

## **CHAPTER 165.67      SIGN REGULATIONS**

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### **165.67.010      Intent**

This Chapter is intended:

- A. To permit and regulate signs in the least burdensome way that will carry out the purposes of these regulations and to support and complement land use objectives set forth in the Comprehensive Plan and the Zoning Ordinance.
- B. To allow businesses to communicate, advertise, and reasonably assist potential customers to locate and identify products, goods, services, or facilities which they may desire to use or purchase.
- C. To assure compatibility of signs with surrounding land uses and preserve property values of surrounding properties.
- D. To prevent the sign's size, location, construction, or manner of display from endangering the public safety or individuals, confusing, misleading or obstructing the vision necessary for traffic safety, or otherwise endangering the public health, safety, morals, and welfare.
- E. To protect business and other uses which are adequately and appropriately identified and advertised from a proliferation of signage which may reduce the effectiveness of individual signs.
- F. To prevent visual clutter caused by a proliferation of signage from degrading our physical environment and to protect the aesthetic appearance of the community in conjunction with the Operation Clean DeWitt Program.

- G. To preserve corridors to provide for the future expansion and/or repair of public streets and utilities at a minimum cost to the taxpayer.

**165.67.015 Reference to Zoning Ordinance and Building Code**

All references in this chapter to zoning districts, rules or provisions of the zoning ordinances shall be to Chapter 165 of the DeWitt Code of Ordinances. All references in this chapter to the building and construction codes shall be to Chapter 155 of the DeWitt Code of Ordinances. This section shall be read in conjunction with all provisions of the zoning ordinance and the building and construction codes. All signs shall comply with the zoning ordinance and the building and construction codes.

**165.67.020 Definitions**

The following definitions shall apply to this Chapter and to Chapter 170 as applicable:

- A. Banners – Letters, logos or graphics painted, printed, or otherwise affixed to a flexible background that is affixed to a building or projects from a building to another point.
- B. Billboard – An advertising sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the premises where such sign is located or to which it is attached. A billboard is a separate category of sign form and is not a business identification sign.
- C. Building Complex – A building or group of buildings on one or more lots or building sites containing two or more occupants and sharing a common parking lot.
- D. Bulletin Board – An on-premise sign containing a surface upon which individual letters are temporarily attached for the announcement of services, activities, or special events at schools, churches and institutions.
- E. Changeable Copy Panel – A sign face that is designed to secure individual letters forming messages or advertising that are changed periodically.
- F. Copy – The wording on a sign face.
- G. Grade – The average level of the finished surface of the ground immediately below the sign and all overhanging parts.
- H. Interior Lot – A lot bounded by a street on only one side.
- I. Lot Frontage – Those portions of a lot or building site which abut a public street. Public alleys and pedestrian walkways shall not be considered lot frontage. For the purpose of determining maximum sign area of lots with multiple frontages, the lot frontage shall be that frontage on which the property takes its identity and designated City address.
- J. Plaque – A relatively flat, thin plate or slab attached to the wall of a building made of a metal alloy, stone or other permanent material and carrying an identifying inscription.
- K. Roof Line – Either the uppermost edge of the roof or the top of the parapet, whichever forms the highest line of the building silhouette.

L. Sign – Any device providing identification, advertising or directional information for a business, service, product, person, organization, place or building. Included in this definition as signs are graphic devices such as logos, attention attracting media such as banners or logos sculpture, and obtrusive, colored fascia or architectural elements containing symbols or copy.

M. Sign Area.

1. The sign area shall mean and shall be computed as the area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem or figure of similar character together with any frame or other material or color forming an integral part of the display or use to differentiate such sign from the background against which it is placed, excluding the necessary exposed supports or uprights on which the sign is placed. If the sign consists of more than one section or module, all area will be totaled.

2. The area of signs composed of words or characters attached directly to a building or wall shall mean and shall be computed as the area within a regular geometric shape which encloses the words or characters.

3. The area of signs composed of spherical, three dimensional, free form, sculpture, and other non-planar signs shall be the sum of the areas of the four vertical sides of the smallest polyhedron (cube-like volume) that will enclose the sign structure.

4. The area of back to back signs shall be taken as the area of one sign face if the two sign faces are of equal area, or as the area of the larger face if the two faces are of unequal area.

N. Sign Face – The surface upon, against or through which the message is displayed or illustrated on the sign. A sign may have two or more faces.

O. Sign Height – The vertical distance from the uppermost point used in measuring the area of the sign to the grade.

P. Sign, Apartment Complex – A permanent on-premise sign identifying an apartment complex but not advertising apartments for rent. An apartment complex sign may consist of two components constructed on both sides of an entrance drive or street.

Q. Sign, Back to Back – A sign structure with two parallel and directly opposite signs with their faces oriented in opposite directions measuring not more than 5' apart.

R. Sign, Building Mounted – A sign which is displayed from and totally supported by a principal or accessory structure.

S. Sign, Business identification – An on-premise sign which directs attention to a legal operating business, school, church, non-profit organization commodity, service or entertainment conducted, sold or offered only upon the premises where such sign is located.

T. Sign, Changing – A sign where different copy changes are shown such as an electrically or electronically controlled time and temperature sign, message center, or reader board.

U. Sign, Construction – A sign identifying the architect, engineer, designer, contractor, developer, lending institution, or future occupant, or any one or more of them, with respect to a parcel of land or construction project between the time of the issuance of a building permit and an occupancy permit.

V. Sign, Directional – A secondary on-site sign designed to guide or direct pedestrian or vehicular traffic.

- W. Sign, Electrical – Any sign containing electrical wiring which is attached or intended to be attached to an electrical energy source.
- X. Sign, Existing – A sign which was installed according to all applicable ordinances before the effective date of this ordinance.
- Y. Sign, Flashing – Any sign which contains an intermittent or flashing light source of which includes the illusion of intermittent or flashing light by means of animation, or an externally mounted intermittent light source. Note: Automatic changing signs conveying public service messages such as time and temperature or electronically controlled message centers are classified as changing signs, not flashing signs. See changing signs.
- Z. Sign, Free Standing Monument – A low profile sign placed directly upon the ground not exceeding 48” in height.
- AA. Sign, Free Standing Pole – A sign mounted on one or more poles, upright, or braces mounted in the ground and not attached to any structure other than said poles, uprights, or braces.
- BB. Sign, Menu Board – A permanently mounted sign for a drive in or drive through restaurant listing the foods available and their prices for the benefit of customers already on the property. Menu Boards less than six square feet and installed to service individual parking spaces shall be exempt from the provisions of this Chapter.
- CC. Sign, Mobile – Any sign which by its construction or nature is designed to be moved from one location to another. When on a trailer, the removal of the wheels or the anchoring of the sign by means of chains, wires, concrete blocks, sandbags, or other types of temporary anchors does not change the mobile classification of the sign. This shall be interpreted to prohibit any lettering, advertisement or identification otherwise permitted to be mounted on or painted on and incidental to the primary use of a vehicle as a delivery, service of transportation vehicle.
- DD. Sign, Obsolete – Any sign which advertises business, product or service which is no longer available at the indicated location. In the PDD district, obsolete signs shall include all non-conforming signs not meeting all applicable requirements 165.45.050.
- EE. Sign, On Premises – Any sign identifying the property upon which the sign is located and/or advertising goods or services available or produced on that property.
- FF. Sign, Political – A sign which is designed and located to influence the action of the citizens regarding candidates; measures appearing on the ballot of any national, state or local election or caucus; or issues of individual or community concern.
- GG. Sign, Projecting Wall – A sign which projects more than twelve inches from the face of an exterior building wall, façade, or marquee and which uses the building wall or façade as a source of support.
- HH. Sign, Real Estate – Any sign, other than a subdivision sign, advertising the sale, rent, or lease of the particular building or real property upon which it is displayed.
- II. Sign, Roof – Any sign erected upon, against or directly above a roof or on top of or above the parapet of a building.
- JJ. Sign, Single Face – A sign with words, symbols, characters, figures or number on one side.

KK. Sign, Subdivision – A permanent on-premise sign, identifying a subdivision recorded and on file with the City, and not advertising lots and/or buildings, for sale or lease. A subdivision sign may consist of two component parts constructed with one component part on each side of an entrance drive or street.

LL. Sign, Temporary – A sign erected for a limited period of time including political signs, real estate signs, mobile signs, construction signs, and special promotions signs.

MM. Sign, “V” Arrangement – A sign structure with two non-parallel faces positioned so that the angle created between the faces is less than 90 degrees.

NN. Sign, Wall – A sign attached to or painted on the wall of a building with the face in a parallel plan to the plane of the building wall.

OO. Tablet – See plaque

PP. Zoning District – A section or sections of the City where the regulations governing the use of buildings and premises, the height of buildings, the size of yards, and intensity of use are uniform.

QQ. Zoning Lot – A parcel or parcels of land to be used or developed as one unit having sufficient size to meet the minimum requirements of this chapter concerning use, coverage, width area, yards and other open space and having frontage on a public street.

#### **165.67.025 Exemptions**

The provisions and regulations of this chapter shall not apply to the following signs:

A. House numbers and name plates identifying the occupant and/or address of a parcel of land and not exceeding four square feet in area.

B. Plaques, tablets, or names of buildings and date of erection when cut into any surface or when such sign is attached flush to the building.

C. Flags bearing the official design of a nation, state, municipality, educational institution or non-profit organization.

D. Traffic, street, and other municipal and state signs.

E. Community special event signs or banners approved by the Council.

F. Railroad operational signs and signals.

G. Commemorative plaques or monuments placed by historical organizations.

H. Temporary displays, not exceeding 60 days out of any 12 month period, of a patriotic, religious, charitable, or civic character on privately owned property.

I. Signs within a stadium, arena, open air theater, shopping center, or other use which are normally only seen by persons within such use.

J. Signs not visible beyond the boundaries of the lot or parcel upon which they are situated or from any public right of way.

K. Legal notices.

- L. Safety and warning signs, such as warnings of high voltage, explosives, hazardous materials, and other dangerous situations.
- M. Signs advertising any sales popularly referred to as “Garage” and “Yard” sales complying with other City regulations.
- N. signs for home occupation permits that do not exceed one square foot, are not illuminated, and are building mounted.
- O. Directional signs less than three square feet.
- P. No trespassing signs less than four square feet.
- Q. Signs painted on or attached to a motorized and licensed vehicles whose primary purpose is the transportation or delivery of goods, services, or people.
- R. Signs identifying and attached to pay telephone stands or booths.
- S. Signs located inside a structure.
- T. Signs identifying and attached to newspaper vending machines.
- U. Signs consisting of sculptures and murals.
- V. Grave markers

**165.67.030 Prohibited Signs**

The following signs are prohibited within the City of DeWitt:

- A. Mobile Signs as defined in 165.67.020 CC.
- B. Signs which are affixed to trees, utility poles, fire hydrants, fire escapes, bus stop shelters, or other structures, in a public right of way, except for signs permitted by this chapter and erected with all of the appropriate permits.
- C. Signs at or near any intersection of streets, alleys, or driveways erected in such a manner as to obstruct clear and free vision from one street to the other by a person at, near, or approaching the intersections.
- D. Signs at any location where, by reason of position, shape, or color, the sign may interfere with, obstruct the view or, or be confused with any authorized traffic sign, signal, or devise, or any such sign which makes use of the words “STOP”, “LOOK”, “DANGER”, or any other word, phrase or symbol in such a manner as to interfere with, mislead or confuse the drivers of motor vehicles.
- E. Flashing Signs as defined in 165.67.020 Y.
- F. Signs with light sources of such brightness as to constitute a hazard to pedestrian, vehicular traffic, or aircraft, including any beamed light or light of great intensity pointing toward oncoming traffic, aircraft or any other property.
- G. Any sign, except menu boards, emitting sound other than that normal for their internal operation.

- H. Signs erected in or over a public street, alley or sidewalk which project more than 12” over said public street, alley or sidewalk.
- I. Any sign which obstructs free ingress or egress from a required door, window, fire escape or other required exit way or ventilation opening.
- J. Signs which revolve or swing with normal wind currents or mechanical devises.
- K. Obsolete Signs as defined in 165.67.020 DD.
- L. Signs and portions thereof so located as to obstruct or prevent the operation of the fire department, and to prevent free passage from one part of a roof to any other part thereof.
- M. Temporary Signs are prohibited except for those permitted in Section 165.67.050.

A statutory conflict between this Section, “Prohibited Signs”, 165.67.030 and the preceding section, Section 165.67.025 “Exceptions”, shall be resolved by using the language of Section 165.67.030, as the controlling language.

**165.67.035 Sign Permit Requirements**

Permits for all signs, except those specifically exempt by Section 165.67.025 and 165.67.050, shall be required. A sign permit may be obtained from the Building Official.

**165.67.045 Obsolete Signs**

All components of obsolete signs shall be removed within 60 days of the effective date of the ordinance. All components of any existing sign which becomes obsolete shall be removed within 30 days after it becomes obsolete. Obsolete signs are those signs as defined in Section 165.67.020 DD.

**165.67.050 Temporary Signs**

- A. No permit shall be required for temporary signs.
- B. All temporary signs are prohibited except those permitted under the conditions specified herein:
  - 1. Construction signs for a site being developed shall be restricted to a total area of 64 square feet, a maximum height of eight feet and a minimum setback of 15 feet in A-1, R-1, R-2, R-3, C-0, C-1, C-2, C-3, M-1, and M-2 zoning districts. These construction signs may not be erected until building permits have been issued and must be removed before a certificate of occupancy is issued. One construction sign per lot of record shall be permitted except where the lot of record is bordered by two or more public streets, one construction sign shall be permitted on each street frontage.
  - 2. Signs which advertise real estate for sale, rent, or lease shall be restricted to a total area of nine square feet, a maximum height of six feet and a minimum setback of five feet when located in R-1, R-2, and R-3 zoning districts and the property is less than two acres. Signs which advertise tracts of land two acres or more in size or properties in zoning districts other than residentially zoned shall be restricted to an area of 32 square feet and a maximum height of eight feet and shall be setback a minimum of 15 feet. One real estate sign per lot shall be permitted in all zoned districts except where the lot of record is bordered by two or more public streets, one real estate sign shall be permitted on each street frontage.

3. Signs may be erected pertaining to the candidacy of federal, state and local elected officials; measures appearing on the ballot of any national, state or local election or caucus; or issues of individual or community concern. Political signs shall be setback a minimum of five feet line. Placement of any political sign at any location where it may, because of its size, location, content or coloring, constitute a traffic hazard or a detriment to traffic safety by obstructing the vision of drivers, by detracting from the visibility of any traffic-control device or by being confused with an authorized traffic-control device is prohibited.

4. Signs, banners, or pennants constructed of cloth, canvas, cardboard, or other light materials, with or without frames which advertise special events or promotions for business, religious, educational, or civic device is prohibited.

- a. Display of the banners or pennants on the property shall not exceed 21 days during any 180 day period.
- b. The area of the sign shall not exceed 32 square feet.
- c. The sign must comply with the setback requirements of the zoning district.
- d. The height of the sign, banner or pennant shall not exceed the height of the principal structure.

**165.67.055 Directional Signs**

A. All directional signs, regardless of zoning district, shall be limited to sign area, sign height, and front yard setback as follows:

<u>Maximum Sign Area</u>	<u>Minimum Front Yard Setback</u>	<u>Maximum Height</u>
6 feet or less	5 feet or the setback of the principal structure, which ever is less	36 inches
greater than 6 square feet - 10 square feet	10 feet or the setback of the principal structure, which is less	36 inches

B. No directional sign, regardless of the zoning district, shall exceed 10 square feet in area or 36 inches in height.

**165.67.060 Bulletin Board Signs**

A. All bulletin board signs, regardless of zoning district, shall be limited to sign area, sign height, and front yard setback as follows:

<u>Maximum Sign Area</u>	<u>Minimum Front Yard Setback</u>	<u>Maximum Height</u>
24 square feet or less	15 feet or the setback of the principal structure, whichever is less	6 feet

B. No bulletin board, regardless of zoning district, shall exceed 60 square feet in area or eight feet in height.



**165.67.065 Menu Board Signs**

A. All menu board signs, regardless of zoning district, shall be limited to sign area, sign height, and front yard setback as follows:

<u>Maximum Sign Area</u>	<u>Minimum Front Yard Setback</u>	<u>Maximum Height</u>
60 square feet or less	25 feet	8 feet

B. No menu board, regardless of zoning district, shall exceed 60 square feet in area or eight feet in height.

**165.67.070 Subdivision/Apartment Complex Signs**

A. Subdivision and apartment complex signs, regardless of zoning district, shall be limited to the sign area, sign height and front yard setback as follows:

<u>Maximum Sign Area</u>	<u>Minimum Front Yard Setback</u>	<u>Maximum Height</u>
32 square feet	5 feet	4 feet

B. No subdivision/apartment complex sign, regardless of the zoning district, shall exceed 32 square feet in area and four feet in height.

**165.67.075 Billboards**

A. Billboards, regardless of zoning district, shall be limited to sign area, sign height, and front yard setback as follows:

<u>Maximum Sign Area</u>	<u>Minimum Front Yard Setback</u>	<u>Maximum Height</u>
672 square feet contained in a single continuous perimeter plus extension areas from the single continuous perimeter not to exceed 153 square feet	25 feet, except as otherwise stated in this ordinance	45 feet

B. No billboard, regardless of zoning district, shall exceed 672 square feet contained in a single continuous perimeter plus an extension area from the single continuous perimeter not to exceed 153 square feet in area and 45 feet in height. Billboards along interstate highways shall comply with the setback restrictions as state in Chapter 306 (c) of the Code of Iowa known as the Billboard Control Act.

**165.67.080 Signs for Special Uses**

The number of signs, the required sign setbacks and the sign height limitations for the permitted special uses in the A-1 through M-2 Zoning Districts is subject to approval by the Board, but may not exceed the number of signs, the height limitations for signs, or reduce the sign setbacks permitted for other similar signs in this zoning classification.

**165.67.085 Conditional Use Permits for Signs**

The Board may, by conditional use permit after public hearing, and subject to such protective restrictions that it deems necessary, authorize the erection of more than one free standing business/identification sign. In its determination upon this particular use, the Board shall consider all of the following provisions.

- A. That the single business has separate and multiple buildings requiring individual identification, rather than a building complex such as a shopping center.
- B. That the business' lot contains at least 300 feet of frontage per building to be separately signed.
- C. That the business to be separately signed is made up of competing product lines.
- D. That the requirement for separate signs is beyond the control of the business, i.e., franchise agreements.

**165.67.100 Permitted Sign Types, Area, Height and Setback Requirements**

The following sections specify the permitted sign types, area, height and setback requirements for signs in each zoning district.

**165.67.110 A-1 Agricultural Holding District**

- A. Functional Sign Types.

The following functional types of signs are permitted in the A-1, Agricultural Holding District:

- 1. Bulletin boards
- 2. Construction signs
- 3. Directional signs
- 4. Business/identification signs
- 5. Real estate signs
- 6. Political signs

- B. Structural Sign Types.

The following structural types of signs are permitted in the A-1, Agricultural Holding District:

- 1. Freestanding pole signs which do not contain business/identification signs or bulletin board signs
- 2. Freestanding monument signs
- 3. Wall signs
- 4. Projecting wall signs
- 5. Roof signs

C. Number of Signs

The following number of signs are permitted in the A-1, Agricultural Holding District:

1. Churches and schools shall be permitted to erect one bulletin board sign in addition to other signage permitted by this ordinance.
2. The number of political and directional signs shall not be limited.
3. Two business/identification signs per business, but not more than one free standing monument sign per zoning lot. If a development is located on a lot that is bordered by two public streets that do not intersect at the lot's boundaries (double frontage lot), then the development may have no more than one free standing sign on each side to the development bordered by such streets. Freestanding pole signs are prohibited.
4. One real estate sign and one construction sign are permitted per zoning lot.

D. Sign Area.

The maximum size of signs permitted in A-1, Agricultural Holding District, shall be as follows:

1. Business/identification signs shall be limited in area to one square foot of sign area per two linear feet of the frontage of the business use.
2. Temporary signs shall be limited to the area permitted in Section 165.67.055 and Section 165.67.060, respectively.

E. Sign Setbacks

1. Front yard setbacks
  - (a) All signs in the A-1, Agricultural Holding District, shall be set back from the front line a distance equal to the number of square feet of sign area, except that no sign need be setback farther than the setback line for the principal structure or 25 feet, whichever distance is less.
  - (b) The minimum front yard setback for lots abutting public streets, whose rights-of-way exceed the width required in the subdivision ordinance, Section 170.16 shall be measured from the street centerline as follows:

<u>Type of Street</u>	<u>Setback Measurement</u>
Divided Major Arterial	60 feet plus the required setback
Major Arterial	45 feet plus the required setback
Minor Arterial	40 feet plus the required setback
Major Collector	35 feet plus the required setback
Minor Collector	27.5 feet plus the required setback
Local/Residential	25 feet plus the required setback
Cul-de-sac Turnaround	50 feet plus the required setback

In no event shall any setback measurement allow any sign within 10 feet of the public right of way.

2. Side yard setback

All signs in the A-1, Agricultural Holding District, shall be setback from the side property lines a minimum of 10 feet.

F. Sign Height

The height for free standing monument business/identification signs shall be limited to 48 inches. The height for building mounted business/identification signs shall not exceed 25 feet.

**165.67.120 R, Residential Districts**

A. Functional Sign Types

The following functional types of signs are permitted in all “R” Residential Zoning Districts:

1. Bulletin boards
2. Construction signs
3. Directional signs
4. Business/identification signs
5. Real estate signs
6. Political signs
7. Subdivision/apartment complex identification signs

B. Structural Sign Types

The following structural types of signs are permitted in all R, Residential Zoning Districts:

1. Freestanding monument signs
2. Freestanding pole signs which do not contain a business/identification sign or bulletin board
3. Wall signs
4. Projecting signs
5. Roof signs

C. Number of Signs

The following number of signs are permitted in all R, Residential Zoning Districts :

1. Churches and schools shall be permitted to erect one bulletin board sign in addition to other signage permitted by this ordinance.
2. The number of political and directional signs shall not be limited.

3. One permanent subdivision/apartment complex identification free standing monument sign may be erected at the primary entrance to the subdivision or the apartment complex.
4. Two business/identification signs per business, but not more than one free standing monument sign per zoning lot, except as specifically prohibited by this ordinance. If a development is located on a lot that is bordered by two public streets that do not intersect at the lot's boundaries (double frontage lot), then the development may have no more than one free standing sign on each side of the development bordered by such streets. Free standing pole signs are prohibited.
5. One real estate sign and one construction sign per zoning lot are permitted.

D. Sign area

The maximum size of signs permitted in the R, Residential Zoning Districts shall be as follows:

1. Business/identification signs shall be limited in area to one square foot of sign area per eight linear feet of the lot frontage, not to exceed 100 square feet.
2. Temporary signs – limited to the area permitted in Section 165.67.050.
3. The maximum size of signs for directional signs and bulletin boards shall be as specified in Section 165.67.055 and Section 165.67.060.

E. Sign setbacks

1. Front yard setbacks

(a) All signs in the R, Residential Zoning Districts shall be setback from the front property line a distance at least equal to the number of square feet of sign area, except that no sign need be setback farther than the setback line for the principal structure or 25 feet from the property lines, or the distance from the front property line to the principal structure, whichever is less.

(b) The minimum front yard setback for lots abutting public streets, whose rights-of-way exceed the width required in the subdivision ordinance, Section 170.16 shall be measured from the street centerline as follows:

<u>Type of Street</u>	<u>Setback Measurement</u>
Divided Major Arterial	60 feet plus the required setback
Major Arterial	45 feet plus the required setback
Minor Arterial	40 feet plus the required setback
Major Collector	35 feet plus the required setback
Minor Collector	27.5 feet plus the required setback
Local/Residential	25 feet plus the required setback
Cul-de-sac Turnaround	50 feet plus the required setback

In no event shall any setback measurement allow any sign within 10 feet of the public right of way.

2. Side yard setback

All signs in the R, Residential Zoning District shall be setback from the side property lines a minimum of ten feet.

F. Sign Height

The height for free standing monument business/identification signs shall be limited to 48 inches. The height for building mounted business/identification signs shall not exceed 25 feet.

**165.67.130 C-O Office Business District**

A. Functional Sign Types

The following functional types of signs are permitted in the C-O, Office Business District:

1. Bulletin boards
2. Construction signs
3. Directional signs
4. Business/identification signs
5. Real estate signs
6. Political signs
7. Subdivision/apartment complex identification signs

B. Structural Sign Types

The following structural types of signs are permitted in the C-O, Office Business District:

1. Freestanding monument sign
2. Wall signs
3. Projecting wall signs
4. Roof signs

C. Number of Signs

The following number of signs are permitted in the C-O, Office Business District:

1. Churches and schools shall be permitted to erect one bulletin board sign in addition to other signage permitted by this ordinance.
2. The number of political and directional signs shall not be limited.
3. One permanent subdivision or apartment complex identification free standing monument sign may be erected at the primary entrances to the subdivision or the apartment complex.
4. Two business/identification signs per business, but not more than one free standing monument sign per zoning lot. If a development is located on a lot that is bordered by two public streets that do not intersect at the lot's boundaries (double frontage lot), then the development may have not more than one free standing monument sign on each side to the development bordered by such streets. Free standing pole signs are prohibited.

D. Sign Area

The maximum area of signs permitted in the C-O, Office Business District shall be as follows:

1. The total business/identification sign area for a zoning lot in the C-O Zoning District shall be limited to a one square foot of sign area for every two linear feet of lot frontage, with no single free standing monument sign exceeding ½ the total permitted sign area or 100 square feet, whichever is less. If the development is located on a corner lot, the lot frontage used for the calculation of maximum sign area shall be that frontage from which the development takes its identity and address.
2. Temporary signs – signs shall be limited to the area permitted in Section 165.67.050.
3. The maximum size of signs for direction signs and bulletin boards shall be limited to the area permitted in Sections 165.67.055 and 165.67.060.

E. Sign Setbacks

1. Front yard setbacks

- (a) The required front yard setback for free standing monument signs of maximum allowable area shall be 25 feet or the distance from the property line to the principal structure, whichever is less. The front yard setback for free-standing monument signs may be reduced five feet for every 20% reduction from the overall permitted sign area. In no event shall a front yard sign setback be less than 10 feet unless the distance from the property line to the principal structure is less than 10 feet. If the distance from the property line to the principle structure is less than 10 feet, the sign shall be setback a distance equal to the setback of the principal structure.
- (b) The minimum front yard setback for lots abutting public streets, whose rights-of-way exceed the width required in the subdivision ordinance, Section 170.16 shall be measured from the street centerline as follows:

<u>Type of Street</u>	<u>Setback Measurement</u>
Divided Major Arterial	60 feet plus the required setback
Major Arterial	45 feet plus the required setback
Minor Arterial	40 feet plus the required setback
Major Collector	35 feet plus the required setback
Minor Collector	27.5 feet plus the required setback
Local/Residential	25 feet plus the required setback
Cul-de-sac Turnaround	50 feet plus the required setback

In no event shall any setback measurement allow any sign within 10 feet of the public right of way.

2. Side yard setbacks

There shall be no side yard setback requirements in the C-O district, except that where the C-O side yard abuts an R district there shall be a 20 foot side yard setback.

F. Sign Height

All signs in the C-O district, except building mounted signs, shall be limited to 48 inches. The height for building mounted business/identification signs shall not exceed 25 feet. All other sign heights shall be limited by sections 165.67.050 through 165.67.065.

**165.67.140 C-1 Neighborhood Business District**

**A. Functional Sign Types**

The following functional types of signs are permitted in the C-1 Neighborhood Business District:

1. Bulletin boards
2. Construction signs
3. Directional signs
4. Business/identification signs
5. Real estate signs
6. Political signs
7. Menu boards
8. Subdivision/apartment complex identification signs

**B. Structural Sign Types**

The following structural types of signs are permitted in the C-1, Neighborhood Business District:

1. Free standing pole signs
2. Free standing monument signs
3. Projecting wall signs
4. Wall signs
5. Roof signs

**C. Number of Signs**

The following number of signs are permitted in the C-1, Neighborhood Business District:

1. Churches and schools shall be permitted to erect one bulletin board sign in addition to other signage permitted by this ordinance.
2. The number of political and directional signs shall not be limited.
3. One permanent subdivision or apartment complex identification free standing monument sign may be erected at the primary entrances to the subdivision or the apartment complex.



4. Two business/identification signs per business, but not more than one free standing monument sign per zoning lot. If a development is located on a lot that is bordered by two public streets that do not intersect at the lot's boundaries (double frontage lot), then the development may have not more than one free standing sign on each side to the development bordered by such streets.

D. Sign Area

1. The total business/identification sign area for a zoning lot in C-1 zoning district shall be limited to one square foot of sign area for every one linear foot of lot frontage, with no free standing monument sign exceeding 1/2 the total permitted sign area or 100 square feet, whichever is less. If the development is located on a corner lot, the lot frontage used for the calculation of maximum sign area shall be that frontage from which the development takes its identity and address.

2. Temporary signs shall be limited to the area permitted in Section 165.67.050.

3. The maximum size of signs for directional signs and bulletin boards shall be limited to the area permitted in Sections 165.67.055 and 165.67.060.

E. Sign Setbacks

1. Front yard setbacks

(a) The required front yard setback for free standing monument signs of maximum allowable area shall be 25 feet or the distance from the property line to the principal structure, whichever is less. The front yard setback for free standing monument signs may be reduced five feet for every 20% reduction from the overall permitted sign area. In no event shall a front yard sign setback be less than 10 feet unless the distance from the property line to the principal structure is less than 10 feet. If the distance from the property line to the principal structure is less than 10 feet, the sign shall be setback a distance equal to the setback of the principal structure.

(b) The minimum front yard setback for lots abutting public streets, whose rights-of-way exceed the width required in the subdivision ordinance, section 170.16, shall be measured from the street centerline as follows:

<u>Type of Street</u>	<u>Setback Measurement</u>
Divided Major Arterial	60 feet plus the required setback
Major Arterial	45 feet plus the required setback
Minor Arterial	40 feet plus the required setback
Major Collector	35 feet plus the required setback
Minor Collector	27.5 feet plus the required setback
Local/Residential	25 feet plus the required setback
Cul-de-sac Turnaround	50 feet plus the required setback

In no event shall any setback measurement allow any sign within 10 feet of the public right of way.

2. Side yard setbacks

There shall be no side yard setback requirements in the C-1 district, except abutting an R district where a side yard set back equal to the sign's height or 20 feet, whichever is greater, shall be provided.

F. Sign height

Sign height of free standing pole signs in the C-1 district shall be limited to 25 feet. All other sign heights shall be limited by sections 165.67.050 through 165.67.065.

**165.67.150 C-2 General Commercial District and Downtown Overlay**

A. Functional Sign Types

The following functional types of signs are permitted in the C-2, General Commercial District and Downtown Overlay:

1. Bulletin boards
2. Construction signs
3. Directional signs
4. Business/identification signs
5. Real estate signs
6. Political signs
7. Menu boards

B. Structural Sign Types

The following structural types of signs are permitted in the C-2, General Commercial district and Downtown Overlay:

1. Free standing pole signs
2. Free standing monument signs
3. Projecting wall signs
4. Wall signs
5. Roof signs

C. Number of signs

The following number of signs are permitted in the C-2, General Commercial District and Downtown Overlay:

1. Churches and schools shall be permitted to erect one bulletin board sign in addition to other signage permitted by this ordinance.
2. The number of political and directional signs shall not be limited.
3. One permanent subdivision or apartment complex identification free standing monument sign may be erected at the primary entrances to the subdivision or the apartment complex.

- 4. Two business/identification signs per business, but not more than one free standing monument sign per zoning lot. If a zoning lot is bordered by two public streets that do not intersect at the lot's boundaries (double frontage lot), then the development may have not more than one free standing sign on each side to the development bordered by such streets.
- 5. One menu board per restaurant.

D. Sign Area

The maximum size of sign permitted in the C-2, General Commercial District and Downtown Overlay, shall be as follows:

- 1. The total business/identification sign area for a zoning lot in the C-2 district shall be limited to two square feet of sign area for every one linear foot of lot frontage, with no free standing sign. If the development is located on a corner lot, the lot frontage used for the calculation of maximum sign area shall be that frontage from which the development takes its identity and address.
- 2. Temporary signs shall be limited to the area permitted in Section 165.67.050.
- 3. The maximum size of signs for bulletin board signs and directional signs shall be limited to the area permitted in sections 165.67.055 and 165.67.060.

E. Sign Setbacks

- 1. Front yard setback
  - a. The required front yard setback for free standing monument signs of maximum allowable area shall be 25 feet or the distance from the property line to the principal structure, whichever is less. The front yard setback for free standing monument signs may be reduced five feet for every 20% reduction from the overall permitted sign area. In no event shall a front yard sign setback be less than 10 feet unless the distance from the property line to the principal structure is less than 10 feet. If the distance from the property line to the principal structure is less than 10 feet, the sign shall be setback a distance equal to the setback of the principal structure. In no event shall a free standing sign obstruct the vision of a motorist so as to constitute a public safety hazard.
  - b. The minimum front yard setback for lots abutting public streets, whose rights-of-way exceed the width required in the subdivision ordinance, Section 170.16 shall be measured from the street centerline as follows:

<u>Type of Street</u>	<u>Setback Measurement</u>
Divided Major Arterial	60 feet plus the required setback
Major Arterial	45 feet plus the required setback
Minor Arterial	40 feet plus the required setback
Major Collector	35 feet plus the required setback
Minor Collector	27.5 feet plus the required setback
Local/Residential	25 feet plus the required setback
Cul-de-sac Turnaround	50 feet plus the required setback

In no event shall any setback measurement allow any sign within 10 feet of the public right of way.

2. Side yard setbacks

There shall be no side yard setback requirements in the C-2 district, except abutting a district where a side yard set back equal to the sign's height or 20 feet, whichever is greater, shall be provided.

F. Sign Height

The height for business identification signs shall be limited to 45 feet. However, within 660 feet of an interstate highway or a highway constructed to limited access/interstate highway standards, exit ramps excluded, one pole sign per zoning lot may be erected to exceed the 45 feet limitation providing it does not exceed a height of 65 feet and can be seen from the interstate highway or highway constructed to limited access/interstate highway standards. All other sign heights shall be limited to section 165.67.050 through 165.67.070.

**165.67.155 C-3 Highway Business District**

A. Functional Sign Types

The following functional types of signs are permitted in the C-3, Highway Business District:

1. Bulletin boards
2. Construction signs
3. Directional signs
4. Business/identification signs
5. Real estate signs
6. Political signs
7. Menu boards
8. Billboards
9. Subdivision/apartment complex identification signs

B. Structural Sign Types

The following structural types of signs are permitted in the C-3, Highway Business District:

1. Free standing pole signs
2. Free standing monument signs
3. Projecting wall signs
4. Wall signs
5. Roof signs

C. Number of Signs

The following number of signs are permitted in the C-3, Highway Business District:

1. Churches and schools shall be permitted to erect one bulletin board sign in addition to other signage permitted by this ordinance.
2. The number of political and directional signs shall not be limited.
3. One permanent subdivision or apartment complex identification free standing monument sign may be erected at the primary entrances to the subdivision or the apartment complex.
4. Two business/identification signs per business, but not more than one free standing monument sign per zoning lot. If a zoning lot is bordered by two public streets that do not intersect at the lot's boundaries (double frontage lot), then the development may have not more than one free standing sign on each side to the development bordered by such streets.
5. One menu board per restaurant.
6. Up to four billboard sign faces shall be allowed of one billboard structure. A "V" Arrangement sign structure shall be permitted. However, in no event shall more than two billboard sign faces be visible from any one street direction. The total billboard face are visible in any one direction shall not exceed 672 square feet contained in a single continuous perimeter plus an extension are from the single continuous perimeter not to exceed 153 feet.
7. All billboard structures on the same side of a street or on opposite sides of a street shall be separated by a minimum distance of 200 feet measured from lines extended from the billboard to the centerline of the street. However, this spacing between billboards does not apply only when a billboard is totally separated by a building or other structure so that only one billboard within the 200 foot spacing distance is visible from the street at any one time.

D. Sign Area

The maximum size of sign permitted in the C-3, Highway Business District, shall be as follows:

1. The total business/identification sign area for a zoning lot in the C-3 district shall be limited to two square feet of sign area for every one linear foot of lot frontage, with no free standing sign.
2. Temporary signs shall be limited to the area permitted in Section 165.67.050.
3. The maximum size of signs for bulletin board signs and directional signs shall be limited to the area permitted in section 165.67.055 and 165.67.060.

E. Sign Setbacks

1. Front yard setback
  - a. The required front yard setback for free standing monument signs of maximum allowable area shall be 25 feet or the distance from the property line to the principal structure, whichever is less. The front yard setback for free standing monument signs may be reduced five feet for every 20% reduction from the overall permitted sign area. In no event shall a front yard sign setback be less than 10 feet unless the distance from

the property line to the principal structure is less than 10 feet. If the distance from the property line to the principal structure is less than 10 feet, the sign shall be setback a distance equal to the setback of the principal structure. Billboards 72 square feet or less shall have a setback requirement of 10 feet. In no event shall a free standing sign or billboard obstruct the vision of a motorist so as to constitute a public safety hazard.

b. The minimum front yard setback for lots abutting public streets, whose right of way exceed the width required in the subdivision ordinance, Section 170.16 shall be measured from the street centerline as follows:

<u>Type of Street</u>	<u>Setback Measurement</u>
Divided Major Arterial	60 feet plus the required setback
Major Arterial	45 feet plus the required setback
Minor Arterial	40 feet plus the required setback
Major Collector	35 feet plus the required setback
Minor Collector	27.5 feet plus the required setback
Local/Residential	25 feet plus the required setback
Cul-de-sac Turnaround	50 feet plus the required setback

In no event shall any setback measurement allow any sign within 10 feet of the public right of way.

2. Side yard setbacks

There shall be no side yard setback requirements in the C-3 district, except abutting a district where a side yard set back equal to the sign’s height or 20 feet, whichever is greater, shall be provided.

F. Sign Height

The height for business identification signs shall be limited to 45 feet. However, within 660 feet of an interstate highway or a highway constructed to limited access/interstate highway standards, exit ramps excluded, one pole sign per zoning lot may be erected to exceed the 45 feet limitation providing it does not exceed a height of 65 feet and can be seen from the interstate highway or highway constructed to limited access/interstate highway standards. All other sign heights shall be limited to section 165.67.050 through 165.67.070.

**165.67.160 M-1 and M-2, Industrial Districts**

A. Functional Sign Types

The following functional types of signs are permitted in M-1 and M-2 Industrial Districts:

1. Bulletin boards
2. Construction signs
3. Directional signs
4. Business/identification signs
5. Real estate signs
6. Political signs

7. Menu boards
8. Billboards
9. Subdivision identification signs

B. Structural Sign Types

The following structural types of signs are permitted in the M-1 and M-2, Industrial Districts:

1. Free standing pole signs
2. Free standing monument signs
3. Projecting signs
4. Wall signs
5. Roof signs

C. Number of Signs

The following number of signs are permitted in the M-1 and M-2 Industrial Districts:

1. Churches and schools shall be permitted to erect one bulletin board sign in addition to other signage permitted by this ordinance.
2. The number of political and directional signs shall not be limited.
3. One permanent subdivision or apartment complex identification free standing monument sign may be erected at the primary entrances to the subdivision.
4. Two business/identification signs per business, but not more than one free standing monument sign per zoning lot. If a zoning lot is bordered by two public streets that do not intersect at the lot's boundaries (double frontage lot), then the development may have not more than one free standing sign on each side to the development bordered by such streets.
5. One menu board per restaurant.
6. Up to four billboard sign faces shall be allowed on one billboard structure. A "V" arrangement sign structure shall be permitted. However, in no event shall more than two billboard faces be visible from any one street direction. The total billboard face area shall not exceed 672 square feet contained in a single continuous perimeter plus an extension area from the single perimeter not to exceed 153 square feet.
7. All billboard structures on the same side of a street or on opposite sides of a street shall be separated by a minimum distance of 200 feet measured from lines extended from the billboard to the centerline of the street. However, this spacing between billboards does not apply only when a billboard is totally separated by a building or other structure so that only one billboard within the 200 foot spacing distance is visible from the street at any one time.

D. Sign Area

1. The total sign area for a zoning lot in the M-1 and M-2 zoning districts shall be limited to three square feet of sign area for one linear foot of lot frontage not to exceed a total of 750 square feet with no free standing sign except billboards exceeding 400 square feet.
2. Temporary signs shall be limited to the area permitted in Section 165.67.050.
3. The maximum size of signs for directional signs and bulletin boards shall be as specified in Section 165.67.055 and Section 165.67.060, respectively.

E. Sign Setbacks

1. Front yard setback

a. The required front yard setback for free standing monument signs of maximum allowable area shall be 25 feet or the distance from the property line to the principal structure, whichever is less. The front yard setback for free-standing monument signs may be reduced five feet for every 20% reduction from the overall permitted sign area. In no event shall a front yard sign setback be less than 10 feet unless the distance from the property line to the principal structure is less than 10 feet. If the distance from the property line to the principal structure is less than 10 feet, the sign shall be setback a distance equal to the setback of the principal structure. Billboards 72 square feet or less shall have a setback requirement of 10 feet. In no event shall a free standing sign or billboard obstruct the vision of a motorist so as to constitute a public safety hazard.

b. The minimum front yard setback for lots abutting public streets, whose rights of way exceed the width required in the subdivision ordinance, section 170.16 shall be measured from the street centerline as follows:

<u>Type of Street</u>	<u>Setback Measurement</u>
Divided Major Arterial	60 feet plus the required setback
Major Arterial	45 feet plus the required setback
Minor Arterial	40 feet plus the required setback
Major Collector	35 feet plus the required setback
Minor Collector	27.5 feet plus the required setback
Local/Residential	25 feet plus the required setback
Cul-de-sac Turnaround	50 feet plus the required setback

In no event shall any setback measurement allow any sign within 10 feet of the public right of way.

2. Side yard setbacks

There shall be no side yard setback requirements in the M-1 and M-2 districts, except abutting an R district where a side yard set back equal to the sign's height or 20 feet, whichever is greater, shall be provided.

F. Sign Height

The height for business identification signs shall be limited to 45 feet. However, within 660 feet of an interstate highway or a highway constructed to limited access/interstate highway standards, exit ramps excluded, one pole sign per zoning lot may be erected to exceed the 45 feet limitation providing it does not exceed a height of 65 feet and can be seen from the interstate highway or highway constructed to limited access/interstate highway standards.