

**EDGERTON PLANNING COMMISSION  
MEETING AGENDA  
EDGERTON CITY HALL - 404 EAST NELSON STREET  
February 10, 2026  
7:00 P.M.**

The City of Edgerton encourages public participation in local governance issues. To facilitate an efficient and effective meeting, persons wishing to address the Planning Commission must sign-up before the meeting begins. During public hearings, comments must be limited to three (3) minutes per speaker. The maximum time limit for all speakers during each public hearing will be one (1) hour.

The chair may modify these provisions, as necessary. Speakers should state their name and address and then make comments that pertain to the public hearing item.

The chair may limit any unnecessary, off-topic, or redundant comments or presentations. Speakers should address their comments to Planning Commission members only and should not speak to fellow audience members. Commission members will not engage in a dialogue or debate with speakers. Speakers and audience members should conduct themselves in a civil and respectful manner. Disruptive conduct may result in removal from the meeting.

**Call to Order**

1. **Roll Call** \_\_\_\_\_ Draskovich \_\_\_\_\_ Mathos \_\_\_\_\_ Little \_\_\_\_\_ Mueller \_\_\_\_\_ Soemer
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. Minutes from the January 13, 2026 Planning Commission Meeting.

**Regular Agenda**

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

**Business Requiring Action**

**New Business**

6. **UDCA2026-0001: AMENDMENTS TO ARTICLE 12, SIGNS, OF THE CITY OF EDGERTON UNIFIED DEVELOPMENT CODE**
  - a. Presentation from City Staff for Unified Development Code Amendment Application UDCA2026-0001
  - b. Public Hearing for Unified Development Code Amendment Application UDCA2026-0001

- c. Discussion of Unified Development Code Amendment Application UDCA2026-0001
- d. Consideration of Unified Development Code Amendment Application UDCA2026-0001

**7. Future Meeting Reminders**

- March 10, 2026 at 7:00 PM – Regular Session
- April 14, 2026 at 7:00 PM – Regular Session
- May 12, 2026 at 7:00 PM – Regular Session

**8. Announcements**

**9. Adjourn**

**PLANNING COMMISSION  
January 13, 2026 Minutes**

A regular session of the Edgerton Planning Commission (the Commission) was held in the Edgerton City Hall, 404 E. Nelson Street, Edgerton, Kansas on January 13, 2026. The meeting was convened when Chair Tina Mathos called the meeting to order at 7:00 PM.

**1. ROLL CALL**

Jeremy Little	present
Tina Mathos	present
Adam Draskovich	present
Ray Soemer	present
Jordyn Mueller	absent

With a quorum present, the meeting commenced.

Staff in attendance: Zachary Moore, Development Services Director  
Chris Clinton, Planning and Zoning Coordinator  
Hailey Vaughn, Customer Service Representative II  
Beth Linn, City Administrator

Elected Officials in attendance: Mayor Donald Roberts

2. **WELCOME** Chair Mathos welcomed all in attendance to the meeting.
3. **PLEDGE OF ALLEGIANCE** All present participated in the Pledge of Allegiance.

**CONSENT AGENDA**

4. Minutes from December 9, 2026, Planning Commission Meeting.

Commissioner Draskovich moved to approve the Consent Agenda. The motion was seconded by Commissioner Little. The Consent Agenda was approved, 4-0.

**Regular Agenda**

5. **Declaration.** There were no declarations made.

**Old Business**

6. **UDCA2025-0002 AMENDMENTS TO ARTICLE 6, PLANNED UNIT DEVELOPMENT DISTRICT, OF THE CITY OF EDGERTON UNIFIED DEVELOPMENT CODE**

Mr. Zachary Moore, Development Services Director, proposed an update of the Planned Unit Development (PUD) section of the Unified Development Code (UDC). He stated that some updates were made following the feedback given during the work session held on December

9, 2025. For this meeting, staff has put together a presentation and an example of what a PUD could look like in the future. He explained that on a global scale, PUDs have been in use for a while. The City of Edgerton standards have been codified since at least 2012 and have not received many updates since then. After utilizing this tool during the Dwyer Farms project, the team recognized areas that could be updated in the PUD Article to make it a more streamlined process. City staff has been working on code research and drafting a new Article. Code writing is very detailed; he explains that something written on page nine (9) could affect something that was previously written on page one (1). A public hearing, which is required prior to any code updates, will be held during this meeting.

PUD is a unique tool to allow for the creation of an innovative zoning district. This allows a developer to create their own zoning district for a certain property while giving the City the chance to review. City staff will ensure that the proposed project is the best use of the land, the development standards make sense and ask what the City is getting in return. The purpose is Edgerton receiving a higher quality of development by offering relief on a particular development requirement. The relief on standards is negotiated and what the City receives could be a park or other community amenities. The applicant will submit their proposal, City staff reviews and provides comments, and then the applicant revises plans and resubmits.

Mr. Moore stated the purpose statement includes "this tool is intended to provide flexibility to developers and landowners to allow a more imaginative approach to site design, to promote the highest efficiency of the use of the land." It also includes the statement that "In no case is this tool intended to allow a proposal to deviate from adopted development standards without an apparent higher quality development being provided." He explained having the purpose statement early in the Article helps set the tone of the Article. Mr. Moore also highlighted four (4) objectives of the proposed Article:

1. Ensure that all proposed developments utilizing the Planned Unit Development tool are consistent with the adopted Envision Edgerton 2050 Comprehensive Plan, including, but not limited to its adopted Goals, Policies, and Action Items.
2. Provide a development tool to allow for efficient development timelines to help attract quality development.
3. To encourage land development that preserves natural vegetation and existing topographic and geologic conditions to the greatest extent possible to refrain from flooding and other adverse ecological conditions.
4. To combine and coordinate architectural styles, building forms, and structural/ visual relationships within an environment that allows mixing of different land uses in an innovative and functionally efficient manner.

He stated with major code updates like this, it is best to tie it into major plans, like the Envision Edgerton 2050 Comprehensive Plan. The Purpose Statement and Objectives will comprise the first section of the updated Article.

Mr. Moore explained the contents of a PUD would be updated. The previous PUD process relied on several pieces of information that would be in different areas of the application, requiring additional time to locate the information. The goal of this update would be to streamline the process. The contents would include a detailed PUD text, which would be recorded as part of the zoning ordinance; a detailed PUD map, which would be recorded;

supporting images, which would not be recorded but would be saved with the application; and any additional documents submitted as part of the application completeness check, which would not be recorded but would be used by City staff to review.

An example of a possible PUD was handed to the Commission. The purpose of this example was to give an idea and to provide a reference for what a future PUD Map, Text, and supporting images could look like. The example does not include any Edgerton land and was not drawn to scale. Mr. Moore informed the Commission that the PUD Text includes the overall size of the PUD, permitted uses, location of intended uses, any access points that are proposed, and any development standards of the PUD.

Mr. Moore stated the Article would also update the procedure of a PUD application. The process would begin with a pre-application meeting with City staff and a codified review time. This gives the City staff time to review the application and provide early comments on the proposal. Then the applicant would submit an application, which would be followed by an application submittal completeness check. Provided that all of the proper information was provided, City staff would then place the item on a Planning Commission agenda. City staff would then review and prepare the Planning Commission report. A Public Hearing would be held during the Planning Commission meeting. Following the Public Hearing and the Planning Commission meeting, there is a state-mandated protest petition period, which is a 14-day period that would allow property owners within the notification area the ability to submit a petition that, if valid, would require the Governing Body to approve with a super majority vote and not a simple majority. The final step to these procedures would be for the application to be considered by the Governing Body.

Section 6.5 of the proposed Article would outline the different levels of changes to a previously approved PUD. The types of changes would be categorized into three (3) different levels based on the intensity of the change, the first being a major change. A major change would be anything that would increase or decrease the intensity or density of more than five percent (5%), which would require the PUD to go back through the full process. Minor changes of items that City staff would not feel comfortable with approving at an administrative level, but do not require a complete re-write of the PUD text, would come back to the Commission. This process is similar to a Revised Final Site Plan. Lastly, there would be Small Adjustments, such as adding a sign, which would be reviewed and approved by City Staff.

Mr. Moore explained there were recommended changes to the proposed article after the packet was published. An addition of a "Non-Negotiables" section which would require all submittals to adhere to the City's technical specifications, lighting requirements, and sign code. The language in Section 6.2.A.15.b would be amended to clearly allow for road construction. Language would be added to Section 6.2 for floodplain information to be provided. The requirement of Tax and School Impact Study would be removed under Section 6.3.D.i. While understating the impact on the School District and tax base is important, the Commission needs to focus on making decisions based on land use and proper zoning requirements. Any financial incentives would be captured in a Development Agreement that has to be approved by the City Council. Another change would be to refer to State Statutes if one exists for an item. Instead of outlining the requirements in the code, it would be best to refer to State Statute. This would alleviate the need for code amendments every time a State

Statute is updated. The final change is adding architectural standards to Section 6.5 and the levels of changes.

Mr. Moore outlined the next steps for the PUD Article. City staff will revise the draft of Article 6 with any changes from this meeting and correct any code writing changes or formatting. After that, the draft will be sent to the City Attorney for review. Once approved by the City Attorney, the Article will go before City Council for consideration. City staff would like to get this in front of City Council in January, but will most likely be handed to the Councilmembers during the first meeting in February. Once approved by City Council, the Ordinance will be recorded and the UDC will be updated. Then a development application is hopefully applied for in the near future.

This PUD Article update is the first part of the UDC overall update. City staff has broken the UDC update into three (3) buckets. Along with this Article, a minor update to the sign code is needed prior to a full rewrite of that Article, comprise the first bucket. Bucket two (2) will include updates to the Zoning Districts, Uses, Use Definition, and Bulk Regulations. Bucket three (3) will have updates to Development Standards, which are things like architecture, landscaping, and site design. A full update to the sign code will also be done during this time. The final bucket will be updating the procedures, agencies, enforcement, bylaws, and any other chapter(s) in the code.

Commissioner Draskovich asked if the tax and school impact information would still be included for the City Council to consider. Mr. Moore replied that tax and school impact studies only impacts development applications if there is an incentive tied to it. Mayor Roberts added that if the applicants are requesting incentives, then it is mandatory that the incentives be considered by the City Council. However, if the tax and school impact data is strictly for the PUD application, then it would not have to go in front of the City Council.

Commissioner Draskovich asked if this is the case for residential and commercial development. He is concerned that commercial development may impact city services without providing the same tax base as a residential development.

Ms. Beth Linn, City Administrator, answered that the Planning Commission is not deciding on land use based on if this development will cost the City more. The provided example, if someone brings forward a standard application for their property and have plans to construct a retail store, if they are not asking for incentives, then the decision should only be made based on the land use and not if the City will have to provide more services like law enforcement or road care. She added that when a large development comes forward, citizens want to know what the impact on the school district would look like. The decision for zoning and land use must be based off the use of the land and not how it affects the local schools. The school district has their own procedures of viewing our Comprehensive Plan and looking at what types of development we think are going to happen and where it would be best for that development to occur so they can be prepared. By removing the tax and school impact data from the UDC, it makes it easier for the Commission to make decisions on the best use of the land.

Chair Mathos opened the Public Hearing. There were no public comments made. Commissioner Little moved to close the public hearing. Commissioner Draskovich seconded the motion. The public hearing was closed, 4-0.

Commissioner Little requested more clarity about the density of residential units versus the intensity of the square footage of the use of non-residential uses. Mr. Moore stated there seems to be a misunderstanding between the terms. His recommendation would be to change intensity to density in regards to non-residential uses. Another thing that could be added is a clarifying note that states the density for non-residential square footage per acre instead of units per acre like it is with residential development.

Commissioner Draskovich moved to recommend approval of Application UDCA2025-0002 with the changes outlined by City staff as mention earlier and the change of intensity to density regarding non-residential development. Commissioner Little second the motion. Application UDCA2025-0002 was recommended for approval, 4-0.

Mayor Roberts stated that residential density is units or people per acre, but the intensity of a non-residential or commercial development is shown in the zoning districts like C-1, C-2, or C-3. Commissioner Draskovich said he sees the intensity of commercial use increase as the number in the zoning designation increases. He added that it correlates with how serious of a use is. Commissioner Soemer stated that the traffic would also increase depending on the use. Mayor Roberts agreed with Commissioners Draskovich and Soemer. Commissioner Draskovich explained that a more impactful use, such as a Walmart versus a Dollar General, would have a greater intensity and is labeled in the zoning district. Mr. Moore explains the way that the proposed update was drafted is that if a PUD allowed only C-1 uses permitted; and in the future, the applicant wanted to change the intensity of the uses, such as allowing uses found in C-2, then the PUD would need to be rewritten. As an example, he stated that if a development of 20 acres is purposed to include 20,000 square feet of non-residential development, then increasing the intensity would be increasing it to 30,000 square feet of non-residential development. The intensity would be the square footage of non-residential development and not the use itself. Ms. Linn inquired if the use was covered by a different section of the proposed code update. Mr. Moore replied that the use itself would be covered by Section 6.2.A.3.

Mayor Roberts voiced his concern about the intensity of a certain use being different than another use that is permitted in the same zoning district.

Commissioner Draskovich moved to rescind the recommendation for approval for Application UDCA2025-0002 with the changes outlined by City staff and the change of intensity to density regarding non-residential development.

Commissioner Little stated that a non-residential development has nothing to do with housing development. Commissioner Draskovich stated that the Commission would still see the non-residential development presented. Chair Mathos stated that a PUD can be comprised of both residential and non-residential development. Commissioner Draskovich inquired if the entire UDC should be amended to reflect these changes. Mr. Moore replied that the other sections of the UDC will be updated at a later time. Commissioner Draskovich stated that the amendments in the PUD section will impact other sections of the UDC as well. Mr. Moore

replied that more updates will be presented to the Commission later this year. This currently proposed code change is to bring the language of the PUD section into date with current planning practices, and the rest of the UDC updates are intended to follow later this year. He added that, for clarification, a small definition section that lists out density, intensity, and other unique terms can be added into the Article. The long-term goal would be to put all of the definitions in a separate chapter. Chair Mathos asked if there would be other terms that would be included in this definition section. Mr. Moore replied that he will review the Article again and see if there are any other terms that could lead to misunderstanding. Commissioner Draskovich stated that having the terms defined will be beneficial. He said intensity is single family homes versus apartments. The density is also tied into the intensity of the use. The more people, the more intense the use. Commissioner Soemer replied that it is worth having the distinctions between density and intensity. Commissioner Draskovich said there are different types of residential developments, just like there are different types of non-residential developments, that have different intensities. The intensity of a use does relate to the density of the development. Ms. Linn replied that in the section that outlines major changes it states specifically that changes to any permitted use is a major change. Developers know the next steps if they decide to make changes to the permitted uses. Changes in the acreage of land within the PUD are covered in the following section. If a developer changes the use of an area, then it is viewed as a major change and will be presented back to the Commission. Ms. Linn summarized that having a difference between density in residential and intensity in non-residential is needed. This is because those terms are commonly used planning terms, it is best for the City to use similar language as other jurisdictions as to not confuse developers; and in residential development, density already has a set definition. Density in residential development is the amount of people in any given area and the intensity in non-residential development would be the square footage of the development. Ms. Linn stated she believes that having the language about the different changes, so developers know what to expect.

Commissioner Soemer seconded the motion to rescind the recommendation of approval for Application UDCA2025-0002. The recommendation of approval was rescinded, 4-0.

Commissioner Draskovich moved to recommend approval of UDCA2025-002 with the changes outlined by City staff in the presentation and with addition of the term square footage added within the intensity definition of non-residential uses as previously discussed. Commissioner Soemer seconded the motion. UDCA2025-002 was recommended for approval, 4-0.

## **7. Future Meeting Reminders**

Chair Mathos stated that the next regular sessions are scheduled for February 10, 2026, at 7:00 PM; March 10, 2026, at 7:00 PM; and April 14, 2026, at 7:00 PM.

## **8. ANNOUNCEMENTS**

Ms. Linn invited everyone to a public informational meeting for the special sales tax for stormwater and streets, at The Greenspace on Saturday, February 27<sup>th</sup>, at 10:00 AM. Activities for kids will be available during the meeting. This meeting will provide information about the implications of a mail-in ballot question for a sale tax within the City. The tax revenue will only be used for stormwater and street projects. She explained that 82% of each dollar from sales

tax revenue is generated by non-residential business. The City's Stormwater Master Plan highlights \$50 million worth of projects that would be paid by the proposed sales tax and not property tax dollars.

Mayor Roberts wished everyone a happy new year and thanked staff for working on the major project of updating the UDC.

9. **ADJOURN**

Commissioner Draskovich moved to adjourn the meeting. Commissioner Little seconded the motion. The meeting was adjourned at 8:02 PM, 4-0

Submitted by Hailey Vaughn, Customer Service Representative II

DRAFT

# UDCA2025-0002

UNIFIED DEVELOPMENT CODE UPDATES

ARTICLE 6 – PLANNED UNIT DEVELOPMENT (PUD)

PUBLIC HEARING

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JANUARY 13, 2026

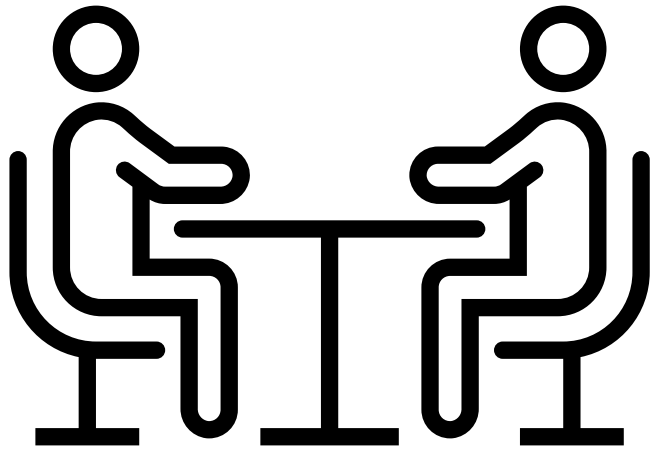
# How did we get here?

- ❑ Planned Unit Development Standards have been codified since at least 2012.
- ❑ Dwyer Farms utilized PUD tool
- ❑ Code Research and Drafting
- ❑ PC Work Session
- ❑ Public Hearing



# What is a Planned Unit Development?

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- Unique tool to allow innovative zoning district.
- Negotiated district – not strictly a developer mandated application.
- Applicant submits, staff reviews and provides comments, applicant revises plans and resubmits.

# Purpose and Objectives

- Revamped Purpose Statement
  - Part - “This tool is intended to provide flexibility to developers and landowners to allow a more imaginative approach to site design, to promote the highest efficiency of the use of the land.”
  - Part - “In no case is this tool intended to allow a proposal to deviate from adopted development standards without an apparent higher quality development being provided.”



# Objectives

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1. Ensure that all proposed developments utilizing the Planned Unit Development tool are consistent with the adopted Envision Edgerton 2050 Comprehensive Plan, including, but not limited to its adopted Goals, Policies, and Action Items.
2. Provide a development tool to allow for efficient development timelines to help attract quality development.
3. To encourage land development that preserves natural vegetation and existing topographic and geologic conditions to the greatest extent possible to refrain from flooding and other adverse ecologic conditions.
4. To combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different land uses in an innovative and functionally efficient manner.

Detailed PUD Text (recorded)

Detailed PUD Map (recorded)

Supporting Images (not recorded)

Additional documents as part of Application completeness check (not recorded)

Contents of a  
PUD

Note: This is not an engineered site plan and drawings are not to scale. This is an example only.

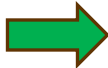
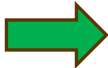


Note: Not architecturally drawn renderings. This is an example only.



# PUD Procedures

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Start with Pre-application and codified review time.

Application submittal, completeness check, and placement on an agenda.

Staff review and Planning Commission report preparation.

Public Hearing at Planning Commission.

Protest Petition Period.

Governing Body Consideration.

# Section 6.5 - Changes to a PUD (if any)

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No Changes – follow regular codified procedure for Site Plans and Final Plats



Major Changes – back through full process (PC Public Hearing & Council)



Minor Changes – back through partial process (PC Public Hearing)



Small Adjustments – staff review and approval

# Changes to Packet



Addition of “Non-Negotiables” (New Section)

Technical Specifications  
Lighting  
Sign Code



Tweaking language in 6.2.A.15.b – clearly allowing road construction



Addition of language and map requirement for floodplain information (Sec. 6.2)



Removal of Tax and School Impact Study as required document (6.3.D.i)



If State Statute has specific rule, refer to that

Protest Petition  
Appeals of Decisions



Adding architectural standards to Section 6.5 and levels of changes

# What's Next for PUD?

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Revise Draft Chapter 6 with any changes from this meeting and any clean up/formatting.



Send draft to City Attorney for review.



City Council consideration.



If approved, Ordinance recorded and Code updated.



Hopefully a development application.

February 2026 – Article 12 Sign Code  
quick update



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graph TD; A[February 2026 – Article 12 Sign Code quick update] --> B[Bucket 2: Zoning Districts, Uses, Use Definitions, Bulk Regulations]; B --> C[Bucket 3: Development Standards (Architecture, Landscaping, Site Design, etc.)]; C --> D[Bucket 4: Procedures, Agencies, Enforcement, Bylaws, and everything else];
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Bucket 2: Zoning Districts, Uses, Use  
Definitions, Bulk Regulations

Bucket 3: Development Standards  
(Architecture, Landscaping, Site  
Design, etc.)

Bucket 4: Procedures, Agencies,  
Enforcement, Bylaws, and everything  
else

What's Next  
for Overall  
Code  
Update?



Questions?

## **EXHIBIT B**

### **PLANNED UNIT DEVELOPMENT TEXT**

#### **JANUARY ACRES**

- 1) A description of the proposed development related to the design, character, and architectural style or theme of the development. This description must demonstrate and innovative, unified, cohesive and compatible plan of development for each use proposed in the development. Proposed developments that contain multiple uses or multiple housing types within the same proposed development must demonstrate consistency in development character and design within the Planned Unit Development.
  - a) *January Acres is a development intended to provide a mix of housing types to include single-family detached homes of varying lot sizes to townhomes of varying sizes to allow its residents to be able to live in this neighborhood for generations to come. A goal of providing a mix of housing types in this neighborhood is to allow its residents to age in place in the greater Edgerton community. The neighborhood will have a street network designed to promote neighborhood inclusivity with a central open green area to be used for community events, parties, passive recreation and other activities. A privately-owned recreation area will be owned and maintained by the neighborhood Homes Association which will include sports fields, a playground, and an open courtyard/plaza area.*
- 2) The total number of acres included within the Planned Unit Development.
  - a) *This Planned Unit Development will include 120.85 acres in total.*
- 3) A list of permitted uses within the Planned Unit Development.
  - a) *Permitted uses within this Planned Unit Development will include the following:*
    - i) *Single-family detached homes and their accessory uses.*
    - ii) *Townhomes up to eight-units attached.*
    - iii) *Community clubhouse and amenity center.*
    - iv) *Religious institutions.*
- 4) The total number of acres included within the Planned Unit Development for each specific proposed land use.
  - a) *The total number of acres for each land use will be divided as follows:*
    - i) *Townhomes: 13.12 acres*
    - ii) *Single-family homes: 71.13 acres*
    - iii) *Active Recreation: 16.08 acres*
    - iv) *Open Space: 3.53 acres*
    - v) *Drainage: 16.99 acres*

- 5) The proposed amount of total proposed dwelling units, with a specific amount provided for each housing type, and the proposed total gross square footage of building space for all proposed non-residential uses.
  - a) *Townhomes: A total of 80 townhomes will be constructed in the northwestern portion of the property on Tract A. Tract A is 13.12 acres in size, resulting in a density on this Tract of 6.10 dwelling units per acre.*
  - b) *Single-family detached homes: A total of 320 single-family detached homes will be constructed on four Tracts totaling 71.13 acres, resulting in a single-family home density of 4.50 dwelling units per acre.*
  - c) *Total Density: A total of 400 dwelling units will be provided within this development, which includes a total of 120.85 acres in the overall development parcel, resulting in a gross density of 3.31 units per acre.*
  - d) *Community clubhouse and amenity area: A community clubhouse with a pool may be built in the recreational area provided in Tract G. This clubhouse, when constructed, may not exceed 8,000 square feet of finished building area.*
- 6) The proposed bulk, height, and area regulations of the proposed development, including, but not limited to height, setbacks, lot coverage, Floor-Area-Ratio (if non-residential), impervious surface ratio (ISR), and required open space.
  - a) *Tract A (Townhomes):*
    - i) *Minimum Lot Area: 2,500 square feet*
    - ii) *Minimum Lot Width: 25 feet*
    - iii) *Minimum Front yard setback: 15 feet*
    - iv) *Minimum Side yard setbacks: 0 feet if an interior unit, minimum 5 feet if an end-unit*
    - v) *Minimum Rear yard setbacks: 10 feet*
    - vi) *Maximum Building Height: 35 feet*
    - vii) *Maximum Lot Coverage: 75%*
    - viii) *Maximum Impervious Surface Ratio: 85%*
  - b) *Tracts B-E (Single-family detached residential):*
    - i) *Minimum Lot Area: 5,000 square feet*
    - ii) *Minimum Lot Width: 50 feet*
    - iii) *Minimum Front yard setbacks: 25 feet*
    - iv) *Minimum Side Yard setbacks: 7 feet*
    - v) *Minimum Rear yard setbacks: 20 feet*
    - vi) *Maximum Building Height: 35 feet*
    - vii) *Maximum Lot Coverage: 65%*
    - viii) *Maximum Impervious Surface Ratio: 75%*
  - c) *Tract G (Community Clubhouse and Amenity Area):*

- i) Minimum Lot Area: 1 acre*
  - ii) Minimum Lot Width: 75 feet*
  - iii) Minimum Front Yard Setbacks: 50 feet*
  - iv) Minimum Side Yard Setbacks: 50 feet*
  - v) Minimum Rear Yard Setbacks: 50 feet*
  - vi) Maximum Building Height: 35 feet*
  - vii) Maximum Lot Coverage: 30%*
  - viii) Maximum Impervious Surface Ratio: 50%*
- 7) The type, size, and amount of infrastructure required and proposed to serve the development, including, but not limited to, drainage facilities, vehicular and pedestrian access to and within the development, interconnectivity to and within the development, any required dedicated right-of-way to accommodate the development, any proposed private or public parkland (note: public parkland must be explicitly approved and accepted by the Governing Body), adequate water and sewer infrastructure to accommodate the property, anticipated demand for fire protection, and anticipated demand for solid waste collection.
- a) The infrastructure needed to serve the development consists of public roads, drainage facilities, public water and sewer, fire protection, police protection, and solid waste collection. All public infrastructure will be built to the City of Edgerton Technical Specifications and will be dedicated to the City following construction by the developer. Police and Fire protection and Solid Waste Collection for the development will be provided by existing City-contracted providers.*
  - b) An internal street network will be constructed to City standards with connection points to the external street network at the following locations:*
    - i) Along Washington Parkway at:*
      - (1) Crawford Street*
      - (2) Osborn Street*
      - (3) Anthony Street*
      - (4) Jefferson Road*
      - (5) Quincy Road*
    - ii) Along Robinson Road at:*
      - (1) Madison Terrace*
      - (2) Jefferson Road*
      - (3) Jackson Street*
    - iii) Along Tyler Road at:*
      - (1) Green Street*
      - (2) Anthony Street*

- c) *Additional right-of-way will be dedicated at the time of platting for Robinson Road and Washington Parkway where it abuts the property. Half-street right-of-way of 100 feet will be dedicated from the centerline of Washington Parkway and 80 feet from the centerline of Robinson Road will be dedicated in accordance with the City's standards for right-of-way dedication.*
  - d) *Water and Sewer. There are existing public water and sewer mains across Washington Parkway to the north. The developer will construct water and sewer lines throughout the development to City standards and will dedicate these improvements to the City upon their acceptance by the Governing Body.*
  - e) *Interconnectivity. To assist with the transition of land uses at Jefferson Road, there are two connection points from the townhome development to the remaining subdivision, at Green Street and Harvey Street, which connect to Jefferson Road.*
  - f) *The active recreation area in the northeastern portion of the development will be privately owned and maintained by the Homes Association. This Active Recreation area will consist of soccer and ball fields, a playground, and will include the clubhouse/amenity building and swimming pool.*
  - g) *Sidewalks will be provided along one side of all streets in the single-family home portion of the development on Tracts B-E. On Tract A, sidewalks will be provided on both sides of all internal streets. Both Jefferson Road and Monroe Road will have a minimum 8-foot-wide path on one side of the road and a minimum 5-foot-wide sidewalk on the other side. An 8-foot-wide concrete walking path will be provided through the passive open space that will be provided in Tract C.*
- 8) The underlying soils and their suitability for the proposed development of the subject property for the proposed uses at their size and scale.
- a) *A geotechnical report was created for this property and was included within the application submittal documents for the Planned Unit Development application. The report identifies three types of soils in the development area including the following soil types, which are suitable for the proposed development.*
    - i) *8301, verdigris silt loam.*
    - ii) *8912, summit silty clay loam.*
    - iii) *8962, woodson silt loam.*
- 9) Identification and description of any historic artifacts or resources found on the subject property.
- a) *No historic artifacts or resources have been found on the subject property.*
- 10) The type and extent of proposed landscaping on site, including, but not limited to, perimeter buffering, land cover on any properties otherwise unfinished with buildings, paving, sidewalks, walkways, alternative landscaping, natural resources, or similar as determined by the Zoning Administrator.

a) *The proposed development will include 20-foot perimeter buffers along each external street to the subdivision to include a minimum of five (5) trees per 100 linear feet. A Type 1 buffer will be provided where Tract A abuts Jefferson Road. Each of the four (4) detention ponds throughout the development will have landscaping installed along the perimeter of the pond. Tract H, which is the open space provided in the center of the development will include native plantings along with a mix of evergreen and deciduous shrubs at a rate of three (3) shrubs per 10,000 square feet of open space. Benches will be provided throughout the passive open space Tract C in locations along the walking path.*

11) Description of any proposed use, location and duration of any temporary uses, such as construction trailers, sales units, model homes, temporary signage related to the construction of the project, as defined by Article 12. For nonresidential projects, this may also include temporary construction activities, including but not limited to rock crushing, concrete/asphalt batch plants, temporary sanitary facilities, job trailers, machinery yards, and similar uses.

a) *Lots 1-5, along Carney Street between Jefferson Road and Jackson Street will be model homes/sales offices for the single-family home portion of the development and Building A in Tract A will house two (2) model units for the townhome portion of the development.*

b) *Temporary signage for the subdivision will be provided in accordance with Article 12 of the Edgerton Unified Development Code (UDC).*

c) *A job trailer will be placed at Lot 92, which is located at the southwest corner of Harvey Street and Madison Street in Tract B. This job trailer will remain in place through construction of Tract C (Phase 3), at which time it will be relocated to Lot 320 at the southeast corner of the intersection at Harrison Street and Anthony Street.*

12) Permitted uses and locations of accessory uses for residential and nonresidential structures, including but not limited to Accessory Dwelling Units, HVAC units, swimming pools (both above and below ground), fencing, clubhouses, swimming pools, playgrounds, or similar uses.

a) *In-ground pools are permitted in the rear yards of single-family home lots in Tracts B-E. Above ground pools are prohibited through the entire development.*

i) *In-ground pools must maintain a minimum 5-foot setback from side and rear property lines and may not encroach any recorded easement.*

b) *Accessory Dwelling Units are permitted in the rear yards of single-family lots in Tract B-E, provided that the overall development of the lot remains in compliance with Section 6 of this Planned Unit Development Text.*

- c) Any fence constructed within this Planned Unit Development must comply with all requirements for fencing in the R-1 District as is defined in Edgerton Unified Development Code, Article 3.2.*
  - d) A community clubhouse/amenity area will be provided in Tract G, the Recreation Area.*
- 13) If signage is proposed with the development, description of permitted signs within the Planned Unit Development including but not limited to, number of signs, permitted sign type size, height, materials, illumination, setbacks, If specific sign details are unknown at the time of PUD submittal, then a Unified Sign Package may be submitted following the initial Planned Unit Development approval as a Major Modification.
- a) All signage proposed within the development will comply with the regulations provided in Article 12 of the Edgerton Unified Development Code.*
- 14) The architectural requirements for the development, including, but not limited to permitted building and roofing materials, percentage of building material requirements on each façade type, proposed color schemes of buildings, required horizontal and vertical articulation, and any additional design elements.
- a) Tract A (Townhomes)
    - i) Building Materials - Each of the townhome units constructed on Tract A will be clad entirely with Category 1 masonry materials and clear glass on all façades.*
    - ii) Vertical Articulation – Vertical articulation will be provided by either a change in height of at least two feet, or by providing a pronounced feature such as a roof gable on each individual townhome unit. To count towards the vertical articulation requirement, a roof gable (if used) must extend greater than 50% of the height of the roof from the eave to the roof peak.*
    - iii) Horizontal Articulation – A variation in the horizontal wall plane will vary by at least two (2) feet from the edge of one unit to the next.*
    - iv) Garages – Garage doors must be made of a decorative metal material and may include clear glass for up to 25% of the garage door. At least 50% of the garages within the development of Tract A must be either recessed from the remainder of the townhome unit’s wall or must have a covered entry feature projecting at least two (2) feet past the face of the garage wall.*
    - v) Townhome Unit Entry – Each individual townhome unit must have a covered entryway to the front door.*
    - vi) Roofing Materials – All units must use one of the following roofing materials:
      - (1) Slate*
      - (2) Tile*
      - (3) Synthetic or composite slate*
      - (4) Asphalt shingles***

b) Tracts B-E (Single-Family Detached Homes)

- i) Building Materials – Each of the single-family homes within the subdivision must have a front façade made entirely of Category 1 masonry materials.
- ii) Roofing Materials – All units must use one of the following roofing materials:
  - (1) Slate
  - (2) Tile
  - (3) Synthetic or composite slate
  - (4) Asphalt shingles

c) Tract G (Community Clubhouse/Amenity Area)

- i) Building Materials – The community clubhouse will be clad entirely in Category 1 masonry materials and clear glass.
- ii) Focal Point Element – The community clubhouse will include a focal point element clearly defining the location of the building’s main entrance. This may include a portico, covered entryway, extended awning, or similar.
- iii) Vertical Articulation – Vertical articulation, as defined in Article 4.3 of the Edgerton Unified Development Code must be provided every 50 linear feet of each façade.
- iv) Horizontal Articulation – Horizontal articulation, as defined in Article 4.3 of the Edgerton Unified Development Code must be provided every 75 linear feet of each façade.
- v) Roofing Materials – The community clubhouse must utilize one of the following roofing materials:
  - (1) Slate
  - (2) Tile
  - (3) Synthetic or composite slate
  - (4) Asphalt shingles

d) Prohibited Materials

- i) In no instance may the following materials be used as an exterior building material within this development:
  - (1) Plain, flat-faced block
  - (2) Metal siding or panels (not to include metal trim and flashing)
  - (3) Mirrored glass
  - (4) Exterior Insulation and Finish System (EIFS)
  - (5) Composite wood (panels, siding, trim)
  - (6) Vinyl and PVC
  - (7) Ceramic
  - (8) Translucent wall panel systems
  - (9) Fabric

15) A proposed phasing schedule, which must include the number or percentage of residential (in units) or non-residential (in square feet by use type) for development to be completed within a specific phase of a proposed development, with a specific definition of a date of commencement, a specific date of completion, with a specific term of completion defined within the Text. Phasing may of the PUD may be defined by either of the two following methods:

- a) The provision of the estimate of uses to be developed on a yearly basis within phases. The estimated phases may overlap during construction; however, a phase must be at least eighty percent (80%) complete, before the next phase may proceed; or
- b) The provision of number of residential units or non-residential square footage that comprises a phase and the provision of specific development conditions related to the specific phase (e.g. prior to the platting of one hundred dwelling units, an amenity tract must be provided.)

*a) This proposed will be developed in five (5) overall phases, which will include the following:*

- a. Phase 1
  - i. 56 Townhome units in Tract A, all west of Harvey Street and*
  - ii. 52 single-family homes in Tract B.**
- b. Phase 2
  - i. 24 Townhome units in Tract A, all east of Harvey Street and*
  - ii. 94 single-family homes in Tract C.*
  - iii. The Community Clubhouse and Amenity Area**
- c. Phase 3
  - i. 70 single-family homes in Tract D**
- d. Phase 4
  - i. 78 single-family homes in Tract E.**

*b) Commencement for a phase is defined as the issuance of the first building permit in each phase.*

*a. Commencement of Phase 1 will begin within 30 days of issuance of substantial completion for the public infrastructure of Phase 1.*

*c) Completion of a phase is defined as the issuance of the final certificate of occupancy for the final dwelling unit (100%) of the phase.*

*d) Public improvements for a subsequent Phase may be reviewed, approved, and construction may commence upon issuance of substantial completion for the previous phase.*

*e) Commencement of a subsequent phase may occur once a building permit has been issued for at least 80% of the previous phase.*



**120 ACRE DEVELOPMENT PLAN**



**MEMORANDUM**

Date: February 10, 2026

To: City of Edgerton Planning Commission

From: Zachary Moore, Development Services Director

Re: Public Hearing for UDCA2026-0001 Regarding Amendments to Article 12 (Signs) of the Edgerton Unified Development Code (UDC)

As part of the overall rewrite of the City's Unified Development Code (UDC), staff identified several areas of Article 12 of the City's UDC, which pertains to permitted signs and their standards in different zoning districts, that should be updated to ensure any signage proposed by future development meet the City's expectation of development standards. The summary of changes listed below were identified as recommended changes due to the nature of them being able to be achieved in the current Code format, without an overhaul of the UDC or Article 12 needing to occur for them to take effect. A complete rewrite of Article 12 is still anticipated to occur as a part of the overall UDC rewrite, which the updates proposed here, if approved, would carry over with.

**Summary of Changes**

1. Monument Signs in Commercial Districts & Business Park Districts and Monument Sign Base Width requirements in all Districts – Staff is requesting additional discussion and direction regarding monument signs for all districts, including but not limited to, sign face size (in square footage), overall sign height, monument sign base width, maximum number of monument signs, and minimum setbacks. These sections have been highlighted in the draft Article 12 included in this packet for review. Staff will draft several different options for monument signs for the Planning Commission to review, and those options will be distributed at the Planning Commission meeting.
2. Monument Signs in I-G (General Industrial) and I-H (Heavy Industrial) Districts – Staff is recommending that the standards for monument signs in the City's two Industrial Zoning Districts are updated to reflect the same standards that are already provided in the L-P District.
3. External Directional Signs – External Directional Signs are being revised to require a solid base instead of being allowed to have these types of signs mounted on posts.
4. Home Occupation signs in Residential Districts – Staff is proposing to remove the allowance for this sign type from Code.
5. Interstate/Highway Monument Sign – Staff is proposing to remove "Highway" from this sign type, limiting this type of sign to being within a certain distance from Interstate 35 only.
6. Non-Monument Signs in the B-P (Business Park) District – Staff recommends that any non-monument sign in the B-P (Business Park) District be subject to the same standards as signs in the L-P (Logistics Park) District.
7. Planned Unit Development Signs – Staff recommends that the signs permitted in Planned Unit Developments (PUDs) align with direction provided by the Governing Body with UDCA2025-0002, updates to Article 6 – Planned Unit Development, of the Unified Development Code. The Governing Body will consider these updates, which were presented to the Planning Commission on January 13, 2026, at a future meeting.

8. Enforcement of violations in L-P (Logistics Park) District signs – Staff is recommending that notice of violations of Table 12-4 should be updated so their communication to any violators be initiated by the Zoning Administrator rather than the building official.
9. Typographical errors have been updated.

### **Conclusion**

Staff requests that the Commissioners provide any additional feedback regarding the proposed amendments, which have been included in this packet, to **Article 12** for **Signs** standards. Staff will collect comments and feedback and incorporate them into an updated version of Article 12, which will be presented to the City Council for review, consideration, and adoption. Additional changes may be forthcoming based on feedback provided by the City Council. Prior to presentation to the City Council, staff will provide a revised copy of the UDC to the City Attorney for review.

## 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.
- 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.

**12.4 Exemptions.** The following 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.
- C. Non-illuminated signs on properties in commercial districts oriented to individuals on the property, not exceeding 4 square feet in area or letters up to 6 inches in height.

**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;
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 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 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 private sign shall be erected or maintained on public property without express permission of the Governing Body.
- E. 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.

## 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 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.
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.
- 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.

**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.
- G. **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. **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. **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. **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. **Institutional sign.** A sign identifying a club, association, school, hospital, church, place of worship, fire station, cemetery or any other entity or facility.
- L. **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.
- M. **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.
- N. **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. **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. **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. **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. **Parked Vehicle Service Sign.** A sign adjacent to parked vehicle stalls in a parking area.
- S. **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. **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. **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. **Portable Sign.** A sign not designed or intended to be permanently affixed into the ground or to a structure.
- W. **Post Sign.** A temporary sign constructed of sturdy materials which may be used on an unplatted or undeveloped site.
- X. **Projecting (Blade) Sign.** A sign extending from the face of the building to which it is attached, usually at a right angle.
- Y. **Public Way or Right-of-Way.** Any way designed for vehicular or pedestrian use and is maintained with public funds.
- Z. **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. **Safety Control Signs.** Warning, control, traffic, or required public safety signs.
- BB. **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. **Sign Area.** The facing of a sign, including copy, insignia, background, and borders.
- DD. **Signable Area.** The signable area of a building is the square footage of each building façade where signage would be allowed.
- EE. **Subdivision Sign.** A monument sign identifying a subdivision located in a residential zoning district.
- FF. **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. **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. **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. **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. **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. **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. **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.

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**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.

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

Permitted Signs in All Districts							
Type	Max Size	Max Ht (ft)	Max #	Min Set-back	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 Set-back	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 Set-back	Permit Req.	Illum Type	Notes
Home Occupations	8 sq. ft. and 2 x 3 ft. on building	6 ft.	2	2 required yard set-back	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	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 Set-back	Permit Req.	Illum Type	Notes
				create a traffic hazard.			
<b>Institutional – Wall Signs</b>	On a stand alone building or a multitenant complex, the total area of the wall sign shall be one and a half square feet of sign are for each one foot of linear footage of the building façade facing the street.	Wall height; may not extend past roof-line 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 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.	See section 12.8 for calculation of sign area parameters.
<b>Subdivision name</b>	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
<b>Name plate for building</b>	4 sq. ft	Per building			no		per building

<b>Place name - gives name of apartment complex</b>	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
<b>Home Occupation</b>	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
<b>Institutional</b>	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

### 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. Set-back	Permit Required	Illum. Type	Notes
<b>Awning</b>	Permanent	<p>Graphic text cannot exceed 30% of the total exterior surface area of the awning;</p> <p>If side panels are provided they may not carry text or images greater than 20% of the awning panel area;</p> <p>Text and graphics on a valance shall not be larger than 8 inches in height.</p>	N/A – sign coverage limited to awning face.	See notes.	May not protrude from awning face.	Yes	<p>Decorative downlights above awning only;</p> <p>No illumination allowed on awning.</p>	<p>One sign face per window or door opening as allowed by district design standards;</p> <p>When multiple awnings occur in a row on a building side, every other awning surface should be left free of sign graphics or text;</p> <p>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.</p>
<b>Blade Sign (AKA Projection Sign)</b>	Permanent	12 sq. ft. in area per side; may have two sign faces.	<p>Shall maintain not less than 8 ft. clearance between the bottom of the sign and the finished grade;</p> <p>May not extend more than 2 ft. above the building parapet/roofline.</p>	1	May not extend more than 3 ft. from the wall façade or into public right of way.	Yes	Internal illumination only.	<p>May only be placed on a front façade;</p> <p>May not be used in conjunction with a wall sign.</p>

## Permitted Signs in CD- Downtown Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
<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 multi-tenant 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.  A wall sign may be placed on a non-street facing façade, provided that there is an outdoor function related to the use, such as a courtyard,	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 multi-tenant 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.  Signs facing the rear of a building are prohibited.  See section 12.8 for calculation of sign area parameters.

## Permitted Signs in CD- Downtown Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
				plaza, seating area, or gathering space				
<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 10% of total glass area unless no wall sign is provided;  If no wall sign is provided then window sign can be 20% of total glass area.	Within window confines	1	N/A	No	External or internal	Sign may be painted or etched on glass – must be on interior surface of window;  Sign made from materials (not etched or painted on glass) must be hung inside; 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.

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

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
<b>Awning</b>	Permanent	<p>Graphic text cannot exceed 30% of the total exterior surface area of the awning;</p> <p>If side panels are provided they may not carry text or images greater than 20% of the awning panel area;</p> <p>Text and graphics on a valance shall not be larger than 8 inches in height.</p>	N/A – sign coverage limited to awning face.	See notes.	May not protrude from awning face.	Yes	<p>Decorative downlights above awning only;</p> <p>No illumination allowed on awning.</p>	<p>One sign face per window or door opening as allowed by district design standards.</p> <p>When multiple awnings occur in a row on a building side, every other awning surface should be left free of sign graphics or text;</p> <p>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.</p>
<b>Blade Sign (AKA Projection Sign)</b>	Permanent	12 sq. ft. in area per side; may have two sign faces.	<p>Shall maintain not less than 8 ft. clearance between the bottom of the sign and the finished grade;</p> <p>May not extend more than 2 ft. above the building parapet/roofline.</p>	1	May not extend more than 3 ft. from the wall façade or into public right of way.	Yes	Internal illumination only.	<p>May only be placed on a front façade;</p> <p>May not be used in conjunction with a wall sign.</p>
<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. Set-back	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 <del>an Interstate-</del> <b>35-or Highway.</b></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</p>

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

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
								<p>bushes shall be provided around the base of the sign as approved.</p> <p>See Section 12.8 for design details regarding Monument Signs.</p>
<b>Monument Sign</b>	Permanent	<p>.5 sq. ft. in area per linear foot of street frontage;</p> <p>Maximum of 120 sq. ft. in area per sign face; may be single or double faced.</p>	10 ft. from natural grade or average grade including base.	1 per principal building per street frontage.	12 ft. setback from property lines.	Yes	<p>Light source may be internal or external; if external, it must be directed away or shielded from passersby, adjacent properties and motorists.</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>See Section 12.8 for design details regarding Monument Signs.</p>
<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><del>May be wall mounted or installed using metal two inch square posts;</del></p> <p><del>Wooden posts are not allowed unless they are metal wrapped. Must be constructed on a solid base.</del></p> <p><del>On-site identification signs with posts are not permitted.</del></p>

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

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	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.	1 per drive through lane; Must be separated from any Vehicle Drive Lane Sign	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>

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

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
				by at least 15 ft.				<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 multi-tenant 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 multi-tenant 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. Set-back	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. Set-back	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 awning 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>External Directional Sign</b>	Permanent	6 sq. ft. per face, can have two sign faces	5 ft. from grade	1 per site entrance	Cannot be located in the public right-of-way or sight triangle	Yes	Internal illumination only.	Must be constructed on a solid base.  External Directional Signs with posts are not permitted.

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

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
<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, 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.  <i>*Informational or Safety Signs such as signs defining "Enter Only", "Exit Only", "Clearance", etc. do not count against the maximum number of Freestanding Canopy Signs.</i>
<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	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 <del>an</del> Interstate- <u>35</u> or Highway.  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

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

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
								<p>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. See Section 12.8 for design details regarding Monument Signs.</p>
<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>

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

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
								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.  May only be placed on premise.
<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;  <del>May be wall mounted or installed using metal two-inch square posts;</del>  <del>Wooden posts are not allowed unless they are metal wrapped. Must be constructed on a solid base.</del> <del>On-site identification signs with posts are not permitted.</del>
<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>Truck Scale Signs</b>	Permanent	120 sq. ft. per face, can be double faced	25 feet from grade to the top of the sign	1 per truck scale	Same as building	Yes	Internal illumination only.	Posts must be wrapped in a masonry material such as stone, brick, or similar.

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

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
					setback for zoning district			
<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.	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.	<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-2 - Heavy Service Commercial District

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	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 multi-tenant 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 multi-tenant 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>
<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	1 sign per accessory building; must be constructed out of permanent material.

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

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
							properties and motorists.	
<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. Set-back	Permit Required	Illum. Type	Notes
<b>Awning</b>	Permanent	Graphic text cannot exceed 30% of the total exterior surface area of the awning;	N/A – sign coverage limited to awning face.	See notes.	May not protrude from awning face.	Yes	Decorative downlights above awning only;	<p>One sign face per window or door opening as allowed by district design standards.</p> <p>When multiple awnings occur in a row on a building side, every other awning</p>

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

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
		<p>If side panels are provided they may not carry text or images greater than 20% of the awning panel area;</p> <p>Text and graphics on a valance shall not be larger than 8 inches in height.</p>					No illumination allowed on 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>External Directional Sign</b>	Permanent	6 sq. ft. per face, can be double faced	5 feet from grade	1 per site entrance	Cannot be located in the public right-of-way or sight triangle	Yes	Internal illumination only.	<p>Must be constructed on a solid base.</p> <p>External Directional Signs with posts are not permitted.</p>
<b>Blade Sign (AKA Projection Sign)</b>	Permanent	12 sq. ft. in area per side; may have two sign faces	<p>Shall maintain not less than 8 ft. clearance between the bottom of the sign and the finished grade;</p> <p>May not extend more than 2 ft. above the building parapet/roofline</p>	1	May not extend more than 3 ft. from the wall façade or into public right of way.	Yes	Internal illumination only.	<p>May only be placed on a front façade;</p> <p>May not be used in conjunction with a wall sign.</p>
<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	

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

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
							shielded from 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. * <i>Informational or Safety Signs such as signs defining "Enter Only", "Exit Only", "Clearance", etc. do not count against the maximum number of Freestanding Canopy Façade Signs.</i>
<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	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 <del>an</del> <u>Interstate-35 or Highway</u> .  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;  The width of the base of the sign shall not be less than

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

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
								<p>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. See Section 12.8 for design details regarding Monument Signs.</p>
<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>

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

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
								May only be placed on premise.
<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;  <del>May be wall mounted or installed using metal two inch square posts;</del>  <del>Wooden posts are not allowed unless they are metal wrapped. Must be constructed on a solid base.</del> <u>On-site identification signs with posts are not permitted.</u>
<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>Truck Scale Signs</b>	Permanent	120 sq. ft. per face, can be double faced	25 ft. from grade to the top of the sign	1 per truck scale	Same as building setback for zoning district	Yes	Internal illumination only.	The posts must be wrapped in a masonry material such as brick, stone or similar.  The maximum width from the outside of the wrapped posts is 20 feet.
<b>Vehicle Drive Lane Sign</b>	Permanent	32 sq. feet in area	6 ft.	1 per drive lane.	Same as parking setback for	Yes	Internal illumination only.	May be attached to wall or freestanding;

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

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
					applicable zoning district.			<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> <p>If visible from a public street, additional landscaping and/or screening is required</p>

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

Type	Perm. Or Temp.	Max. Size	Max Height (ft.)	Max #	Min. Set-back	Permit Required	Illum. Type	Notes
								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 multi-tenant 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 multi-tenant 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.  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. Set-back	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>

D. Table 12 – 4 Signs Permitted in Industrial Districts

Permitted Signs in B-P, IG and I-H Districts							
Business Parks							
Type	Max Size	Max Ht (ft)	Max #	Min Set-back	Permit Req.	Illum Type	Notes
Free-standing monument, ground signs	By review	By review		4 ft. from right of way.	yes	internal or external	Sign control standards are established by review of the preliminary park plan
Additional Signs	<del>By review</del> Same as L-P District	<del>By review</del> Same as L-P District			yes	<del>internal or external</del>	<del>1 pole sign per principal building</del> Same as L-P District

## 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, signs can be double faced	5'	1 per site entrance per building occupant	Not located in the right of way, <del>sight</del> triangle or off-premises	Yes	Internal or external	Maximum allowed square footage is 6 SF per building occupant to maximum of 18 SF in total.  Cannot be mounted on posts, must be mounted on a solid base.
<b>Flags</b>	Exempt	110'	5 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.	Must be shown on site plan. Building permit required for pole installation and electrical if applicable.
<b>Internal Directional Sign</b>	6 sq ft	5'	4 total per site	Not located in the right of way, <del>sight</del> triangle or off-premises	No	None	Must be constructed of permanent materials.  <del>May be wall mounted or installed using metal two-inch square posts.</del>  <del>Wooden posts are not allowed unless they are metal wrapped. Cannot be mounted on posts, must be mounted on a solid base.</del>

## L-P Logistics Park District

Type	Max. Size	Max. Ht. (ft)	Max. #	Min. Setback	Permit Req.	Illum. Type	Notes
<b>Kiosk</b>	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, <b>sight</b> 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>
<b>Monument Sign</b>	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><b>The base shall extend a minimum of ¼ the entire length of the sign.</b></p> <p><b>The total area of the base and support structure shall be at least 75% of the sign face area.</b></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>

## 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.

## L-P Logistics Park District

Type	Max. Size	Max. Ht. (ft)	Max. #	Min. Setback	Permit Req.	Illum. Type	Notes
<b>Wall Sign-side façade</b>	Side Max SF= .5x length of side wall of building	Shall not extend above the roofline or façade of the building	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. A wall sign shall not extend more than twelve (12) inches from the building wall to which it is attached.
<b>Window sign-age not readable from right of way</b>	exempt	exempt		N/A – located in window only	No	None	
<b>Yard Sign</b>	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~~ Zoning Administrator.

## I-G and I-H Industrial Districts

I-G and I-H Industrial Districts							
Type	Max Size	Max Ht (ft)	Max #	Min Set-back	Permit Req.	Illum Type	Notes
<b>Free-standing monument, ground signs</b>	80 sq. ft. 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)	height of principal building plus 20 ft. 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	1 ft. from right of way. 15 feet from all property lines; outside of sight triangles and easement; minimum 400 feet from another free-standing sign located on the same property	yes	internal or external	<p><u>Platted private roads may be considered a 2nd street frontage for purposes of determining the number of allowed monument signs.</u></p> <p><u>Base must be a minimum of two feet in height.</u></p> <p><u>The base shall extend a minimum of ¼ the entire length of the sign.</u></p> <p><u>The total area of the base and support structure shall be at least 75% of the sign face area.</u></p> <p><u>The base and support structure shall not exceed the sign face area by more than 10 percent.</u></p> <p><u>The sign face may not exceed 50% of the overall sign structure.</u></p> <p style="text-align: center;"><u>1 monument, ground, or pole sign per 200 ft. of street frontage</u></p>
<b>Additional Signs</b>	Same as commercial				yes	internal or external	Same as commercial