

## 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 followings signs and devices shall be exempt from the provisions of this Article:

- A. Official signs erected by a city, or county, State of Kansas, or the federal government.
- B. Signs erected for public information, safety or direction by any utility, governmental authority, or public service district.
- 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 is present, the sign face is the rectangle, box, circle, or other regular geometric shape, or combinations thereof, enclosing the letters, logo or other graphic elements.
  - c. If a sign is composed of letters only, with no connection by the advertising structure between the letters, the copy area shall be determined by measuring the distance from the outside edges of the outside letters and from the top of the largest letter to the bottom of the lowest letter. If one letter is unequally large or small in comparison to the other letters composing the sign, the unequal letter shall be square off, the remaining letters shall be measured from the outside edges and the two areas added together for a total copy area determination.
  - d. The area of all signage (wall, window, awning, etc.) on one building (standalone or multitenant) shall not exceed ten (10) percent of the wall area of the wall façade on which multiple signs are located.
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.

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

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

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

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

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

| Permitted Signs in R-1, Single Family Residential Districts |                                     |             |        |                         |             |            |  |
|---|-------------------------------------|-------------|--------|-------------------------|-------------|------------|--|
| Type  | Max Size                            | Max Ht (ft) | Max #. | Min Setback             | Permit Req. | Illum Type | Notes  |
| Home Occupations  | 8 sq. ft. and 2 x 3 ft. on building | 6 ft.       | 2      | 2 required yard setback | yes         | external   | Monument or ground style and a sign attached to building |

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

| Type                              | Max Size  | Max Ht (ft)  | Max #.  | Min Setback  | Permit Req. | Illum Type  | Notes   |
|-----------------------------------|---|--|---|--|-------------|---|---|
| <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>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 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 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                                  |

| <b>Planned Unit Development Districts</b> |                 |                    |               |   |                    |                   |  |
|---|-----------------|--------------------|---------------|---|--------------------|-------------------|--|
| <b>Type</b>                               | <b>Max Size</b> | <b>Max Ht (ft)</b> | <b>Max #.</b> | <b>Min Setback</b>  | <b>Permit Req.</b> | <b>Illum Type</b> | <b>Notes</b>   |
| <b>All Permanent Signs</b>                | By review       | By review          | By review     | Not located in the right of way. and cannot create a traffic hazard | yes                | By review         | All permanent signs in a PUD are approved during the review of the preliminary and final plans |

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

| Permitted Signs in CD- Downtown Commercial District |                |  |   |            |  |                 |   |  |
|---|----------------|--|---|------------|--|-----------------|---|--|
| Type  | Perm. Or Temp. | Max. Size  | Max Height (ft.)  | Max #      | Min. Setback   | Permit Required | Illum. Type   | Notes  |
| <b>Awning</b>                                       | Permanent      | <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 awing 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. Setback                                    | 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 multitenant complex, the total area of the wall sign shall be one and a half square feet of sign area for each one foot of linear footage of the building façade facing the street. | Wall height; may not extend past roofline or parapet.     | 1 per front or side of building facing a street up to a total of 3 maximum; may not be placed on rear of building.<br><br>A wall sign may be placed on a non-street facing façade, provided that there is an outdoor function related to | N/A – may not protrude off of wall of building. | Yes             | External or internal illumination; decorative downlights required for external illumination; must be directed away or shielded from passersby, adjacent properties and motorists. | If a tenant is part of a multitenant complex, each tenant shall be allowed one (1) wall sign no greater than ten (10) percent of the tenant wall area upon which the sign is placed.<br><br>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.<br><br>Signs facing the rear of a building are prohibited.<br><br>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. Setback                                    | Permit Required | Illum. Type   | Notes   |
|---|----------------|---|--|---|---|-----------------|---|---|
|   |                |   |  | the use, such as a courtyard, 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;<br><br>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;<br><br>Sign made from materials (not etched or painted on glass) must be hung inside;<br>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. Setback   | 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 awing 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                   |  |

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

| Type   | Perm. Or Temp. | Max. Size  | Max Height (ft.)                            | Max #                                  | Min. Setback  | Permit Required | Illum. Type  | Notes   |
|--|----------------|--|---|--|---|-----------------|--|---|
|  |                |  |   |  |   |                 | 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.  |
| <b>Interstate/Highway Adjacent Monument Sign</b> | Permanent      | Area per face shall not exceed 200 sq. ft., maximum two faces permitted.               | 30 ft. above the natural or average grade   | 1 per parcel                           | Shall not be closer than 30 ft. of all property lines or located within any easement. | Yes             | Internal Only  | <p>May contain a changeable copy sign;</p> <p>No flashing, intermittent or moving lights; LED signs must display image for at least 8 seconds;</p> <p>Changeable copy content and logo are used to calculate total sq. ft. when calculating maximum sq. ft. per sign side;</p> <p>Allowed if a minimum of 50% of the site is within 800 ft. of the centerline or 500 ft. of the right of way (whichever is less) of an Interstate or Highway.</p> <p>The width of the base of the sign shall not be less than 20% of the width of</p> |

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

| Type                               | Perm. Or Temp. | Max. Size   | Max Height (ft.)   | Max #   | Min. Setback                        | Permit Required | Illum. Type  | Notes   |
|------------------------------------|----------------|---|--|---|-------------------------------------|-----------------|--|---|
|                                    |                |   |  |   |                                     |                 |  | <p>the sign face or more than 60% of the width of the sign face.</p> <p>Landscaping such as flowering trees, shrubs and bushes shall be provided around the base of the sign as approved.</p> <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             | Light source may be internal or external; if external, it must be directed away or shielded from passersby, adjacent properties and motorists. | <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>May be wall mounted or installed using metal two-inch square posts;</p>   |

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

| Type                                | Perm. Or Temp. | Max. Size  | Max Height (ft.) | Max #               | Min. Setback  | Permit Required | Illum. Type                 | Notes   |
|-------------------------------------|----------------|--|------------------|---------------------|---|-----------------|-----------------------------|---|
|                                     |                |  |                  |                     |   |                 |                             | Wooden posts are not allowed unless they are metal wrapped.   |
| <b>Parked Vehicle Service Signs</b> | Permanent      | 6 sq. ft. in area per face; may be installed back to back. | 6 ft.            | 1 per order station | Same as parking setback for applicable zoning district. | Yes             | Internal illumination only. | May contain visual or auditory communication system.  |
| <b>Vehicle Drive Lane Sign</b>      | Permanent      | 32 sq. feet in area  | 6 ft.            | 1 per drive lane    | Same as parking setback for applicable zoning district. | Yes             | Internal illumination only. | <p>May be attached to wall or freestanding;</p> <p>If freestanding, must be built on a solid base that is at least 50% of the width of the sign face;</p> <p>Shall be located along the sides or rear of the building;</p> <p>If visible from a public street, additional landscaping and/or screening is required to screen board from view from public street;</p> <p>Must be constructed to match the aesthetics of the main building including building materials used;</p> <p>May contain visual or auditory communication system.</p> |

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

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

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

| Type                                    | Perm. Or Temp. | Max. Size   | Max Height (ft.)                           | Max # | Min. Setback                                    | Permit Required | Illum. Type   | Notes  |
|---|----------------|---|--|-------|---|-----------------|---|--|
|   |                |   |  |       |   |                 | properties and motorists.   | that one may be placed on each side of a corner façade.<br><br>Signs facing the rear of a building are prohibited.<br><br>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.  |
| <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  | Sign may be painted or etched on glass – must be on interior surface of window;<br><br>Sign made from materials (not etched or painted on glass) must be hung inside;<br><br>Neon signs may be used as a window sign and may encompass 30% of total glass area as long as no |

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

| Type | Perm. Or Temp. | Max. Size | Max Height (ft.) | Max # | Min. Setback | Permit Required | Illum. Type | Notes                            |
|------|----------------|-----------|------------------|-------|--------------|-----------------|-------------|----------------------------------|
|      |                |           |                  |       |              |                 |             | other window signage is present. |

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

| Type                                    | Perm. Or Temp. | Max. Size  | Max Height (ft.)   | Max #      | Min. Setback  | Permit Required | Illum. Type   | Notes   |
|---|----------------|--|--|------------|---|-----------------|---|---|
| <b>Awning</b>                           | Permanent      | <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; 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   | Shall maintain not less than 8 ft. clearance between the bottom of the | 1          | May not extend more than 3 ft. from the wall façade or into | 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 C-2 - Heavy Service Commercial District

| Type   | Perm. Or Temp. | Max. Size  | Max Height (ft.)   | Max #                                  | Min. Setback  | Permit Required | Illum. Type  | Notes   |
|--|----------------|--|--|--|---|-----------------|--|---|
|  |                |  | sign and the finished grade;<br><br>May not extend more than 2 ft. above the building parapet/roofline |  | public right of way.  |                 |  |   |
| <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.  |
| <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 an Interstate or Highway.<br><br>May contain a changeable copy sign;<br><br>No flashing, intermittent or moving lights; LED signs |

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

| Type                        | Perm. Or Temp. | Max. Size   | Max Height (ft.)  | Max # | Min. Setback                        | Permit Required                           | Illum. Type   | Notes  |
|-----------------------------|----------------|---|---|-------|-------------------------------------|---|---|--|
|                             |                |   |   |       |                                     |   |   | <p>must display image for at least 8 seconds;</p> <p>Changeable copy content and logo are used to calculate total sq. ft. when calculating maximum sq. ft. per sign side;</p> <p>The width of the base of the sign shall not be less than 20% of the width of the sign face or more than 60% of the width of the sign face.</p> <p>Landscaping such as flowering trees, shrubs and bushes shall be provided around the base of the sign as approved.<br/>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</p>   |

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

| Type                                | Perm. Or Temp. | Max. Size  | Max Height (ft.)   | Max #   | Min. Setback                        | Permit Required | Illum. Type  | Notes  |
|-------------------------------------|----------------|--|--|---|-------------------------------------|-----------------|--|--|
|                                     |                |  |  |   |                                     |                 |  | <p>calculate total sq. ft. when calculating maximum sq. ft. per sign side;</p> <p>Allowed if a minimum of 50% of the site is within 800 ft. of the centerline or 500 ft. of the right of way (whichever is less) of an Interstate.</p> <p>May only be placed on premise.</p> |
| <b>Monument Sign</b>                | Permanent      | .5 sq. ft. in area per linear foot of street frontage;<br><br>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.  | <p>Must be constructed of permanent materials;</p> <p>May be wall mounted or installed using metal two-inch square posts;</p> <p>Wooden posts are not allowed unless they are metal wrapped.</p>   |
| <b>Parked Vehicle Service Signs</b> | Permanent      | 6 sq. ft. in area per face; may be installed back to back.   | 6 ft.  | 1 per order station.                          | Same as parking setback for         | Yes             | Internal illumination only.  | May contain visual or auditory communication system.   |

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

| Type                                     | Perm. Or Temp. | Max. Size           | Max Height (ft.) | Max #   | Min. Setback   | Permit Required | Illum. Type                  | Notes   |
|--|----------------|---------------------|------------------|---|--|-----------------|------------------------------|---|
|  |                |                     |                  |   | applicable 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.            | <p>1 per drive through lane;</p> <p>Must be separated from any Vehicle Drive Lane</p> | Must be placed within 3 ft. of adjacent drive through lane | Yes             | Internal illumination alone. | <p>May be attached to wall or freestanding;</p> <p>If freestanding, must be built on a solid base that is at least 50% of the width of the sign face;</p> <p>Shall be located along the sides or rear of the building;</p>  |

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

| Type                                    | Perm. Or Temp. | Max. Size   | Max Height (ft.)                                      | Max #  | Min. Setback                                    | Permit Required | Illum. Type  | Notes   |
|---|----------------|---|---|--|---|-----------------|--|---|
|   |                |   |   | Sign by at least 15 ft.  |   |                 |  | <p>If visible from a public street, additional landscaping and/or screening is required to screen board from view from public street.</p> <p>Must be constructed to match the aesthetics of the main building including building materials used.</p>  |
| <b>Wall Sign</b>                        | Permanent      | On a standalone building or a multitenant complex, the total area of the wall sign shall be one and a half square feet of sign area for each one foot of linear footage of the building façade facing the street. | Wall height; may not extend past roofline or parapet. | 1 per front or side of building facing a street up to a total of 3 maximum; may not be placed on rear of building. | N/A – may not protrude off of wall of building. | Yes             | <p>External or internal illumination; decorative downlights required for external illumination; must be directed away or shielded from passersby, adjacent properties and motorists.</p> | <p>If a tenant is part of a multitenant complex, each tenant shall be allowed one (1) wall sign no greater than ten (10) percent of the tenant wall area upon which the sign is placed.</p> <p>Corner tenant spaces will be allowed one (1) additional wall sign no greater than ten (10) percent of the wall area upon which it is placed so that one may be placed on each side of a corner façade.</p> <p>Signs facing the rear of a building are prohibited.</p> <p>See section 12.8 for calculation of sign area parameters.</p> |
| <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                   | No              | External only; must be directed away or shielded   | 1 sign per accessory building; must be  |

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

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

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

| Type          | Perm. Or Temp. | Max. Size  | Max Height (ft.)                            | Max #      | Min. Setback                      | Permit Required | Illum. Type                              | Notes   |
|---------------|----------------|--|---|------------|-----------------------------------|-----------------|--|---|
| <b>Awning</b> | Permanent      | Graphic text cannot exceed 30% of the total exterior surface | N/A – sign coverage limited to awning face. | See notes. | May not protrude from awing face. | Yes             | Decorative downlights above awning only; | One sign face per window or door opening as allowed by district design standards. |

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

| Type                                    | Perm. Or Temp. | Max. Size   | Max Height (ft.)   | Max #                   | Min. Setback   | Permit Required | Illum. Type  | Notes   |
|---|----------------|---|--|-------------------------|--|-----------------|--|---|
|   |                | <p>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> |  |                         |  |                 | No illumination allowed on awning.   | 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  | <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 passersby, adjacent |   |

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

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

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

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

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

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

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

| Type                                     | Perm. Or Temp. | Max. Size   | Max Height (ft.)                                      | Max #   | Min. Setback  | Permit Required | Illum. Type  | Notes   |
|--|----------------|---|---|---|---|-----------------|--|---|
|  |                |   |   |   |   |                 |  | <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> | <p>Must be placed within 3 ft. of adjacent drive through lane</p> | Yes             | Internal illumination alone.   | <p>May be attached to wall or freestanding;</p> <p>If freestanding, must be built on a solid base that is at least 50% of the width of the sign face;</p> <p>Shall be located along the sides or rear of the building;</p> <p>If visible from a public street, additional landscaping and/or screening is required to screen board from view from public street.</p> <p>Must be constructed to match the aesthetics of the main building including building materials used.</p> |
| <b>Wall Sign</b>                         | Permanent      | On a standalone building or a multitenant complex, the total area of the wall sign shall be one and a half square | 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;                                   | N/A – may not protrude off of wall of building.                   | Yes             | External or internal illumination; decorative downlights required for external | If a tenant is part of a multitenant complex, each tenant shall be allowed one (1) wall sign no greater than ten (10) percent of the tenant wall area upon which the sign is placed.  |

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

| Type                                    | Perm. Or Temp. | Max. Size   | Max Height (ft.)                           | Max #                                  | Min. Setback                                    | Permit Required | Illum. Type   | Notes   |
|---|----------------|---|--|--|---|-----------------|---|---|
|   |                | feet of sign area for each one foot of linear footage of the building façade facing the street. |  | may not be placed on rear of building. |   |                 | illumination; must be directed away or shielded from passersby, adjacent properties and motorists.  | <p>Corner tenant spaces will be allowed one (1) additional wall sign no greater than ten (10) percent of the wall area upon which it is placed so that one may be placed on each side of a corner façade.</p> <p>Signs facing the rear of a building are prohibited.</p> <p>See section 12.8 for calculation of sign area parameters.</p> |
| <b>Wall sign for Accessory Building</b> | Permanent      | 16 sq. ft in area   | Wall height; may not extend past roofline. | 1                                      | N/A – may not protrude off of wall of building. | No              | External only; must be directed away or shielded from passersby, adjacent properties and motorists. | 1 sign per accessory building; must be constructed out of permanent material.   |
| <b>Window sign</b>                      | Permanent      | 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</p>   |

| Permitted Signs in C-3 - Highway Service Commercial District |                |           |                  |       |              |                 |             |  |
|--|----------------|-----------|------------------|-------|--------------|-----------------|-------------|--|
| Type   | Perm. Or Temp. | Max. Size | Max Height (ft.) | Max # | Min. Setback | Permit Required | Illum. Type | Notes  |
|  |                |           |                  |       |              |                 |             | encompass 30% of total glass area as long as no other window signage is present. |

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

| Permitted Signs in B-P, IG and I-H Districts<br>See Article 5 for Signage Requirements in L-P Zoned Districts |           |             |       |                          |             |                      |   |
|---|-----------|-------------|-------|--------------------------|-------------|----------------------|---|
| Business Parks  |           |             |       |                          |             |                      |   |
| Type  | Max Size  | Max Ht (ft) | Max # | Min Setback              | Permit Req. | Illum Type           | Notes   |
| Free-standing monument, ground signs  | By review | By review   |       | 4 ft. from right of way. | yes         | internal or external | Sign control standards are established by review of the preliminary park plan |
| Additional Signs  | By review | By review   |       |                          | yes         | internal or external | 1 pole sign per principal building  |

**Permitted Signs in B-P, IG and I-H Districts**  
**See Article 5 for Signage Requirements in L-P Zoned Districts**

**Business Parks**

| Type | Max Size | Max Ht (ft) | Max # | Min Setback | Permit Req. | Illum Type | Notes |
|------|----------|-------------|-------|-------------|-------------|------------|-------|
|      |          |             |       |             |             |            |       |

**Industrial Districts**

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