

Section 21-07.03 Sign Regulations.

(c) On-Premise Signs: SF1, SF2, MF1 and MF2 Districts

- (1) *Single Family Dwellings, Two-Family Dwellings, Residential Facilities for the Mentally Ill, Residential Facilities for the Developmentally Disabled, and Child Care Home Uses.*

Single family dwellings, two-family dwellings, Residential Facilities for the Mentally Ill, Residential Facilities for the Developmentally Disabled, and Child Care Home uses shall be permitted one (1) monument identification sign or one (1) building identification sign for each street or limited access highway which abuts the lot, indicating only the name or address of occupant, provided:

- (A) The maximum *sign surface area* shall not exceed two (2) square feet;
 - (B) The maximum height above *grade* for a *monument sign* shall not exceed four (4) feet;
 - (C) The *sign* shall be constructed a material(s) which blends in with the residential character of the neighborhood, such as but not limited to, wood or stone;
 - (D) The *sign* shall not be illuminated, either internally or externally;
 - (E) The *sign* shall not encroach into any *public right-of-way*; and,
 - (F) The *sign* shall comply with the regulations of Section 21-01.01 (t) – Clear Sight Area Requirements.
- (2) *Multifamily Dwelling Uses.*

Multifamily dwelling uses shall be permitted one (1) monument identification sign or one (1) building identification sign for each street or limited access highway which abuts the lot, provided:

- (A) The *sign* shall not exceed thirty-two (32) square feet in *sign surface area*;
- (B) The maximum height above *grade* for a *monument sign* shall not exceed four (4) feet;
- (C) The *sign* shall not be internally illuminated;

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- (D) The *sign* shall indicate only the name, address of the management thereof, or associated information;
 - (E) The *sign* shall maintain a minimum *front yard setback* of ten (10) feet from the *proposed right-of-way*, and shall maintain a minimum *side yard setback* and minimum *rear yard setback* consistent with the requirements for an *accessory structure* in the *district* to which the real estate is zoned; and,
 - (F) The *sign* shall comply with the regulations of Section 21-01.01 (t) – Clear Sight Area Requirements.
- (3) Recorded, Platted Residential *Subdivisions*.

Two (2) *monument identification signs* shall be permitted at each entrance to a recorded, platted residential *subdivision* provided:

- (A) The *signs* shall be constructed of ornamental metal, stone masonry, or other permanent material;
- (B) The *signs* shall indicate only the name of the *subdivision*;
- (C) The *signs* shall not exceed twenty-four (24) square feet in *sign surface area* each;
- (D) The maximum height above *grade* shall not exceed eight (8) feet;
- (E) The *sign* shall not be internally illuminated;
- (F) The *signs* shall not encroach into any *public right-of-way*;
- (G) The *sign* shall comply with the regulations of Section 21-01.01 (t) – Clear Sight Area Requirements; and,
- (H) Only one (1) *sign* shall be permitted in each quadrant of an intersection.

(4) Business and Other *Uses* Located in a Residential *District*.

The following regulations shall apply to all businesses and other *uses* permitted in the Residential *Districts* by *Special Exception*.

(A) *Freestanding Identification Signs*.

i. Type of *Signs*.

Freestanding identification signs shall be *monument signs*.

ii. Number of *Signs*.

One (1) *freestanding identification sign* shall be permitted for each *street* or *limited access highway* which abuts the *lot*.

iii. Maximum *Sign Surface Area* of *Freestanding Identification Signs*.

a. School, *Religious Use* or Nursing Home – thirty-two (32) square feet; or,

b. All other business or other *uses* – sixteen (16) square feet.

iv. Minimum *Front Yard Setback*, *Side Yard Setback* and *Rear Yard Setback* for *Freestanding Identification Signs*.

a. *Front Yard Setback* –

1. *Limited Access Highway* – The minimum *front yard setback* for any *freestanding identification sign* shall be fifty (50) feet from *proposed right-of-way*.

2. *All Other Streets* – ten (10) feet from *proposed right-of-way*.

b. *Side Yard Setback* and *Rear Yard Setback* – The minimum *side yard setback* or *rear yard setback* for a *freestanding identification sign* shall be the same as required for an *accessory structure* in the applicable *district*.

v. Maximum Height of *Freestanding Identification Signs*.

The maximum height of a *monument identification sign* shall not exceed four (4) feet in height above *grade*.

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(B) *Building Identification Signs.*

i. Type of Signs.

Building identification signs shall be wall signs. In addition, awning signs, canopy signs or marquee signs may be permitted subject to the provisions of Section 21-07.03 (c) (5), below.

ii. Number of *Building Identification Signs.*

There shall be no limit to the number of building identification signs, provided that the total sign surface area of all building identification signs located on a building shall not exceed the maximum sign surface area for the building.

iii. Maximum Sign Surface Area of *Building Identification Signs.*

The total sign surface area of all building identification signs oriented to an individual facade shall not exceed:

- a. *Front Facade – five (5) percent of the total area of a front facade of a building; and,*
- b. *Side Façade and Rear Façade – three (3) percent of a side or rear façade of a building, provided, however, that for any side façade or rear façade of a building oriented toward a customer parking area, street or limited access highway, the maximum sign surface area of five (5) percent shall apply.*

(C) *Incidental Signs.*

i. Type of Signs.

Incidental signs shall be monument or wall signs.

ii. Number of Signs.

- a. *If a lot has one (1) driveway, two (2) incidental directional signs shall be permitted at the driveway entrance or exit;*
- b. *If a lot has more than one (1) driveway, one (1) incidental directional sign shall be permitted for each driveway; and,*

c. One (1) *incidental directional sign* or one (1) *incidental parking and loading sign* shall be permitted at each critical turning point along an *interior access drive* when required to safely direct vehicular traffic (e.g., to direct vehicular traffic to: a drive-up window; a customer or employee *parking area*; or, a *delivery or loading area*).

iii. *Maximum Sign Surface Area of Incidental Signs.*

Incidental Signs shall not exceed two (2) square feet in *sign surface area*.

iv. *Minimum Front Yard Setback, Side Yard Setback and Rear Yard Setback for Freestanding, Incidental Signs.*

a. *Front Yard Setback* - Three (3) feet from *proposed right-of-way*.

b. *Side Yard Setback and Rear Yard Setback* - The minimum *side yard setback* or *rear yard setback* for a *freestanding incidental sign* shall be the same as required for an *accessory structure* in the applicable *district*.

v. *Maximum Height of Incidental Signs.*

The maximum height of an *freestanding, incidental monument sign* shall not exceed four (4) feet in height above *grade*.

(5) *Awning Sign, Canopy Sign or Marquee Sign.*

Wherever a *building identification sign* is permitted in a *Residential District*, the use of an *awning sign, canopy sign or marquee sign* shall be allowed subject to the following provisions:

(A) *Total Area* – The total area of the *awning, canopy or marquee* (i.e., the combined two dimensional surface area of all sides of the *awning, canopy or marquee*) shall not exceed the *sign surface area* allocated to the *facade* of the *building* upon which the *awning, canopy or marquee* is attached.

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- (B) *Sign Surface* – The portion of the *awning*, *canopy* or *marquee* which includes a *sign surface* shall not exceed:
- i. fifty (50) percent of the total area of an *awning* or *canopy*; or,
 - ii. seventy-five (75) percent of the total area of a *marquee*.
- (C) *Clearance to Grade* – The bottom edge of the:
- i. *awning* or *canopy* shall:
 - a. not be less than eight foot – six inches (8' – 6") above *grade* over a *walkway* for any portion of a rigid framing; and,
 - b. not less than seven foot – six inches (7' – 6") above *grade* over a *walkway* for any portion of a flexible cloth, canvas or similar skirt which may be suspended below the rigid framing a maximum of one (1) foot;
 - ii. *marquee* shall not be less than nine (9) feet above *grade* over a *walkway*; or,
 - iii. *awning*, *canopy* or *marquee* shall not be less than fifteen (15) feet above *grade* over a *driveway*, *interior access drive* or *alley*.
- (D) *Projection from Building* – The maximum projection of an *awning*, *canopy* or *marquee* shall not exceed eight (8) feet from or beyond its supporting *building* and shall not project beyond any *walkway* adjacent to the *building*.
- (E) *Marquee Sign* – A *marquee sign* may include a non-changeable copy *sign* attached to or mounted on top of a *marquee*, subject to the *sign surface area* limitations set forth above.
- (F) *Encroachment Over Public Right-of-Way* – No *awning*, *canopy* or *marquee* shall encroach into the air rights of any *public street right-of-way*.

(6) *Suspended Signs.*

Suspended signs shall be permitted on any *building* containing two or more individual, non-related and separately operated *uses* subject to the following regulations:

- (A) There shall be no more than one (1) *suspended sign* per *front facade* of the *structure* or tenant space of each grade-level tenant.
- (B) The maximum *sign surface area* of a *suspended sign* shall not exceed five (5) square feet.
- (C) All portions of the *suspended sign* or *sign structure* shall be not less than eight foot – six inches (8' – 6") above finished *grade* if made of rigid construction, or seven foot – six inches (7' – 6") above *grade* if made of a flexible cloth, canvas or similar material.