

Section 21-07.03 Sign Regulations.

(f) Off-Premise Signs.

(1) *Districts Allowed.*

Off-premise signs shall only be permitted in the CB – Community Business *Districts*, GB – General Business *Districts*, LI – Light Industrial *Districts* and GI – General Industrial *Districts* established under this Ordinance.

(2) *Types of Signs.*

Off-premise signs shall be limited to *pole signs*.

(3) *Sign Surface Area for Off-Premise Signs.*

(A) *Limited Access Highways* and Arterial Streets – The maximum *sign surface area* for *off-premise signs* oriented toward a *limited access highway* or arterial street shall be six-hundred and seventy-two (672) square feet. (Ord. NO. 9513-04)

(B) All Other Streets – The maximum *sign surface area* for *off-premise signs* oriented toward any street not classified as a *limited access highway* or arterial street shall be three hundred (300) square feet. (Ord. No. 9513-04)

(C) Number of Displays – An *off-premise sign* shall not contain more than two (2) displays or messages per *sign surface*.

(D) Temporary Extensions – Temporary extensions or embellishments integrally incorporated into the *sign surface* and having: a vertical height of no more than four (4) feet above the top of the main portion of the *sign*; a maximum horizontal dimension of no more than one (1) foot beyond the sides of the main portion of the *sign*; or, a maximum vertical dimension of no more than one (1) foot below the bottom of the main portion of the *sign*, with a maximum combined area not to exceed two-hundred square feet in additional *sign surface area* may be added to a six-hundred and seventy-two (672) square foot *off-premise sign*.

(E) Concealment of Sign Supports – The backs of *off-premise signs* shall be: concealed by another *sign surface*; screened by suitable architectural treatment; or, painted to blend with the surrounding (and maintained as such), so that the supports, tie rods, bracing or framework which supports the *sign surface* is screened from view.

Section 21-07.03
Sign Regulations
(f) Off-Premise Signs

- (F) Empty Displays Prohibited – Empty *sign surfaces*, or *signs* without a display or message covering the entire *sign surface*, shall be prohibited. This regulation shall apply individually to each display surface.
- (4) Distance Between *Off-Premise Signs*.
 - (A) Linear Spacing / Limited Access Highways – The minimum separation between *off-premise signs* located along and oriented toward the same *limited access highway* shall be one-thousand (1,000) feet.
 - (B) Linear Spacing / All Other Streets – The minimum separation between *off-premise signs* located along and oriented toward the same *street* shall be seven-hundred and fifty (750) feet.
 - (C) Measurement of Linear Spacing – The method of measurement of the spacing between *off-premise signs* oriented toward the same *limited access highway* or *street* shall be along the centerline of the *limited access highway* or *street* to which the *off-premise sign* is oriented, from the point in the centerline closest to the leading edge of the *off-premise sign*.
 - (D) Radial Spacing – In no event shall an off-premise sign be located closer than three hundred (300) feet from any other off-premise sign regardless of location or orientation.
- (5) Placement Limitations Along *Limited Access Highways*.
 - (A) Location Restrictions – No *off-premise sign* shall be located within five hundred (500) feet of an interchange, at-grade intersection or rest area on any limited access highway.
 - (B) Measurement – The method of measurement of the location restrictions along a *limited access highway* shall be along the centerline of the *limited access highway* or *street*, measured from the nearest point of the intersection of the centerline of the exit / entrance ramp or intersecting *street* and the right hand lane of the main traveled way of the *limited access highway* closest to the *off-premise sign*.
- (6) Maximum Height of *Off-Premise Signs*.

The maximum height of an *off-premise pole sign* shall not exceed thirty-five (35) feet above *grade*.

- (7) Minimum *Front Yard Setback, Side Yard Setback* and *Rear Yard Setback* of *Off-Premise Signs*.
- (A) *Front Yard Setback* –
- i. *Limited Access Highway* – The minimum *front yard setback* shall be fifty (50) feet from *proposed right-of-way*.
 - ii. *All Other Streets* – The minimum *front yard setback* shall be the same as required for any *building* or *structure*.
- (B) *Side Yard Setback* and *Rear Yard Setback* – The minimum *side yard setback* or minimum *rear yard setback* for an *off-premise sign* shall be the same as required for any *building* or *structure*.
- (8) Separation from Certain Districts or *Uses*.
- (A) Linear Spacing – The minimum distance between an off-premise sign and a residential *district*, historic preservation *district*, public *park – active or passive*, residential use, *religious use*, private or parochial school, designated historic landmark or river shall be two-hundred (200) feet, measured along the centerline of the *limited access highway* or *street* to which the *off-premise sign* is oriented, from the point in the centerline closest to the leading edge of the *off-premise sign* to the point in the centerline nearest *district* boundary or *lot line* of a *use* specified herein.
- (B) Radial Spacing – The minimum distance between an *off-premise sign* and a residential *district*, historic preservation *district*, public *park – active or passive*, residential use, *religious use*, private or parochial school, designated historic landmark or river shall be one-hundred (100) feet, measured perpendicular from the nearest edge of the *sign surface* to the nearest *district* boundary or *lot line* of a *use* specified herein.
- (9) Construction of *Off-Premise Signs*.
- The supports, uprights, bracing and framework of an *off-premise sign* shall be of steel construction.
- (10) Associated Sphere of Influence.
- The total number of *off-premise signs* within the associated sphere of influence shall at no time exceed the total number of *off-premise signs* legally in existence in said area on the effective date of Ordinance No. 5647-74.

Section 21-07.03
Sign Regulations
(f) Off-Premise Signs

(11) Separations / Jurisdictional Boundaries.

The lineal and radial separation distances contained in this Section 21-07.03 (f) shall not be limited by jurisdictional boundaries. Required separation distances for proposed *off-premise signs* located within the corporate limits of the City of South Bend shall also be maintained from *off-premise signs* located in adjacent municipalities or jurisdictional areas.