

TA #2016-0002 Sign Regulations for Properties

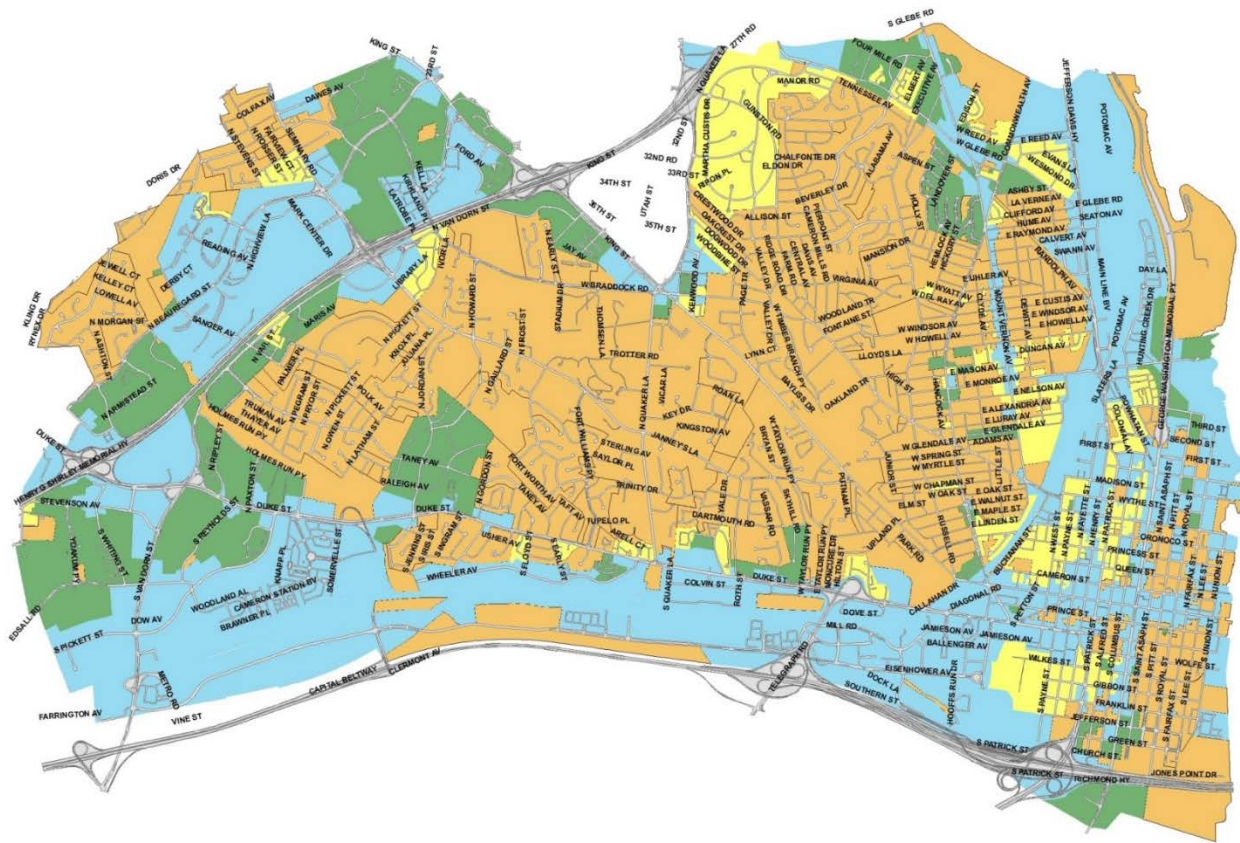
Recap:

- Proposed text amendments:
 - Article IX of the Zoning Ordinance,
 - Section 4-1410 of the Zoning Ordinance , and
 - Sec. 9-7-7 of the City Code
- Provide content neutrality
- Address
 - Pole Signs
 - Lightbox Signs
 - Flags
 - A-Frame Signs







Zoning Districts

- Sign Regulations oriented around zone categories
- Most regulations based on building or lot size, land use, & zone
- Certain zones are concentrated in West End (RA, RC, RCX, RD)



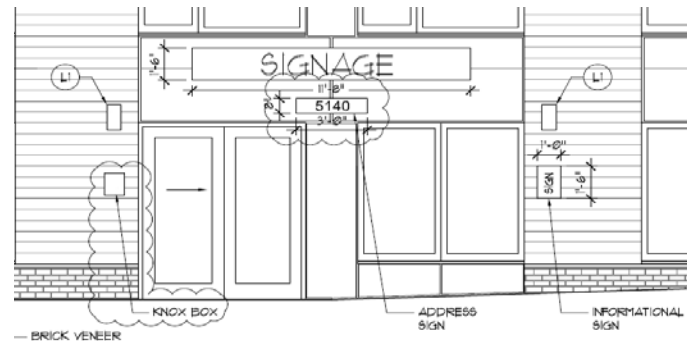
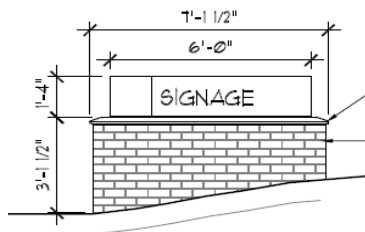
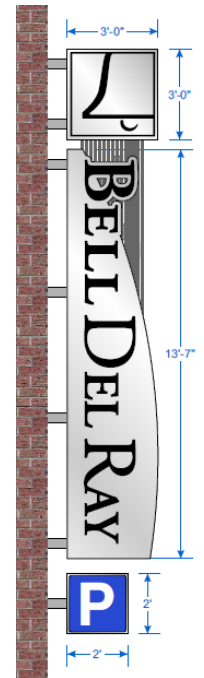
Legend

| | |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
|  | CC, CD, CDX, CG, CL, CR, CSL, KR, NR, CRMU/L, CRMU/M, CRMU/H, CRMU/X, OC, OCH, OCM (50), OCM (100), W-1, I, UT, and CDD Zones |
|  | RA, RC, RCX, and RD zones |
|  | RB zone |
|  | R-20, R-12, R-8, R-5, R-2-5, RM, RT, POS and WPR zones |

Signs Along a Multi-Family Property's Street Frontage

~~A maximum of one sign with a maximum size of forty (40) square feet for each sign is permitted if wall mounted or 32 square feet if free standing at each property street frontage.~~

Signage with a total area of no more than **sixty (60) square feet per property frontage**, however no single **wall mounted sign** is permitted to be larger than **forty (40) square feet**, and no **freestanding sign** is permitted to be larger than **thirty-two (32) square feet**.



Minor Sign Allowance – Larger Properties

For Multi-Family, Commercial, Industrial, Institutional, and Open Space Zones/Uses:

Maximum of five (5) signs per property per street frontage ***per 100 feet of lot width*** with a maximum size of one (1) square foot for each sign.



SUP for Deviations from Sign Standards

9-103 (D) *Waiver of requirement by special use permit.* A special use permit may be obtained pursuant to Section 11-500, which authorizes the provision of signage otherwise not permitted by this Article IX, subject to the following:

- (1) The special use permit applicant shall demonstrate that the proposed signage would correspond with the intent of this Article IX; and
- (2) City Council finds that:
 - a. the proposed signage has an exceptional design or approach that cannot be accomplished within the existing regulations;
 - b. the proposed signage will not have an adverse impact on the nearby neighborhood, and
 - c. the signs comply with the applicable standards for approval of a Special Use Permit set forth in Section 11-504.



Signs at Dwellings For Sale or For Rent

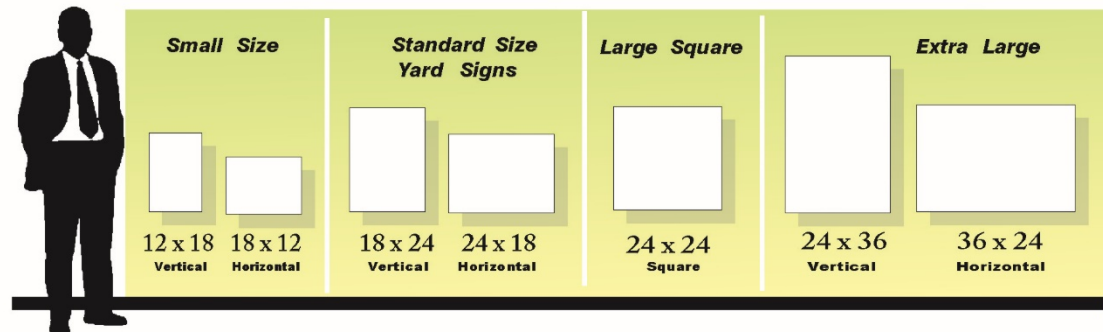
One sign **or combination of signs** with no more than ~~six (6)~~ *seven (7)* square feet in area on any property for sale or rent during the time the property is actively marketed and advertised for sale or actively marketed and advertised for rent. Such sign, if freestanding, **shall not exceed** six (6) feet in height.



55" Tall Post

18"x24" Sign Plate

6"x24" Sign Rider



Conclusion

- Modifications were made to address many issues
- Proposed Ordinance generally maintains existing signage standards with some modifications:
 - Provide content neutrality
 - Addresses...
 - Pole Signs
 - Lightbox Signs
 - Flags
 - A-Frame Signs
 - Apartment & Real Estate Needs

