

Section 21-07.03 Sign Regulations.

**(d) On-Premise Signs: Commercial / Mixed Use Districts and Industrial Districts
(Except for the MU District and CBD District)**

(1) *Single Use Sites – Freestanding Identification Signs.*

(A) Type of Signs.

Freestanding identification signs shall be either *monument signs* or *pole signs* in compliance with Table 21-07.03 (d) – B: Maximum Height and Type of Sign, below.

(B) Number of Signs.

Freestanding identification signs shall be permitted at a rate of one (1) *freestanding identification sign* for every five-hundred (500) feet, or portion thereof, that a *single use site* abuts a *street* or *limited access highway*, provided that:

- a. the number of *freestanding identification signs* shall be calculated independently for each *street* or *limited access highway* which the *single use site* abuts;
- b. the minimum separation between *freestanding identification signs* on the *single use site*, regardless of the *street* or *limited access highway* to which the *freestanding identification sign* is oriented, shall be one-hundred (100) feet;
- c. the minimum separation between *freestanding identification signs* oriented toward the same *street* or *limited access highway* shall be three-hundred (300) feet;
- d. in the case of multiple *freestanding identification signs*, each *freestanding identification sign* shall be oriented toward the *street* or *limited access highway* by virtue of which the multiple *freestanding identification signs* are permitted; and,

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- e. the total *sign surface area* of all *freestanding identification signs* shall not exceed the maximum *sign surface area* permitted below.

(C) *Maximum Sign Surface Area of Freestanding Signs.*

- i. Maximum *sign surface area* shall apply individually to each *street* or *limited access highway*.
- ii. The maximum *sign surface area* shall not exceed that specified in Table 21-07.03 (d) – A: Maximum Sign Surface Area, below:

Table 21-07.03 (d) – A: Maximum Sign Surface Area				
Freestanding Signs for Single Use Sites				
Frontage	Districts			
	<u>OB</u>	<u>O / LB</u>	<u>CB / GB</u>	<u>LI / GI</u>
≤ 500'	32 sq. ft.	64 sq. ft.	100 sq. ft.	64 sq. ft.
> 500' - ≤ 1,000'	32 sq. ft. ⁽¹⁾	100 sq. ft. ⁽¹⁾	150 sq. ft. ⁽¹⁾	100 sq. ft. ⁽¹⁾
> 1,000	48 sq. ft. ⁽²⁾	200 sq. ft. ⁽²⁾	300 sq. ft. ⁽²⁾	200 sq. ft. ⁽²⁾
⁽¹⁾ – <i>sign surface area</i> may be all in one (1) <i>freestanding sign</i> or divided between all permitted <i>freestanding signs</i> .				
⁽²⁾ – <i>sign surface area</i> may be all in one (1) <i>freestanding sign</i> or divided between all permitted <i>freestanding signs</i> , provided that the maximum <i>sign surface area</i> for any individual <i>freestanding sign</i> shall not exceed seventy-five (75) percent of the maximum listed.				

(D) *Minimum Front Setback, Side Setback and Rear Setback for Freestanding Identification Signs.*

- i. *Front Setback* –
 - a. *Limited Access Highway* – The minimum *front yard setback* for any *freestanding identification sign* shall be fifty (50) feet from *proposed right-of-way*.
 - b. *All Other Streets* – The minimum *front yard setback* or *front residential bufferyard setback* for any *freestanding identification sign* shall be five (5) feet from *proposed right-of-way*.

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- ii. *Side Setback or Rear Setback* – The minimum *side yard setback*, minimum *rear yard setback*, minimum *side residential bufferyard setback* or minimum *rear residential bufferyard setback* for a *freestanding identification sign* shall be the same as required for any *building or structure*.

(E) Maximum Height of *Freestanding Identification Signs*.

The maximum height above *grade* of *freestanding identification signs* shall not exceed that specified in Table 21-07.03 (d) – B: Maximum Height and Type of Sign, below: (Ord. No. 9783-07)

Table 21-07.03 (d) – B: Maximum Height and Type of Sign				
Freestanding Signs for Single Use Sites				
Type of Sign	Districts			
	<u>OB</u>	<u>O / LB</u>	<u>CB / GB</u>	<u>LI / GI</u>
<i>Monument Sign</i>	5 ft.	6 ft.	8 ft.	8 ft.
<i>Pole Sign</i> – when oriented toward a <i>limited access highway</i>	25 ft.	25 ft.	40 ft.	40 ft.
<i>Pole Sign</i> – when oriented toward any other <i>street</i>	NA	NA	25 ft.	25 ft.

NOTE: NA = Not Allowed / Not Permitted.

(2) *Integrated Centers – Freestanding Identification Signs*.

(A) Type of Signs.

- i. *Freestanding identification signs* shall be either *monument signs* or *pole signs* in compliance with Table 21-07.03 (d) – D: Maximum Height and Type of Sign, below.

(B) Number of Signs.

Freestanding identification signs shall be permitted at a rate of one (1) *freestanding identification sign* for every five-hundred (500) feet, or portion thereof, that an *integrated center* abuts a *street* or *limited access highway*, provided that:

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- a. the number of *freestanding identification signs* shall be calculated independently for each *street* or *limited access highway* which the *integrated center* abuts;
 - b. the minimum separation between *freestanding identification signs* on the *single use site*, regardless of the *street* or *limited access highway* to which the *freestanding identification sign* is oriented, shall be one-hundred (100) feet;
 - c. the minimum separation between *freestanding identification signs* oriented toward the same *street* or *limited access highway* shall be three-hundred (300) feet;
 - d. in the case of multiple *freestanding identification signs*, each *freestanding identification sign* shall be oriented toward the *street* or *limited access highway* by virtue of which the multiple *freestanding identification signs* are permitted; and,
 - e. the total *sign surface area* of all *freestanding identification signs* shall not exceed the maximum *sign surface area* permitted below.
- ii. Any *freestanding identification sign* for an *integrated center* shall include the name of the *integrated center* and such *sign* shall allocate a minimum of ten (10) percent of the *sign surface area* to the name of the *integrated center*.
- (C) *Maximum Sign Surface Area of Freestanding Signs for an Integrated Center.*
- i. *Maximum sign surface area* shall apply individually to each *street* or *limited access highway* which abuts the *integrated center*.

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- ii. The maximum *sign surface area* shall not exceed that specified in Table 21-07.03 (d) – C: Maximum Sign Surface Area, below:
(Ord. 9760-07)

Table 21-07.03 (d) – C: Maximum Sign Surface Area			
Freestanding Signs for Integrated Centers			
Frontage	Districts		
	<u>O / LB</u>	<u>CB / GB</u>	<u>LI / GI</u>
≤ 500'	64 sq. ft.	140 sq. ft.	64 sq. ft.
> 500' - ≤ 1,000'	150 sq. ft. ⁽¹⁾	300 sq. ft. ⁽¹⁾	150 sq. ft. ⁽¹⁾
> 1,000	300 sq. ft. ⁽²⁾	600 sq. ft. ⁽²⁾	300 sq. ft. ⁽²⁾
⁽¹⁾ – <i>sign surface area</i> may be all in one (1) <i>freestanding sign</i> or divided between all permitted <i>freestanding signs</i> .			
⁽²⁾ – <i>sign surface area</i> may be all in one (1) <i>freestanding sign</i> or divided between all permitted <i>freestanding signs</i> , provided that the maximum <i>sign surface area</i> for any individual <i>freestanding sign</i> shall not exceed seventy-five (75) percent of the maximum listed.			

(D) Minimum *Front Yard Setback*, Minimum *Side Yard Setback* and Minimum *Rear Yard Setback* for *Freestanding Identification Signs*.

- i. *Front Setback* –
- a. *Limited Access Highway* – The minimum *front yard setback* for any *freestanding identification sign* shall be fifty (50) feet from *proposed right-of-way*.
 - b. *All Other Streets* – The minimum *front yard* or *front residential bufferyard* shall be five (5) feet from *proposed right-of-way*.
- ii. *Side Setback* and *Rear Setback* – The minimum *side yard setback*, minimum *rear yard setback*, minimum *side residential bufferyard setback* or minimum *rear residential bufferyard setback* for a *freestanding identification sign* shall be the same as required for any *building* or *structure*.

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(E) Maximum Height of *Freestanding Identification Signs*.

The maximum height above grade of freestanding identification signs shall not exceed that specified in Table 21-07.03 (d) – D: Maximum Height and Type of Sign, below: (Ord. 9760-07)

Table 21-07.03 (d) – D: Maximum Height and Type of Sign			
Freestanding Signs for Integrated Centers			
Type of Sign	Districts		
	<u>O / LB</u>	<u>CB / GB</u>	<u>LI / GI</u>
<i>Monument Sign</i>	8 ft.	20 ft.	8 ft.
<i>Pole Sign – when oriented toward a limited access highway</i>	25 ft.	40 ft.	40 ft.
<i>Pole Sign – when oriented toward any other street</i>	NA	40 ft.	25 ft.
NOTE: NA = Not Allowed / Not Permitted.			

(3) *Out Lots in an Integrated Center – Freestanding Identification Signs.*

(A) Number of *Freestanding Identification Signs* for *Out Lots*.

In addition to the *freestanding identification signs* permitted above for an *integrated center*, individual *out lots* within an *integrated center* may qualify for an individual *monument sign* as set forth below:

- i. If *business identification wall signs* are located on zero (0), one (1) or two (2) *facades* of the *building* located on the *out lot*, one (1) *monument identification sign* may be located on the *out lot*; or,
- ii. If *business identification wall signs* are located on three (3) or more *facades* of the *building* located on the *out lot*, zero (0) *monument identification signs* may be located on the *out lot*.

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- iii. If an *out lot* abuts more than one (1) *street* or *limited access highway*, one (1) additional *monument identification sign* shall be permitted for each *street* or *limited access highway* which abuts the *out lot*. If an *out lot* qualifies for an additional *monument identification sign*, the minimum separation between the additional *monument identification sign* and any other permitted freestanding *identification sign*, regardless of orientation of the *signs*, shall be one hundred (100) feet.
- iv. In the *LI District* and *GI District*, each *lot* shall be considered an *out lot* and may qualify for a *freestanding identification sign*, subject to the limitations listed above in this sub-Section.

(B) **Maximum *Sign Surface Area* of *Freestanding Monument Identification Signs* on *Out Lots*.**

The maximum *sign surface area* of *freestanding monument identification signs* on *out lots* shall not exceed that specified in Table 21-07.03 (d) – E: Sign Surface Area and Height, below: (Ord. 9760-07)

Table 21-07.03 (d) – E: Sign Surface Area and Height Freestanding Signs for Out Lots in Integrated Centers			
Regulation	Districts		
	<u>O / LB</u>	<u>CB / GB</u>	<u>LI / GI</u>
<i>Sign Surface Area</i>	32 sq. ft.	48 sq. ft.	32 sq. ft.
<i>Height</i>	4'	6'	4'

(C) **Minimum *Front Yard Setback*, *Side Yard Setback* and *Rear Yard Setback* for *Freestanding Monument Identification Signs* on *Out Lots*.**

- i. ***Front Yard Setback*** –
 - a. ***Limited Access Highway*** – The minimum *front yard setback* for any *freestanding identification sign* shall be fifty (50) feet from *proposed right-of-way*.
 - b. ***All Other Streets*** – The minimum *front yard setback* or *front residential bufferyard setback* for any *freestanding*

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monument identification sign on an out lot shall be five (5) feet from *proposed right-of-way*.

- ii. *Side Yard Setback* or *Rear Yard Setback* – The minimum *side yard setback, rear yard setback, side residential bufferyard setback* or *rear residential bufferyard setback* for a *freestanding identification sign* shall be the same as required for any *building* or *structure*.

- (D) *Maximum Height of Freestanding Monument Identification Signs on Out Lots.*

The maximum height above *grade* of *freestanding monument identification signs* on *out lots* shall not exceed that specified in Table 21-07.03 (d) – E: Sign Surface Area and Height, above.

- (4) *Building Identification Signs.*

- (A) *Type of Signs.*

Building identification signs shall be limited to *wall signs*. In addition, *awning signs, canopy signs* or *marquee signs* may be permitted subject to the provisions of Section 21-07.03 (d) (4) (D), below.

- (B) *Number of Building Identification Signs.*

There shall be no limit to the number of *building identification signs* per *facade*, provided that the total *sign surface area* of all *building signs* located on each *building facade* shall not exceed the maximum *sign surface area* for the *building facade* upon which such *signs* are located.

- (C) *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:

- i. *Front Façade:*
 - a. *OB and O Districts* – five (5) percent of the total area of the *front facade* of the *structure* or tenant space; or,
 - b. *LB, CB, GB, LI and GI Districts* – ten (10) percent of the total area of the *front facade* of the *structure* or tenant space;

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- ii. *Side Façade and Rear Façade:*
 - a. OB and O *Districts* – three (3) percent of the *side façade* or *rear façade* of the *structure* or tenant space; or,
 - b. LB, CB, GB, LI and GI *Districts* – five (5) percent of the *side façade* or *rear façade* of the *structure* or tenant space,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* for a *front facade* shall apply; and,
- iii. The linear measurement of a *business identification sign* shall not exceed eighty (80) percent of the linear width of the *façade* of the *structure* or tenant space on which the *sign* is located.

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

Wherever a *wall sign* is permitted in a Commercial / Mixed Use *District* or Industrial *District*, the use of an *awning sign*, *canopy sign* or *marquee sign* shall be allowed subject to the following provisions:

- i. **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.
- ii. **Sign Surface** – The portion of the *awning*, *canopy* or *marquee* which includes a *sign surface* shall not exceed:
 - a. fifty (50) percent of the total area of an *awning* or *canopy*; or,
 - b. seventy-five (75) percent of the total area of a *marquee*.

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- iii. Clearance to Grade – The bottom edge of the:
 - a. *awning* or *canopy* shall:
 - 1. not be less than eight foot – six inches (8' – 6") above *grade* over a *walkway* for any portion of a rigid framing; and,
 - 2. 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;
 - b. *marquee* shall not be less than nine (9) feet above *grade* over a *walkway*; or,
 - c. *awning*, *canopy* or *marquee* shall not be less than fifteen (15) feet above *grade* over a *driveway*, *interior access drive* or *alley*.
- iv. 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*.
- v. *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.
- vi. Encroachment Over *Public Right-of-Way* – No *awning*, *canopy* or *marquee* shall encroach into the air rights of any *public street right-of-way*.

(5) *Incidental Signs*.

(A) Type of *Signs*.

Incidental signs shall be *monument signs* or *wall signs*.

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- (B) Number of *Signs*.
- i. If a *lot* or *integrated center* has one (1) *driveway*, two (2) *incidental directional signs* shall be permitted at the *driveway* entrance or exit;
 - ii. If a *lot* or *integrated center* has more than one (1) *driveway*, one (1) *incidental directional sign* shall be permitted for each *driveway*;
 - iii. 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 through facility; a customer or employee *parking area*; or, a delivery or *loading area*); and,
 - iv. If a *lot* is occupied by a *use* which includes a drive through facility, one (1) *menu board* shall be permitted adjacent to the drive through facility as an *incidental directional sign* to announce the selection of services or products available at the drive through facility and the prices thereof.
- (C) Maximum *Sign Surface Area* of *Incidental Signs*.
- i. *Incidental signs* shall not exceed:
 - a. O, OB and LB *Districts* – two (2) square feet in *sign surface area* per *sign*.
 - b. CB, GB, LI and GI *Districts* – six (6) square feet in *sign surface area* per *sign*.
 - ii. Notwithstanding anything contained in this Section to the contrary, a *menu board sign* permitted as an *incidental directional sign* adjacent to the drive through facility shall not exceed forty-eight (48) square feet in *sign surface area*.
- (D) Minimum *Front Yard Setback*, *Side Yard Setback* and *Rear Yard Setback* for *Freestanding, Incidental Signs*.
- i. *Front Yard Setback* or *Front Residential Bufferyard Setback* - three (3) feet from *proposed right-of-way*.

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- ii. *Side Yard Setback, Rear Yard Setback, Side Residential Bufferyard Setback and Rear Residential Bufferyard Setback* - the same as required for any *building* or *structure*.

(E) *Maximum Height of Incidental Signs.*

- i. The maximum height of a *freestanding incidental monument sign* shall not exceed four (4) feet in height above *grade*.
- ii. Notwithstanding anything contained in this section to the contrary, the maximum height of a *menu board sign* permitted as a *freestanding incidental directional monument sign* adjacent to a drive through facility shall not exceed seven (7) feet in height above *grade*.

(6) *Suspended Signs in Integrated Centers.*

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.

(7) *Outdoor Display Area Signs.*

Outdoor display areas shall be permitted additional *signs* as specified below:

- (A) *Outdoor display area signs* shall be limited to *banner signs*:
 - i. which are mounted on light poles located on the *lot* and within or adjacent to the outdoor display area; and,
 - ii. which are mounted to the light poles with upper and lower horizontal supports;

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- (B) Individual *outdoor display area banner signs* shall not exceed the maximum dimensions specified below, either:
 - i. three feet in width by eight feet in height (3 ft. X 8 ft.); or,
 - ii. three and one-half feet in width by five and one-half feet in height (3 ½ ft. X 5 ½ ft.).
- (C) All individual *outdoor display area banner signs* placed on a *lot* shall be of the same dimensions, shall be oriented on the side of the light poles facing toward the outdoor display area, and shall be placed at the same relative location on all light poles;
- (D) No light pole shall contain more than one (1) *banner sign*;
- (E) The total *surface area* of all *outdoor display area banner signs* shall not exceed a ratio of three (3) square feet per one-thousand (1,000) square feet of outdoor display area; and,
- (F) *Outdoor display area banner signs* may announce the name of the business, operation, manufacturer, product or items on display.