

ARTICLE XIV

SIGN REGULATIONS

SECTION 14.0 SCOPE OF REGULATIONS: The regulations set forth herein shall apply and govern signs in all zones, except as otherwise specifically provided within this ordinance.

SECTION 14.1 GENERAL RULES, REGULATIONS, AND LIMITATIONS:

- A. All business and identification signs, as defined herein, shall be deemed accessory structures and all advertising signs, as defined herein, shall be deemed non accessory structures.
- B. No sign shall be erected, maintained, or continued unless it is in full compliance with the regulations for the zone in which it is located, all applicable provisions and regulations of this ordinance, and any other applicable laws, codes, or ordinances of the city. The zoning administrator shall have the duty and authority to remove, or cause to have removed, any sign which is not in full compliance with all applicable provisions and regulations of this ordinance or any other applicable laws, codes, or ordinances of the city when the owner or agent has failed to comply within the time specified by the zoning administrator to make said sign comply. Said owner or agent shall bear full costs of such removal, including attorney fees and court costs, and shall be assessed as civil damages all costs of removal and compliance.
- C. **TIME SCHEDULE FOR COMPLIANCE OF SIGN REGULATIONS:** Compliance with the provisions of this article of the ordinance shall be according to the following time schedule.
 - 1. All new signs shall comply when erected.
 - 2. Except as herein provided, signs which become nonconforming upon the adoption of this ordinance may be continued and maintained. Nonconforming signs may be modified provided, however, that no such sign shall be changed beyond its height and area, as it existed at the time of passage or amendment of this ordinance which rendered it nonconforming.
- D. No sign constituting a nuisance, because of light, glare, focus, noise, animation, flashing, intensity of illumination as to unduly disturb the use of surrounding properties, as determined by the zoning administrator, or causing a traffic hazard, shall be erected, maintained, or continued in any zone.

- E. No radio, phonograph, tape recorder, whistle, bell, gong, siren, or other sound or noise-making or transmitting device or instrument shall be allowed, permitted, or continued in connection with any sign or may it be used separately for advertising purposes in any zone.
- F. No sign shall be erected, maintained, or continued which constricts the flow of air through any window or door.
- G. No sign shall be erected, maintained, or continued which is misleading, fraudulent, obscene, immoral, indecent, or unsightly in character, as determined by the zoning administrator.
- H. No advertising sign, except those of a governmental entity, shall be erected, maintained, or continued unless the following provisions are complied with; and said provisions shall go into effect ninety (90) consecutive calendar days after the effective date of this ordinance.
 - 1. The name of the company or person owning, maintaining, or erecting said sign is plainly displayed thereon when said company or person is registered with the zoning administrator.
 - 2. The name and address of the company or person owning, maintaining, or erecting said sign is not registered with the zoning administrator.
- I. No sign shall be erected, maintained, or continued over or into any street, public way, alley, or right-of-way, unless specifically provided for within this ordinance.
- J. It shall be unlawful and a violation of this ordinance for any person to fasten, place, paint, or attach in any way: any sign, handbill, poster, advertisement, or notice of any kind, whether political or otherwise or cause the same to be done in or upon any curbside, lamp post, telephone pole, telegraph pole, electric light or power pole, hydrant, bridge, culvert, public drinking fountain, public trash container, courtesy benches, rest station building, tree, or in or upon any portion of any portion of any public sidewalk, street or sign except as specifically permitted within this Ordinance.
- K. No sign shall be erected, maintained, or continued upon the inside of a curb of a street which causes any interference to sign distance, in the opinion of the zoning administrator.
- L. No sign shall be erected, maintained, or continued displaying flashing or intermittent lights, or lights of changing degrees of intensity, except a sign indicating time or temperature, with changes alternating on not less than a five (5) second cycle when such time or temperature sign does not constitute a public safety or traffic hazard, in the judgment of the zoning administrator.

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- M. No sign shall be erected, maintained, or continued in any zone which does not comply fully with Section 12.0 of this ordinance, except as specifically permitted within this ordinance.
- N. No sign shall be erected, maintained, or continued in any zone, except as provided for in Section 14.1, D. of this ordinance, unless the sign complies with all of the following regulations:
1. Is erected and maintained to advertise a use specifically permitted in the zone in which the sign is located, or for a nonconforming use, subject to the limitations contained in Section 9.9, E. of this ordinance.
 2. Is clearly incidental, customary to, and commonly associated with the operation of the use being advertised.
 3. Is established and controlled under, and by, the same ownership as the use being advertised.
 4. Is limited in location to the premises on which the use being advertised is located.
 5. Is limited in subject matter to the name, design, picture or phone number and address of owner, operator, builder, sales agent, managing agent, lessor, lessee, of the premises or of the activities (including merchandise handled or services rendered) on the premises on which such sign is located and does not include any general commercial advertising unrelated to or extending in substantial degrees beyond the specifically permitted subject.
 6. Compliance with the exemptions listed in Section 15.2 of this ordinance.
- O. When any sign becomes defective or dangerous, as determined by the building inspector, the zoning administrator shall have the power and the authority to remove, or cause to have removed, such sign when the owner or agent has failed to comply within the time specified by the zoning administrator to repair or make said sign safe or has failed to satisfy the building inspector that the sign is not defective or dangerous. The owner or agent of said sign shall bear the full costs of such removal and shall be billed accordingly. If the building inspector determines that said sign is of possible immediate danger to persons or vehicles, which may be passing nearby, the zoning administrator shall place, or cause to have placed, signs or barriers indicating such danger.
- P. Whenever any sign, which does not comply with the provisions and regulations of this ordinance, collapses, burns, or if said sign is removed from its location,

except for normal maintenance, said sign shall not be replaced or reconstructed, except in full compliance with all of the provisions and regulations of this ordinance. However, if such a sign is removed or destroyed, other than by intentional means of the owner or agent, the sign may be reconstructed, but shall not be enlarged, extended, or moved.

It is further provided, however, that if a nonconforming sign, which was permitted at the time it was installed, is required to be moved due to deed restrictions or encroachment over property boundaries which existed at the time of the original installation, or due to a taking or condemnation for public roadway improvements, and such taking is limited to only a portion of the sign, then the sign may be moved the minimum distance necessary, at an angle perpendicular to the property line at the point of encroachment or taking or condemnation, to comply with the deed restriction or property boundary, as long as it can be maintained on the same site, and provided that there shall be no dimensional changes relative to height, square footage, or total usable area.

- Q. The zoning administrator shall have the power and authority to remove, or cause to have removed, any and all signs which have been determined to be a traffic hazard, when the owner or agent responsible for the maintenance of said sign has failed to eliminate such traffic hazards within two (2) weeks from the date that the written notice is mailed by the zoning administrator. Said owner or agent shall bear the full costs of such removal and shall be billed accordingly.
- R. Except as otherwise specified in this ordinance, signs shall be in conformance with the building code, where applicable, and shall be subject to the inspection and approval by the building inspector.

SECTION 14.2 SPECIAL SIGNS: The following signs may be permitted in any zone without a fee. Signs in subsection A., 2. shall not require a sign permit. All other signs within this section shall require an application for a sign permit, as provided for in Section 14.4 of this ordinance.

A. TEMPORARY SIGNS

- 1. Temporary miscellaneous signs, including those which are placed on the exterior of structures (i.e., banners, posters, pennants, or similar type devices) shall be permitted in all zones, subject to the following requirements:
 - a. Such signs, when permitted, shall not be used for a period to exceed fourteen (14) consecutive days, and not more than two (2) permits shall be issued for any site or use in any calendar year.

- b. Temporary signs, identified as mobile signs, on wheels, carts, or free-standing devices, with or without illuminated message boards, are not permitted in any zone (Class 11 signs, as permitted in the TSC and RU zones, shall not be considered in this classification).
 - c. Temporary signs placed on the inside of windows of retail and service commercial uses, such as food stores, drug stores, furniture stores, general merchandise stores, dry cleaners, service stations, and new and used car/truck sales, to advertise sales and special events, shall be permitted without permits or fees. Such signs shall not be illuminated.
 2. Real estate signs shall be permitted in all zones, subject to the following requirements:
 - a. Such signs are limited to one (1) per lot.
 - b. Such signs shall not exceed twelve (12) square feet in outside area nor exceed a maximum height of eight (8) feet.
 - c. Such signs may be illuminated, but only from a concealed light source, and only until 10:00 PM.
 - d. Such signs shall advertise the sale, rental, or lease of the premises on which the sign is located.
 - e. No part of any sign shall be located closer than ten (10) feet from any property line.
 - f. Such signs shall be removed by owners or agents within ten (10) consecutive calendar days after the sale, rental, or lease of the premises.
 3. Political signs may be permitted in all zones in accordance with the following regulations:
 - a. On each lot, there may be located one (1) sign per candidate supporting the candidacy of any person for local, state, or national office, or any local or state issue. A double sided sign shall constitute a single sign.
 - b. Permission to install the sign must be obtained from the occupant of the premises.

- c. Such signs shall be permitted not more than sixty (60) days prior to the date of the election and not more than seven (7) days after the date of the election.
 - d. The size of such signs shall not exceed sixteen (16) square feet in residential zones and shall not exceed thirty-two (32) square feet in industrial or commercial zones. Signs may not be placed any closer than five (5) feet to any property line or in any area deemed a hazard, causing visibility problems.
 - e. Signs may not be posted in the rights-of-way or on any utility poles.
4. Signs, not over twenty (20) square feet in outside area, single or double faced, maximum height of eight (8) feet, denoting the person/firm, architect, engineer, or contractor, when placed upon the premises where construction work is being performed. Said sign shall be removed by owner or agent within ten (10) consecutive calendar days after completion of project or that person/firm's part of the project.
 5. Special Event Signs: When churches, schools, or other charitable organizations are planning a special event open to the public, a sign not larger than thirty-two (32) square feet may be erected on the same premises as the event. The sign must be set back a minimum distance of twenty (20) feet from any right-of-way or property line. The sign may be illuminated, but only by concealed lighting. The sign may be erected ten (10) days prior to the event and must be removed within twenty-four (24) hours after the event is completed.
- B. Professional name plates, not exceeding one (1) square foot in outside area, single or double faced. Such signs shall not be animated nor illuminated.
 - C. Bulletin board, not over twelve (12) square feet in outside area, single or double faced, maximum height of eight (8) feet, for public, charitable, or religious institutions, when the same is located on the premises of said institution. Said sign shall not be animated, may be illuminated, but only by concealed lighting, and only until 10:00 PM.
 - D. Memorial signs or tablets, containing the name of the building and the date of erection when built into the walls of the building and constructed of bronze, brass, marble, stone, or other incombustible materials.
 - E. Traffic signs, provided that said signs, are designed and located in accordance with the "Manual On Uniform Traffic Control Devices for Streets and Highways", U.S. Department of Transportation, Federal Highway Administration.

- F. Temporary signs, where permitted or required by the zoning administrator, to fulfill requirements of this ordinance or other resolutions or regulations imposed by a governmental entity.
- G. Repainting or cleaning of an advertising structure, or the changing of the advertising copy of message thereon, unless a structural change is made.

SECTION 14.3 SIGN PERMIT REQUIRED FOR ERECTION OF SIGNS: No sign shall be erected, except as exempted or specified within this ordinance, until all required fees have been paid to the proper authorities, or their agents, and a permit has been issued for such, by the zoning administrator and building inspector.

- A. If any sign is removed and any new sign is erected in its place, a permit shall be obtained the same as if a new sign were erected at a new location, subject to all requirements enumerated herein.
- B. If any sign is removed from maintenance and replaced on the same supports, a new permit will not be deemed necessary if the size or type of sign is not changed.
- C. If any sign is removed from one location and erected at a new location, a new permit shall be obtained.
- D. Alteration or enlargement of any sign shall require a permit the same as for a new sign.
- E. No permit shall be granted until after an application has been filed with the designated administrative official showing the plans and specifications, including dimensions, materials, and details of construction of proposed structure and meeting all provisions of this ordinance.

SECTION 14.4 APPLICATION FOR SIGN PERMIT

- A. Application for a sign permit shall be made and submitted at the office designated by the legislative body on the appropriate forms furnished by said legislative body.
- B. If any required information is left off of the application, or if any of the submitted information is misrepresented on the application, the permit shall be denied or shall become null and void if already issued, regardless of actual construction being started or completed.
- C. Any sign not erected or constructed as represented on the application upon which the permit was issued shall not be construed as a hardship case, but shall be construed as a misrepresentation of facts on the application and a violation of

this ordinance, and the owner or agent shall be given a two (2) week notice to remove said sign or correct the error.

SECTION 14.5 SIGN PERMIT FEES: The fee for a sign permit shall be as provided for in the building code or as otherwise established by the legislative body.

SECTION 14.6 PERMITTED SIGN LOCATION, TYPE, AND SIZE: The location, type, and size of permitted business and identification signs shall be in accordance with the following:

A. CO ZONE: The following business and identifications signs for permitted, or conditionally permitted, uses shall be in accordance with the following:

1. Flat, Window, Or Projecting Signs - Single Or Double Faced

- a. Maximum Size Of Single Sign - Three (3) square feet.
- b. Maximum Height Above Grade At Top Of Sign - Attached to building and projecting not more than thirty (30) inches from the wall face of the building.
- c. Limitations On Number Of Signs - One (1) sign for each separate permitted, or conditionally permitted, use.
- d. Other Limitations

(1) Shall be neither animated nor illuminated.

2. Directional Signs - Single Or Double Faced

- a. Structural Type - Flat, ground, or pole sign.
- b. Maximum Size Of Single Sign - Six (6) square feet.
- c. Maximum Height Above Grade At Top Of Sign - Six (6) feet.
- d. Limitations On Number Of Signs - Two (2) signs for each curb cut, plus any number within off-street parking areas.
- e. Other Limitations

(1) May be illuminated, but only from a concealed light source and shall not be flashing, glaring, nor animated.

(2) Shall be limited in subject matter to off-street parking directions and instructions and shall have no merchandise, manufacturing, or service advertising.

(3) No part of any ground or pole sign shall be closer than five (5) feet from any property line.

3. Construction Signs - Single Or Double Faced

- a. Structural Type - Flat, window, or ground sign, single or double faced.
- b. Maximum Size Of Single Sign - Twelve (12) square feet, except as specified in Subsection d., below.
- c. Maximum Height Above Grade At Top Of Sign - Twenty (20) feet.
- d. Limitations On Number And Total Area Of Signs - The total area of all signs, in a single designated land area, shall not exceed in square feet the product of the number of acres, or fractions of acres, in the designated land area multiplied by twenty-five (25), provided, however, that no single sign shall have an area of more than thirty-five (35) square feet on premises already developed or an area of not more than one seventy-five (75) square feet on premises not developed.
- e. Other Limitations
 - (1) Shall not be animated; may be illuminated, but only from a concealed light source and only until 10:00 PM.
 - (2) Shall be temporary only, for advertising development, new construction, or the sale, lease, rental, remodeling and re-building of designated structures or a designated land area. Permits shall be temporary, and shall be valid for a period not exceeding one hundred eighty-two (182) consecutive calendar days, but are renewable one (1) time only for an additional one hundred eighty-two (182) consecutive calendar days. Such signs shall be removed within ten (10) consecutive calendar days after the completion of the project.
 - (3) Shall be located only on the premises of the property being referred to.
 - (4) No part of any ground sign shall be closer than five (5) feet from any property line.

4. Facade Signs - Single Faced Only

- a. Structural Type - Flat sign or individual letters.
- b. Maximum Size Of Individual Sign - Two (2) square feet of sign area for each horizontal linear foot of building wall upon which the sign or signs are to be located.
- c. Maximum Height Above Grade At Top Of Sign - Attached flat to building, but shall not extend above the top or ends of the wall surface on which the sign is placed.
- d. Limitations On Number Of Signs - One (1) sign for each street frontage of the lot on which the primary permitted use is located, except that where a complex of buildings is an attached complex or a coordinated group of buildings, only one (1) such sign shall be

permitted for each individual separate business building. Separate business building shall be construed to mean space allotted to the operation of one (1) firm, company, or incorporation having separate ownership, or separate rental or lease. A professional office building within such a complex, if permitted within the zone under consideration, shall not be considered as containing separate businesses for this purpose, but shall have only one (1) such sign, regardless of how many firms, companies, or incorporations having separate ownership, rental, or lease are located within said office building.

e. Other Limitations

- (1) Shall be neither flashing nor animated.
- (2) May be illuminated, but only from a concealed light source.
- (3) Shall not extend outward from the building wall more than twelve (12) inches, except that if the sign is illuminated, the reflectors may project not more than four (4) feet beyond the face of the sign.

5. Freestanding signs - Single Or Double Faced

- a. Structural Type - Ground sign.
- b. Maximum Sign Area - There shall be no more than fifty (50) square feet of sign area for each lot or building site on which the primary permitted use is located.
- c. Maximum Height Above Grade At Top Of Sign - Ten (10) feet.
- d. Limitations On Number Of Signs - One sign may be erected for each street frontage of the lot or building site on which the primary permitted use is located.
- e. Other Limitations

- (1) Shall be neither flashing nor animated.
- (2) May only be illuminated from a concealed light source.
- (3) No part of any sign shall be located closer than five (5) feet from any property line nor more than twenty-five (25) feet from any street right-of-way line.
- (4) No part of any freestanding sign shall be located closer than seventy-five (75) to another freestanding sign located on the same site or within the same complex.

B. R-RE, R-1, R-2, AND R-3 ZONES: The following business and identifications signs for residential subdivisions and multi-family residential developments and for conditionally permitted uses shall be in accordance with the following:

1. Directional Signs - Single Or Double Faced

- a. Structural Type - Flat, ground, or pole sign.
- b. Maximum Size Of Single Sign - Six (6) square feet.
- c. Maximum Height Above Grade At Top Of Sign - Six (6) feet.
- d. Limitations On Number Of Signs - Two (2) signs for each curb cut, plus any number within off-street parking areas.
- e. Other Limitations
 - (1) May be illuminated, but only from a concealed light source and shall not be flashing, glaring, nor animated.
 - (2) Shall be limited in subject matter to off-street parking directions and instructions and shall have no merchandise, manufacturing, or service advertising.
 - (3) No part of any ground or pole sign shall be closer than five (5) feet from any property line.

2. Construction Signs - Single Or Double Faced

- a. Structural Type - Flat, window, or ground sign, single or double faced.
- b. Maximum Size Of Single Sign - Twelve (12) square feet, except as specified in Subsection d., below.
- c. Maximum Height Above Grade At Top Of Sign - Twenty (20) feet.
- d. Limitations On Number And Total Area Of Signs - The total area of all signs, in a single designated land area, shall not exceed in square feet the product of the number of acres, or fractions of acres, in the designated land area multiplied by twenty-five (25), provided, however, that no single sign shall have an area of more than thirty-five (35) square feet on premises already developed or an area of not more than one seventy-five (75) square feet on premises not developed.
- e. Other Limitations
 - (1) Shall not be animated; may be illuminated, but only from a concealed light source and only until 10:00 PM.
 - (2) Shall be temporary only, for advertising development, new construction, or the sale, lease, rental, remodeling and re-building of designated structures or a designated land area. Permits shall be temporary, and shall be valid for a period not exceeding one hundred eighty-two (182) consecutive calendar days, but are renewable one (1) time only for an additional one hundred eighty-two (182) consecutive calendar days. Such signs shall be removed within ten (10) consecutive calendar days after the completion of the project.

- (3) Shall be located only on the premises of the property being referred to.
- (4) No part of any ground sign shall be closer than five (5) feet from any property line.

3. Facade Signs For Conditional Uses Only - Single Faced Only

- a. Structural Type - Flat sign or individual letters.
- b. Maximum Size Of Individual Sign - Two (2) square feet of sign area for each horizontal linear foot of building wall upon which the sign or signs are to be located.
- c. Maximum Height Above Grade At Top Of Sign - Attached flat to building, but shall not extend above the top or ends of the wall surface on which the sign is placed.
- d. Limitations On Number Of Signs - One (1) sign for each street frontage of the lot on which the primary permitted use is located, except that where a complex of buildings is an attached complex or a coordinated group of buildings, only one (1) such sign shall be permitted for each individual separate business building. Separate business building shall be construed to mean space allotted to the operation of one (1) firm, company, or incorporation having separate ownership, or separate rental or lease. A professional office building within such a complex, if permitted within the zone under consideration, shall not be considered as containing separate businesses for this purpose, but shall have only one (1) such sign, regardless of how many firms, companies, or incorporations having separate ownership, rental, or lease are located within said office building.
- e. Other Limitations
 - (1) Shall be neither flashing nor animated.
 - (2) May be illuminated, but only from a concealed light source.
 - (3) Shall not extend outward from the building wall more than twelve (12) inches, except that if the sign is illuminated, the reflectors may project not more than four (4) feet beyond the face of the sign.

4. Freestanding signs - Single Or Double Faced

- a. Structural Type - Ground sign.
- b. Maximum Sign Area - There shall be no more than fifty (50) square feet of sign area for each lot or building site on which the primary permitted use is located.
- c. Maximum Height Above Grade At Top Of Sign - Ten (10) feet.

- d. Limitations On Number Of Signs - One sign may be erected for each street frontage of the lot or building site on which the primary permitted use is located.
 - e. Other Limitations
 - (1) Shall be neither flashing nor animated.
 - (2) May only be illuminated from a concealed light source.
 - (3) No part of any sign shall be located closer than five (5) feet from any property line nor more than twenty-five (25) feet from any street right-of-way line.
 - (4) No part of any freestanding sign shall be located closer than seventy-five (75) to another freestanding sign located on the same site or within the same complex.
- C. MLU and RCD ZONES: The location, type, and size of permitted business and identification signs shall be as approved according to the approved Development Plan. The square footage of signs shall not exceed that permitted for similar uses in other zone districts within this ordinance.
- D. GC, PO (Town Center), NSC ZONES: The following business and identifications signs for permitted, or conditionally permitted, uses shall be in accordance with the following:
- 1. Flat, Window, Or Projecting Signs - Single Or Double Faced
 - a. Maximum Size Of Single Sign - Three (3) square feet.
 - b. Maximum Height Above Grade At Top Of Sign - Attached to building and projecting not more than thirty (30) inches from the wall face of the building.
 - c. Limitations On Number Of Signs - One (1) sign for each separate permitted, or conditionally permitted, use.
 - d. Other Limitations
 - (1) Shall be neither animated nor illuminated.
 - 2. Directional Signs - Single Or Double Faced
 - a. Structural Type - Flat, ground, or pole sign.
 - b. Maximum Size Of Single Sign - Six (6) square feet.
 - c. Maximum Height Above Grade At Top Of Sign - Six (6) feet.
 - d. Limitations On Number Of Signs - Two (2) signs for each curb cut, plus any number within off-street parking areas.
 - e. Other Limitations

- (1) May be illuminated, but only from a concealed light source and shall not be flashing, glaring, nor animated.
- (2) Shall be limited in subject matter to off-street parking directions and instructions and shall have no merchandise, manufacturing, or service advertising.
- (3) No part of any ground or pole sign shall be closer than five (5) feet from any property line.

3. Construction Signs - Single Or Double Faced

- a. Structural Type - Flat, window, or ground sign, single or double faced.
- b. Maximum Size Of Single Sign - Twelve (12) square feet, except as specified in Subsection d., below.
- c. Maximum Height Above Grade At Top Of Sign - Twenty (20) feet.
- d. Limitations On Number And Total Area Of Signs - The total area of all signs, in a single designated land area, shall not exceed in square feet the product of the number of acres, or fractions of acres, in the designated land area multiplied by twenty-five (25), provided, however, that no single sign shall have an area of more than thirty-five (35) square feet on premises already developed or an area of not more than one seventy-five (75) square feet on premises not developed.
- e. Other Limitations
 - (1) Shall not be animated; may be illuminated, but only from a concealed light source and only until 10:00 PM.
 - (2) Shall be temporary only, for advertising development, new construction, or the sale, lease, rental, remodeling and re-building of designated structures or a designated land area. Permits shall be temporary, and shall be valid for a period not exceeding one hundred eighty-two (182) consecutive calendar days, but are renewable one (1) time only for an additional one hundred eighty-two (182) consecutive calendar days. Such signs shall be removed within ten (10) consecutive calendar days after the completion of the project.
 - (3) Shall be located only on the premises of the property being referred to.
 - (4) No part of any ground sign shall be closer than five (5) feet from any property line.

4. Facade Signs - Single Faced Only

- a. Structural Type - Flat sign or individual letters.

- b. Maximum Size Of Individual Sign - Two (2) square feet of sign area for each horizontal linear foot of building wall upon which the sign or signs are to be located.
 - c. Maximum Height Above Grade At Top Of Sign - Attached flat to building, but shall not extend above the top or ends of the wall surface on which the sign is placed.
 - d. Limitations On Number Of Signs - One (1) sign for each street frontage of the lot on which the primary permitted use is located, except that where a complex of buildings is an attached complex or a coordinated group of buildings, only one (1) such sign shall be permitted for each individual separate business building. Separate business building shall be construed to mean space allotted to the operation of one (1) firm, company, or incorporation having separate ownership, or separate rental or lease. A professional office building within such a complex, if permitted within the zone under consideration, shall not be considered as containing separate businesses for this purpose, but shall have only one (1) such sign, regardless of how many firms, companies, or incorporations having separate ownership, rental, or lease are located within said office building.
 - e. Other Limitations
 - (1) Shall be neither flashing nor animated.
 - (2) May be illuminated, but only from a concealed light source.
 - (3) Shall not extend outward from the building wall more than twelve (12) inches, except that if the sign is illuminated, the reflectors may project not more than four (4) feet beyond the face of the sign.
5. Freestanding Signs For Shopping Complexes (3 or more businesses located in a unified building or coordinated group of buildings) - Single Or Double Faced
- a. Structural Type - Ground or pole sign.
 - b. Maximum Sign Area - There shall be no more than eighty (80) square feet of sign area for each lot or building site on which the primary permitted use is located.
 - c. Maximum Height Above Grade At Top Of Sign
 - (1) Adjacent To An Interstate - Forty (40) feet.
 - (2) Adjacent to An Arterial, Collector, Or Local Street - Twenty (20) feet.

- d. Limitations On Number Of Signs - One sign may be erected for each street frontage of the lot or building site on which the primary permitted use is located.
 - e. Other Limitations
 - (1) Shall be neither flashing nor animated.
 - (2) May only be illuminated from a concealed light source.
 - (3) No part of any sign shall be located closer than five (5) feet from any property line nor more than twenty-five (25) feet from any street right-of-way line.
 - (4) No part of any freestanding sign shall be located closer than seventy-five (75) to another freestanding sign located on the same site or within the same complex.
6. Freestanding Signs For Uses Not Located In Shopping Complexes (3 or more businesses located in a unified building or coordinated group of buildings) - Single Or Double Faced
- a. Structural Type - Ground sign.
 - b. Maximum Sign Area - There shall be no more than forty (40) square feet of sign area for each lot or building site on which the primary permitted use is located.
 - c. Maximum Height Above Grade At Top Of Sign
 - (1) Adjacent To An Interstate - Forty (40) feet.
 - (2) Adjacent to An Arterial, Collector, Or Local Street - Twenty (20) feet.
 - d. Limitations On Number Of Signs - One sign may be erected for each street frontage of the lot or building site on which the primary permitted use is located.
 - e. Other Limitations
 - (1) Shall be neither flashing nor animated.
 - (2) May only be illuminated from a concealed light source.
 - (3) No part of any sign shall be located closer than five (5) feet from any property line nor more than twenty-five (25) feet from any street right-of-way line.
 - (4) No part of any freestanding sign shall be located closer than seventy-five (75) to another freestanding sign located on the same site or within the same complex.
- E. I-2 ZONES: The following business and identifications signs for permitted, or conditionally permitted, uses shall be in accordance with the following:

1. Flat, Window, Or Projecting Signs - Single Or Double Faced
 - a. Maximum Size Of Single Sign - Three (3) square feet.
 - b. Maximum Height Above Grade At Top Of Sign - Attached to building and projecting not more than thirty (30) inches from the wall face of the building.
 - c. Limitations On Number Of Signs - One (1) sign for each separate permitted, or conditionally permitted, use.
 - d. Other Limitations
 - (1) Shall be neither animated nor illuminated.
2. Directional Signs - Single Or Double Faced
 - a. Structural Type - Flat, ground, or pole sign.
 - b. Maximum Size Of Single Sign - Six (6) square feet.
 - c. Maximum Height Above Grade At Top Of Sign - Six (6) feet.
 - d. Limitations On Number Of Signs - Two (2) signs for each curb cut, plus any number within off-street parking areas.
 - e. Other Limitations
 - (1) May be illuminated, but only from a concealed light source and shall not be flashing, glaring, nor animated.
 - (2) Shall be limited in subject matter to off-street parking directions and instructions and shall have no merchandise, manufacturing, or service advertising.
 - (3) No part of any ground or pole sign shall be closer than five (5) feet from any property line.
3. Construction Signs - Single Or Double Faced
 - a. Structural Type - Flat, window, or ground sign, single or double faced.
 - b. Maximum Size Of Single Sign - Twelve (12) square feet, except as specified in Subsection d., below.
 - c. Maximum Height Above Grade At Top Of Sign - Twenty (20) feet.
 - d. Limitations On Number And Total Area Of Signs - The total area of all signs, in a single designated land area, shall not exceed in square feet the product of the number of acres, or fractions of acres, in the designated land area multiplied by twenty-five (25), provided, however, that no single sign shall have an area of more than thirty-five (35) square feet on premises already developed or an area of not more than one seventy-five (75) square feet on premises not developed.
 - e. Other Limitations

- (1) Shall not be animated; may be illuminated, but only from a concealed light source and only until 10:00 PM.
- (2) Shall be temporary only, for advertising development, new construction, or the sale, lease, rental, remodeling and rebuilding of designated structures or a designated land area. Permits shall be temporary, and shall be valid for a period not exceeding one hundred eighty-two (182) consecutive calendar days, but are renewable one (1) time only for an additional one hundred eighty-two (182) consecutive calendar days. Such signs shall be removed within ten (10) consecutive calendar days after the completion of the project.
- (3) Shall be located only on the premises of the property being referred to.
- (4) No part of any ground sign shall be closer than five (5) feet from any property line.

4. Facade Signs - Single Faced Only

- a. Structural Type - Flat sign or individual letters.
- b. Maximum Size Of Individual Sign - Two (2) square feet of sign area for each horizontal linear foot of building wall upon which the sign or signs are to be located.
- c. Maximum Height Above Grade At Top Of Sign - Attached flat to building, but shall not extend above the top or ends of the wall surface on which the sign is placed.
- d. Limitations On Number Of Signs - One (1) sign for each street frontage of the lot on which the primary permitted use is located, except that where a complex of buildings is an attached complex or a coordinated group of buildings, only one (1) such sign shall be permitted for each individual separate business building. Separate business building shall be construed to mean space allotted to the operation of one (1) firm, company, or incorporation having separate ownership, or separate rental or lease. A professional office building within such a complex, if permitted within the zone under consideration, shall not be considered as containing separate businesses for this purpose, but shall have only one (1) such sign, regardless of how many firms, companies, or incorporations having separate ownership, rental, or lease are located within said office building.
- e. Other Limitations
 - (1) Shall be neither flashing nor animated.
 - (2) May be illuminated, but only from a concealed light source.

- (3) Shall not extend outward from the building wall more than twelve (12) inches, except that if the sign is illuminated, the reflectors may project not more than four (4) feet beyond the face of the sign.
5. Freestanding Signs For Industrial Complexes (3 or more businesses located in a unified building or coordinated group of buildings) - Single Or Double Faced
 - a. Structural Type - Ground or pole sign.
 - b. Maximum Sign Area - There shall be no more than one hundred (100) square feet of sign area for each lot or building site on which the primary permitted use is located.
 - c. Maximum Height Above Grade At Top Of Sign - 40 feet.
 - d. Limitations On Number Of Signs - One sign may be erected for each street frontage of the lot or building site on which the primary permitted use is located.
 - e. Other Limitations
 - (1) Shall be neither flashing nor animated.
 - (2) May only be illuminated from a concealed light source.
 - (3) No part of any sign shall be located closer than five (5) feet from any property line nor more than twenty-five (25) feet from any street right-of-way line.
 - (4) No part of any freestanding sign shall be located closer than seventy-five (75) to another freestanding sign located on the same site or within the same complex.
6. Freestanding Signs For Uses Not Located In Industrial Complexes (3 or more businesses located in a unified building or coordinated group of buildings) - Single Or Double Faced
 - a. Structural Type - Ground sign.
 - b. Maximum Sign Area - There shall be no more than forty (40) square feet of sign area for each lot or building site on which the primary permitted use is located.
 - c. Maximum Height Above Grade At Top Of Sign - ten (10) feet
 - d. Limitations On Number Of Signs - One sign may be erected for each street frontage of the lot or building site on which the primary permitted use is located.
 - e. Other Limitations
 - (1) Shall be neither flashing nor animated.
 - (2) May only be illuminated from a concealed light source.

- (3) No part of any sign shall be located closer than five (5) feet from any property line nor more than twenty-five (25) feet from any street right-of-way line.
 - (4) No part of any freestanding sign shall be located closer than seventy-five (75) feet to another freestanding sign located on the same site or within the same complex.
- F. HC ZONES: The following business and identifications signs for permitted, or conditionally permitted, uses shall be in accordance with the following:
 1. Flat, Window, Or Projecting Signs - Single Or Double Faced
 - a. Maximum Size Of Single Sign - Three (3) square feet.
 - b. Maximum Height Above Grade At Top Of Sign - Attached to building and projecting not more than thirty (30) inches from the wall face of the building.
 - c. Limitations On Number Of Signs - One (1) sign for each separate permitted, or conditionally permitted, use.
 - d. Other Limitations
 - (1) Shall be neither animated nor illuminated.
 2. Directional Signs - Single Or Double Faced
 - a. Structural Type - Flat, ground, or pole sign.
 - b. Maximum Size Of Single Sign - Six (6) square feet.
 - c. Maximum Height Above Grade At Top Of Sign - Six (6) feet.
 - d. Limitations On Number Of Signs - Two (2) signs for each curb cut, plus any number within off-street parking areas.
 - e. Other Limitations
 - (1) May be illuminated, but only from a concealed light source and shall not be flashing, glaring, nor animated.
 - (2) Shall be limited in subject matter to off-street parking directions and instructions and shall have no merchandise, manufacturing, or service advertising.
 - (3) No part of any ground or pole sign shall be closer than five (5) feet from any property line.
 3. Construction Signs - Single Or Double Faced
 - a. Structural Type - Flat, window, or ground sign, single or double faced.
 - b. Maximum Size Of Single Sign - Twelve (12) square feet, except as specified in Subsection d., below.

- c. Maximum Height Above Grade At Top Of Sign - Twenty (20) feet.
 - d. Limitations On Number And Total Area Of Signs - The total area of all signs, in a single designated land area, shall not exceed in square feet the product of the number of acres, or fractions of acres, in the designated land area multiplied by twenty-five (25), provided, however, that no single sign shall have an area of more than thirty-five (35) square feet on premises already developed or an area of not more than one seventy-five (75) square feet on premises not developed.
 - e. Other Limitations
 - (1) Shall not be animated; may be illuminated, but only from a concealed light source and only until 10:00 PM.
 - (2) Shall be temporary only, for advertising development, new construction, or the sale, lease, rental, remodeling and rebuilding of designated structures or a designated land area. Permits shall be temporary, and shall be valid for a period not exceeding one hundred eighty-two (182) consecutive calendar days, but are renewable one (1) time only for an additional one hundred eighty-two (182) consecutive calendar days. Such signs shall be removed within ten (10) consecutive calendar days after the completion of the project.
 - (3) Shall be located only on the premises of the property being referred to.
 - (4) No part of any ground sign shall be closer than five (5) feet from any property line.
4. Facade Signs - Single Faced Only
- a. Structural Type - Flat sign or individual letters.
 - b. Maximum Size Of Individual Sign - Two (2) square feet of sign area for each horizontal linear foot of building wall upon which the sign or signs are to be located.
 - c. Maximum Height Above Grade At Top Of Sign - Attached flat to building, but shall not extend above the top or ends of the wall surface on which the sign is placed.
 - d. Limitations On Number Of Signs - One (1) sign for each street frontage of the lot on which the primary permitted use is located, except that where a complex of buildings is an attached complex or a coordinated group of buildings, only one (1) such sign shall be permitted for each individual separate business building. Separate business building shall be construed to mean space allotted to the operation of one (1) firm, company, or incorporation having separate ownership, or separate rental or lease. A professional

office building within such a complex, if permitted within the zone under consideration, shall not be considered as containing separate businesses for this purpose, but shall have only one (1) such sign, regardless of how many firms, companies, or incorporations having separate ownership, rental, or lease are located within said office building.

e. Other Limitations

- (1) Shall be neither flashing nor animated.
- (2) May be illuminated, but only from a concealed light source.
- (3) Shall not extend outward from the building wall more than twelve (12) inches, except that if the sign is illuminated, the reflectors may project not more than four (4) feet beyond the face of the sign.

5. Freestanding Signs For Shopping Complexes (3 or more businesses located in a unified building or coordinated group of buildings) - Single Or Double Faced

- a. Structural Type - Ground or pole sign.
- b. Maximum Sign Area on each lot or building site on which the primary permitted use is located - 100 square feet, plus 25 square feet per individual business, not to exceed 400 square feet
- c. Maximum Height Above Grade At Top Of Sign - fifty (50) feet
- d. Limitations On Number Of Signs - One sign may be erected for each street frontage of the lot or building site on which the primary permitted use is located.
- e. Other Limitations

- (1) Shall be neither flashing nor animated.
- (2) May only be illuminated from a concealed light source.
- (3) No part of any sign shall be located closer than five (5) feet from any property line nor more than twenty-five (25) feet from any street right-of-way line.
- (4) No part of any freestanding sign shall be located closer than seventy-five (75) to another freestanding sign located on the same site or within the same complex.

6. Freestanding Signs For Uses Not Located In Shopping Complexes (3 or more businesses located in a unified building or coordinated group of buildings) - Single Or Double Faced

- a. Structural Type - Ground sign or pole sign

- b. Maximum Sign Area - There shall be no more than 100 square feet of sign area for each lot or building site on which the primary permitted use is located.

Each lot or building lot comprised of ten (10) acres or more of land area and containing only one business - 400 square feet

- c. Maximum Height Above Grade At Top Of Sign - 50 feet, except for signs for permitted uses on lots comprising ten (10) acres or more of land area - 60 feet
- d. Limitations On Number Of Signs - One sign may be erected for each street frontage of the lot or building site on which the primary permitted use is located.
- e. Other Limitations

- (1) Shall be neither flashing nor animated.
- (2) May only be illuminated from a concealed light source.
- (3) No part of any sign shall be located closer than five (5) feet from any property line nor more than twenty-five (25) feet from any street right-of-way line.
- (4) No part of any freestanding sign shall be located closer than seventy-five (75) to another freestanding sign located on the same site or within the same complex.

G. IP ZONES: The following business and identifications signs for permitted, or conditionally permitted, uses shall be in accordance with the following:

1. Flat, Window, Or Projecting Signs - Single Or Double Faced

- a. Maximum Size Of Single Sign - Three (3) square feet.
- b. Maximum Height Above Grade At Top Of Sign - Attached to building and projecting not more than thirty (30) inches from the wall face of the building.
- c. Limitations On Number Of Signs - One (1) sign for each separate permitted, or conditionally permitted, use.
- d. Other Limitations

- (1) Shall be neither animated nor illuminated.

2. Directional Signs - Single Or Double Faced

- a. Structural Type - Flat, ground, or pole sign.
- b. Maximum Size Of Single Sign - Six (6) square feet.
- c. Maximum Height Above Grade At Top Of Sign - Six (6) feet.

- d. Limitations On Number Of Signs - Two (2) signs for each curb cut, plus any number within off-street parking areas.
 - e. Other Limitations
 - (1) May be illuminated, but only from a concealed light source and shall not be flashing, glaring, nor animated.
 - (2) Shall be limited in subject matter to off-street parking directions and instructions and shall have no merchandise, manufacturing, or service advertising.
 - (3) No part of any ground or pole sign shall be closer than five (5) feet from any property line.
3. Construction Signs - Single Or Double Faced
- a. Structural Type - Flat, window, or ground sign, single or double faced.
 - b. Maximum Size Of Single Sign - Twelve (12) square feet, except as specified in Subsection d., below.
 - c. Maximum Height Above Grade At Top Of Sign - Twenty (20) feet.
 - d. Limitations On Number And Total Area Of Signs - The total area of all signs, in a single designated land area, shall not exceed in square feet the product of the number of acres, or fractions of acres, in the designated land area multiplied by twenty-five (25), provided, however, that no single sign shall have an area of more than thirty-five (35) square feet on premises already developed or an area of not more than one seventy-five (75) square feet on premises not developed.
 - e. Other Limitations
 - (1) Shall not be animated; may be illuminated, but only from a concealed light source and only until 10:00 PM.
 - (2) Shall be temporary only, for advertising development, new construction, or the sale, lease, rental, remodeling and re-building of designated structures or a designated land area. Permits shall be temporary, and shall be valid for a period not exceeding one hundred eighty-two (182) consecutive calendar days, but are renewable one (1) time only for an additional one hundred eighty-two (182) consecutive calendar days. Such signs shall be removed within ten (10) consecutive calendar days after the completion of the project.
 - (3) Shall be located only on the premises of the property being referred to.
 - (4) No part of any ground sign shall be closer than five (5) feet from any property line.

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4. Facade Signs - Single Faced Only
 - a. Structural Type - Flat sign or individual letters.
 - b. Maximum Size Of Individual Sign - Two (2) square feet of sign area for each horizontal linear foot of building wall upon which the sign or signs are to be located.
 - c. Maximum Height Above Grade At Top Of Sign - Attached flat to building, but shall not extend above the top or ends of the wall surface on which the sign is placed.
 - d. Limitations On Number Of Signs - One (1) sign for each street frontage of the lot on which the primary permitted use is located, except that where a complex of buildings is an attached complex or a coordinated group of buildings, only one (1) such sign shall be permitted for each individual separate business building. Separate business building shall be construed to mean space allotted to the operation of one (1) firm, company, or incorporation having separate ownership, or separate rental or lease. A professional office building within such a complex, if permitted within the zone under consideration, shall not be considered as containing separate businesses for this purpose, but shall have only one (1) such sign, regardless of how many firms, companies, or incorporations having separate ownership, rental, or lease are located within said office building.
 - e. Other Limitations
 - (1) Shall be neither flashing nor animated.
 - (2) May be illuminated, but only from a concealed light source.
 - (3) Shall not extend outward from the building wall more than twelve (12) inches, except that if the sign is illuminated, the reflectors may project not more than four (4) feet beyond the face of the sign.

 5. Freestanding Signs For Industrial Complexes (3 or more businesses located in a unified building or coordinated group of buildings) located adjacent to an arterial street or interstate highway - Single Or Double Faced
 - a. Structural Type - Ground or pole sign.
 - b. Maximum Sign Area - One- Hundred (100) square feet, plus 25 square feet per individual business, not to exceed 225 square feet.
 - c. Maximum Height Above Grade At Top Of Sign - 50 feet
 - d. Limitations On Number Of Signs - One sign may be erected for each street frontage of the lot or building site on which the primary permitted use is located.
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- e. Other Limitations
 - (1) Shall be neither flashing nor animated.
 - (2) May only be illuminated from a concealed light source.
 - (3) No part of any sign shall be located closer than five (5) feet from any property line nor more than twenty-five (25) feet from any street right-of-way line.
 - (4) No part of any freestanding sign shall be located closer than seventy-five (75) to another freestanding sign located on the same site or within the same complex.

- 6. Freestanding Signs For Uses Not Located In Industrial Complexes (3 or more businesses located in a unified building or coordinated group of buildings) - Single Or Double Faced
 - a. Structural Type - Ground sign.
 - b. Maximum Sign Area - There shall be no more than forty (40) square feet of sign area for each lot or building site on which the primary permitted use is located.
 - c. Maximum Height Above Grade At Top Of Sign - ten (10) feet
 - d. Limitations On Number Of Signs - One sign may be erected for each street frontage of the lot or building site on which the primary permitted use is located.
 - e. Other Limitations
 - (1) Shall be neither flashing nor animated.
 - (2) May only be illuminated from a concealed light source.
 - (3) No part of any sign shall be located closer than five (5) feet from any property line nor more than twenty-five (25) feet from any street right-of-way line.
 - (4) No part of any freestanding sign shall be located closer than seventy-five (75) to another freestanding sign located on the same site or within the same complex.