3 - Highway Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Setback	Permit Required	Illum. Type	Notes
<b>On-Site Identification Sign</b>	Permanent	4 sq. ft. in area per face; may be double faced.	4 ft.	1 per site or driveway entrance.	Not in right of way.	Yes	None allowed.	<p>Must be constructed of permanent materials;</p> <p>May be wall mounted or installed using metal two-inch square posts;</p> <p>Wooden posts are not allowed unless they are metal wrapped.</p>
<b>Parked Vehicle Service Signs</b>	Permanent	6 sq. ft. in area per face; may be installed back to back.	6 ft.	1 per order station.	Same as parking setback for applicable zoning district.	Yes	Internal illumination only.	May contain visual or auditory communication system.
<b>Vehicle Drive Lane Sign</b>	Permanent	32 sq. feet in area	6 ft.	1 per drive lane.	Same as parking setback for applicable zoning district.	Yes	Internal illumination only.	<p>May be attached to wall or freestanding;</p> <p>If freestanding, must be built on a solid base that is at least 50% of the width of the sign face;</p> <p>Shall be located along the sides or rear of the building;</p> <p>If visible from a public street, additional landscaping and/or screening is required to screen board from view from public street;</p> <p>Must be constructed to match the aesthetics of the main building including building materials used;</p> <p>May contain visual or auditory communication system.</p>

## Permitted Signs in C-3 - Highway Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Setback	Permit Required	Illum. Type	Notes
<b>Vehicle Drive Lane Accessory Sign</b>	Permanent	15 sq. ft.	6 ft.	1 per drive through lane;  Must be separated from any Vehicle Drive Lane Sign by at least 15 ft.	Must be placed within 3 ft. of adjacent drive through lane	Yes	Internal illumination alone.	May be attached to wall or freestanding;  If freestanding, must be built on a solid base that is at least 50% of the width of the sign face;  Shall be located along the sides or rear of the building;  If visible from a public street, additional landscaping and/or screening is required to screen board from view from public street.  Must be constructed to match the aesthetics of the main building including building materials used.
<b>Wall Sign</b>	Permanent	On a standalone building or a multitenant complex, the total area of the wall sign shall be one and a half square feet of sign area for each one foot of linear footage of the building façade facing the street.	Wall height; may not extend past roofline or parapet.	1 per front or side of building facing a street up to a total of 3 maximum; may not be placed on rear of building.	N/A – may not protrude off of wall of building.	Yes	External or internal illumination; decorative downlights required for external illumination; must be directed away or shielded from passersby, adjacent properties and motorists.	If a tenant is part of a multitenant complex, each tenant shall be allowed one (1) wall sign no greater than ten (10) percent of the tenant wall area upon which the sign is placed.  Corner tenant spaces will be allowed one (1) additional wall sign no greater than ten (10) percent of the wall area upon which it is placed so that one may be placed on each side of a corner façade.

## Permitted Signs in C-3 - Highway Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Setback	Permit Required	Illum. Type	Notes
								Signs facing the rear of a building are prohibited.  See section 12.8 for calculation of sign area parameters.
<b>Wall sign for Accessory Building</b>	Permanent	16 sq. ft in area	Wall height; may not extend past roofline.	1	N/A – may not protrude off of wall of building.	No	External only; must be directed away or shielded from passersby, adjacent properties and motorists.	1 sign per accessory building; must be constructed out of permanent material.

## Permitted Signs in C-3 - Highway Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Setback	Permit Required	Illum. Type	Notes
<b>Window sign</b>	Permanent	1 per window not to exceed 30% of total glass area unless no wall sign is provided.	Within window confines	1	N/A	No	External or internal	<p>Sign may be painted or etched on glass – must be on interior surface of window;</p> <p>Sign made from materials (not etched or painted on glass) must be hung inside;</p> <p>Neon signs may be used as a window sign and may encompass 30% of total glass area as long as no other window signage is present.</p>

NOTE: Information included in **RED** is existing information incorporated from Article 5. Information included in **BLUE** is new information.

## D. Table 12 – 4 Signs Permitted in Industrial Districts

Permitted Signs in B-P, L-P, I-G and I-H Districts							
B-P Business Park District							
Type	Max. Size	Max. Ht. (ft)	Max. #	Min. Setback	Permit Req.	Illum. Type	Notes
Free-standing monument, ground signs	By review	By review		4 ft. from right of way.	yes	internal or external	<ul style="list-style-type: none"> <li>Sign control standards are established by review of the preliminary park plan</li> </ul>
Additional Signs	By review	By review			yes	internal or external	<ul style="list-style-type: none"> <li>1 pole sign per principal building</li> </ul>
L-P Logistics Park District							
Type	Max. Size	Max. Ht. (ft)	Max. #	Min. Setback	Permit Req.	Illum. Type	Notes
Changing Message Signs	exempt	exempt		Not located in the right of way	No	None	The sign itself may not be altered. Only the copy or message may be changed with either static letters or through digital text messages. Examples of these type signs are theatre marquees, menus, fuel prices, directories, date, time, temperature, and the like.

## L-P Logistics Park District

Type	Max. Size	Max. Ht. (ft)	Max. #	Min. Setback	Permit Req.	Illum. Type	Notes
<b>External Directional Sign</b>	Maximum of 6 sq ft per building occupant	5'	1 per site entrance per building occupant	Not located in the right of way, site triangle or off-premises	Yes	Internal or external	<p>Maximum allowed square footage is 6 SF per building occupant to maximum of 18 SF in total.</p> <p>Must be constructed of permanent materials.</p> <p>Installed using metal two-inch square posts.</p> <p>Wooden posts are not allowed unless they are metal wrapped.</p>
<b>Flags</b>	No single flag shall exceed 40 sq ft in area	35' above finished grade	3 per development site	A distance equal to the height of the pole	No	External illumination required if flag is to fly at night; light source must be directed away or shielded from passersby, adjacent properties and motorists.	<p>Must be shown on site plan.</p> <p>Building permit required for pole installation and electrical if applicable.</p>
<b>Internal Directional Sign</b>	6 sq ft	5'	4 total per site	Not located in the right of way, site triangle or off-premises	No	None	<p>Must be constructed of permanent materials.</p> <p>May be wall mounted or installed using metal two-inch square posts.</p> <p>Wooden posts are not allowed unless they are metal wrapped.</p>



## L-P Logistics Park District

Type	Max. Size	Max. Ht. (ft)	Max. #	Min. Setback	Permit Req.	Illum. Type	Notes
Kiosk	4' width	12'	One per project site or campus entrance; additional permitted onsite as part of a comprehensive signage plan.	Not located in right of way, site triangle, or off premises	Yes	Internal	<p>Kiosk sign structures shall be ladder type with individual sign panels of uniform design.</p> <p>The color of all kiosk sign structures and panel background color will be approved by the City.</p> <p>The City may by a duly executed services contract, grant to a qualified person or company the right to design, erect and maintain directional kiosk signs within the City.</p> <p>Sign panels advertising a business that has vacated the premises must be replaced with the new business or a blank panel within thirty (30) days of vacancy.</p>
Monument Sign	1 SF per ten (10) linear feet of street frontage up to a maximum of 60 SF per sign face (does not include sign base or sign structure)	8' above natural or average grade including base, support structure or other architectural elements	1 per property; if parcel is more than 30 acres in size with more than 1 street frontage, a 2 <sup>nd</sup> monument sign is permitted on the additional street frontage.	15 feet from all property lines; outside of site triangles and easements; minimum 400 feet from another freestanding sign located on the same property	Yes	Internal or External	<p>Platted private roads may be considered a 2nd street frontage for purposes of determining the number of allowed monument signs.</p> <p>Base must be a minimum of two feet in height.</p> <p>The base shall extend a minimum of <math>\frac{3}{4}</math> the entire length of the sign.</p> <p>The total area of the base and support structure shall be at least 75% of the sign face area.</p> <p>The base and support structure shall not exceed the sign face area by more than 10 percent.</p> <p>The sign face may not exceed 50% of the overall sign structure.</p>
Scoreboards, Municipal Golf Course Tee Signs, Sports Field Fencing and Park Signs	exempt	exempt		Not located in the right of way	No	None	

## L-P Logistics Park District

Type	Max. Size	Max. Ht. (ft)	Max. #	Min. Setback	Permit Req.	Illum. Type	Notes
<b>Temporary Construction/ Development Signage – Highway Adjacent</b>	325 sq ft per side	30 feet	1	Not located in the right of way	Yes	None	Maximum length – 15 feet Parcel must be highway adjacent - 50% of the site is within 800 feet of the centerline or 500 feet of the right of way (whichever is less) of an Interstate or Highway
<b>Temporary Construction/ Development Signage – Not Highway Adjacent</b>	90 sq ft per side	20 feet	1	Not located in the right of way	Yes	None	Maximum length – 15 feet
<b>Temporary Banner or Sign (Not Yard Sign)</b>	12 sq ft	5'	2 allowed per building occupant per permit request	May not be located in right of way. Must be setback 5' from any property line.	Yes	External; shall not be flashing or intermittent; temporary electrical requirements shall be subject to the adopted electrical code.	Usage limited to 14 days per permit request, up to 2 permit requests per year. Applicant must remove when usage limit has expired. A banner shall not be used in lieu of a permanent sign, except in the case of new businesses where it may be used for a period not exceeding thirty (30) days. Temporary Banners shall be secured at all points of attachment. Torn or severely weathered banners are not permitted. Temporary signs or banners found to be in violation of this section must be removed or made to conform within 24 hours of notification.
<b>Wall Sign – front façade</b>	Min SF = 24 SF Front Max SF= 1x length of building frontage or lease space frontage	Shall not extend above the roofline or façade of the building.	1	N/A – located on building wall only	Yes	Internal	Attached signs that are internally illuminated shall be constructed only of materials that are noncombustible or slow burning in the case of plastic inserts and faces. A wall sign shall not extend more than twelve (12) inches from the building wall to which it is attached. Bottom of sign must be at least eight (8) feet from grade at wall where sign is installed.
<b>Wall Sign-side façade</b>	Side Max SF= .5x length of	Shall not extend above the roofline or	3 – total SF may not exceed total allowed SF	N/A – located on building wall only	Yes	Internal	Attached signs that are internally illuminated shall be constructed only of materials that are noncombustible or slow burning in the case of plastic inserts and faces.

	side wall of building	façade of the building					A wall sign shall not extend more than twelve (12) inches from the building wall to which it is attached.
Window signage not readable from right of way	exempt	exempt		N/A – located in window only	No	None	
Yard Sign	6 sq ft	5 ft	4 per parcel	Not located in the right of way	Yes	None	Usage limited to 14 days per permit request, up to 4 permit requests per year.

**Table 12-4 Appendix - Additional Guidelines for L-P District Signage:**

- Illuminated signs shall not be erected within one hundred (100) feet of any residential zoning district unless properly and adequately shielded so that light from such sign is not directed toward such residential district.
- In no case can a sign be placed closer than fifteen (15) feet from a residential property.
- No high intensity lights shall be permitted as part of a sign display visible from an adjacent street.
- No sign shall be illuminated to intensity greater than two hundred (200) foot-candles. The restrictions of luminance in this section shall be determined from any other premise or from any public street right-of-way other than an alley.
- No cloth, paper, banner, flag, or similar advertising matter shall be suspended from, or allowed to hang loose from or over, any building or structure. Such advertising matter shall be a violation of this section and shall be removed immediately upon notice by the building official.

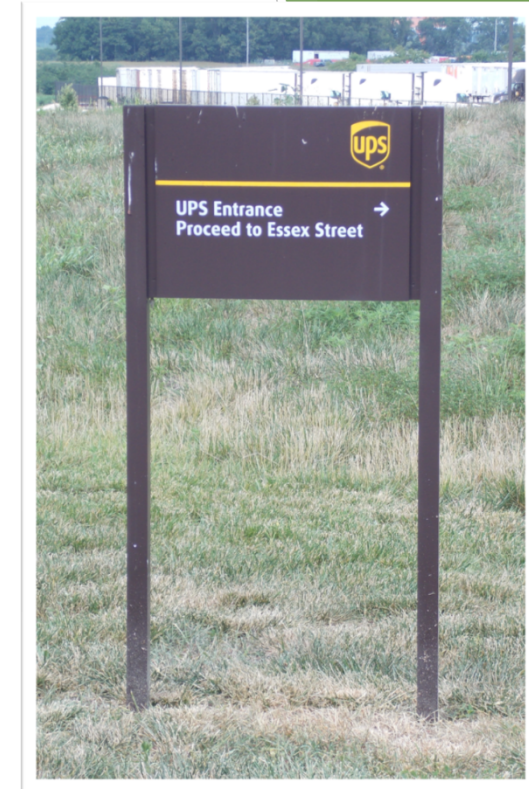
I-G and I-H Industrial Districts							
Type	Max Size	Max Ht (ft)	Max #	Min Setback	Permit Req.	Illum Type	Notes
Free-standing monument, ground signs	80 sq. ft.	height of principal building plus 20 ft.	1	1 ft. from right of way.	yes	internal or external	1 monument, ground, or pole sign per 200 ft. of street frontage
Additional Signs	Same as commercial				yes	internal or external	Same as commercial

# Yard Sign





## External Directional Sign



## Internal Directional Sign

