

ORDINANCE NO. 2023- 02

**AN ORDINANCE AMENDING ZONING MAPS WITHIN THE ZONING ORDINANCE
OF THE TOWN OF WHITESTOWN, INDIANA**

Text Amendments
PC22-080-TA

WHEREAS, the Whitestown Plan Commission introduced a proposal to make certain text amendments to the Whitestown Unified Development Ordinance; and

WHEREAS, the proposed text amendments to the Whitestown Unified Development Ordinance in a redline format showing the proposed revisions is attached hereto as **Exhibit A** and a clean version of the revised Unified Development Ordinance incorporating the revisions proposed by the Plan Commission is attached hereto as **Exhibit B**; and

WHEREAS, pursuant to Indiana Code § 36-7-4-607, the Whitestown Plan Commission conducted a public hearing and determined its favorable recommendation on the proposed amendments, by a 5-0 vote, on December 12, 2022; and

WHEREAS, the Whitestown Plan Commission certified favorable recommendation to the Whitestown Town Council on December 12, 2022; and

WHEREAS, pursuant to Indiana Code § 36-7-4-607, the Town Council of the Town of Whitestown, having considered the proposals and the recommendation to the Whitestown Plan Commission, now adopts the proposal and approves the text amendments, all as hereinafter set out.

IT IS THEREFORE CONSIDERED, ORDAINED, AND ADOPTED as follows:

Section 1. The Whitestown Plan Commission seeks to amend the text of the Whitestown Unified Development Ordinance generally to make revisions to Chapter 8 – Sign Regulations. A redline showing the proposed text amendments is attached hereto as **Exhibit A** and incorporated herein by reference.

Section 2. That the Town Council of Whitestown has paid reasonable regard to the comprehensive plan; current conditions and the character of current structures and uses in each district; the most desirable use for which the land in each district is adapted; the conservation of property values throughout the jurisdiction; and responsible development and growth.

Section 3. That the Town Council hereby adopts the proposed amendments of the Whitestown Plan Commission as certified, and hereby adopt the revisions set forth in **Exhibit A** and incorporated into **Exhibit B** as text amendments

to the Whitestown Unified Development Ordinance. All other provisions of the Unified Development Ordinance not otherwise specifically amended in **Exhibit A** remain in full force and effect.

Section 4. The terms or provisions of other ordinances in conflict with the terms or provisions hereof, if any, are hereby superseded. The terms, paragraphs, sentences, words, and acts of this Ordinance and the UDO are separable, and if a court of competent jurisdiction hereof declares and portion of this Ordinance or UDO unconstitutional, invalid, and unenforceable for any reason, such declaration shall not affect the remaining portion or acts hereof and the court shall substitute such provisions or acts with a constitutional, valid, and enforceable provision or act as would be necessary to effectuate the enforceability of the applicable provision.

Section 5. This Ordinance shall be in full force and effect from and after its passage as provided by applicable law.

ALL OF WHICH IS ADOPTED this ____ day of _____, 2023, by the Town Council of the Town of Whitestown, Indiana.

TOWN COUNCIL OF WHITESTOWN, INDIANA.

Clinton Bohm, President

Eric Nichols

Eric Miller, Vice President

Jeff Wishek

Susan Austin

ATTEST:

Matt Sumner, Town Clerk-Treasurer

Ordinance prepared by Jill Conniff, Planning Staff

Exhibit A

Ordinance Language to Amend

Language to be deleted is [~~stricken through~~]. Language to be added is [underlined].

Unified Development Ordinance

Chapter 8 Sign Regulations

Chapter 8 – Sign Regulations

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8.3 Prohibited Signs

- Signs within the right-of-way, **unless otherwise specified in this UDO.**

8.4 Sign Plans and Sign Program

B. Master Sign Plans. The ~~Design Review Board~~ **Administrator** may approve a master sign plan as an alternative to the requirements set forth in Section 8.9 Permanent Sign Types for the following uses and developments: The ~~Design Review Board~~ **Administrator** may approve a master sign plan as an alternative to the requirements set forth in Section 8.9 Permanent Sign Types for the following uses and developments:

1. Conditions. The ~~Design Review Board~~ **Administrator** may attach conditions as necessary to assure the signs covered by the master sign plan will not be materially detrimental to persons or property in the vicinity. In making its determination, the ~~Design Review Board~~ **Administrator** must not base any condition on the message content of a sign.

2. Evaluation Criteria. Master sign plans are evaluated on the following criteria.

e. Development Standards. The ~~Design Review Board~~ **Administrator** may not reduce any sign development standard to less than 50% of any minimum standard, nor increase any sign development standard by more than 100% of the maximum standard. The ~~Design Review Board~~ **Administrator** must not base any decision on the message content of a sign.

8.5 Review of Sign Applications for Permanent Signs

Applications for permanent signs are considered by the ~~Design Review Board~~, ~~except for those applications subject to administrative approval~~ **Administrator**. Approval for a permanent sign may be by:

8.6 General Provisions for Signs

A. Viewpoint Neutrality. Unless stated to the contrary in this chapter, no sign or sign structure is subject to any limitation based upon the viewpoint of the message contained on the sign or displayed on the sign structure. It is the policy of the Town to regulate signs to not favor commercial speech over noncommercial speech. The Town does not regulate protected noncommercial speech by message content. ~~Within this chapter, distinction between onsite signs and offsite signs applies only to commercial messages. It does not apply to noncommercial messages.~~

~~B. Substitution of Noncommercial Speech for Commercial Speech. A sign may contain a noncommercial message instead of a commercial message. The noncommercial copy may be~~

~~substituted in for the commercial copy. The noncommercial copy may occupy all or part of the entire sign face. The sign face may be changed from a commercial message to a noncommercial message or from one noncommercial message to another noncommercial message, provided there is no change in the sign structure.~~

~~C. B. Discretionary Approval~~

~~D. C. Consent of Legal Owner of Property~~

~~E. D. Signs on Public Property~~

~~F. E. Placement of Signs~~

~~G. F. Flagpoles~~

~~H. G. Flag Brackets and Stanchions~~

~~I. H. Measurement of Sign Area~~

~~J. I. Measurement of Sign Height~~

8.7 Temporary Signs

B. A-Frame Signs and T-Frame Signs. A-Frame signs and T-Frame signs are unlawful unless they meet the criteria and limitations set forth in Table 8:~~2~~1 Temporary Signs.

5. A-Frame Signs and T-Frame signs placed on a sidewalk must provide a 4-foot walking clearance around the sign.

C. Banner Signs. Banner signs are permitted in all Zoning Districts but may be placed in single-family residential districts only in conjunction with non-residential uses. Banner signs must meet the criteria and limitations set forth in Table 8:~~2~~1: Temporary Signs.

D. Flying Banner Signs. Flying banner signs must meet the criteria and limitations set forth in Table 8:~~2~~1: Temporary Signs.

H. Temporary Residential Subdivision Signs. Temporary residential subdivision signs are permitted in single-family residential districts for each builder in a recorded subdivision plat. Temporary residential subdivision signs must meet the criteria and limitations set forth in the Table 8:~~3~~1: Temporary Signs.

~~I. Offsite Temporary Signs on Private Property. Offsite temporary signs are permitted in all Zoning Districts on unimproved lots or parcel of 10 acres or more subject to criteria and limitations set forth in Table 8.2: Temporary Signs.~~

8.9 Permanent Sign Types

D. Wall Signs in Non-Residential Uses

1. Design. Wall signs must fit proportionally with building massing and architectural features of the elevation.

~~2. Length. The length of a wall sign must not exceed 80% of the horizontal length of the exterior~~

~~building elevation of a tenant suite.~~

3. Height. The height of a wall sign is 80% of the vertical dimension of the sign band or wall space on which the sign is placed.

4. 2. Placement. Wall signs must maintain a minimum clearance between the top of the sign and the top of the parapet wall equal to half of the vertical dimension of the largest letter in the sign. Top floor signage located on multi-story buildings may span floor plates.

A. The length of a wall sign must not exceed 80% of the horizontal length of the exterior building elevation of a tenant suite.

B. The height of a wall sign must not exceed 80% of the vertical dimension of the sign band or wall space on which the sign is placed.

5. Wall Signs on building elevations abutting **residential districts must comply with the following unless administratively waived by the Administrator:** ~~property designated for residential use in the Comprehensive Plan must:~~

- Not be illuminated;
- Not exceed 16 square feet in sign area; and
- Be installed no higher than 14 feet above grade.

6. Wall Sign Area: Buildings One-Story in Height. Wall signs on a building one-story in height must conform to the following criteria:

- a. Each tenant suite is permitted a wall sign ~~with a minimum sign area of 32 square feet, and the wall sign is permitted on any exterior wall of the tenant or user suite.~~
- e. ~~Approval is required through a comprehensive sign program and/or a master sign plan if the building is a multi-tenant building or otherwise meets the criteria for review and approval set forth in this chapter under such a program or plan.~~

7. Wall Sign Area: Buildings Two Stories in Height. Wall signs on multiple floors of a building two stories in height must conform to the following criteria.

- d. ~~Approval is required through either a comprehensive sign program or a master sign plan.~~

8. Wall Sign Area: Buildings Three or More Stories in Height. Wall signs located on a building 3 or more stories in height ~~are limited to the first floor and top floor and must conform to the following criteria.~~

- d. ~~Approval is required through either a comprehensive sign program or a master sign plan.~~

E. Wall Signs for Non-Residential Uses in Residential Zoning Districts

5. Wall Signs on building elevations abutting **residential districts must comply with the following unless administratively waived by the Administrator:** ~~property designated for residential use in the Comprehensive Plan must:~~

- Not be illuminated;
- Not exceed 16 square feet in sign area; and
- Be installed no higher than 14 feet above grade.

6. Wall Sign Area: Buildings One or More Stories in Height. Wall signs must only be located on one floor of a single-story or multi-story building and must meet the following criteria.

- f. ~~Approval is required through a comprehensive sign program or master sign plan.~~

F. Painted Wall Signs / **Mural**. ~~In business districts and mixed-use districts,~~ Painted wall signs are permitted on any exterior building wall of the tenant suite. The sign area of a painted wall sign must be included in the sign allowance area. Painted wall signs may be indirectly illuminated with lighting fixtures that are decorative and architecturally compatible with the building.

- 1. The aggregate area of all words or written messages on a static display shall comprise no more than twenty percent (20%) of the area of the display. The mural may contain the signature of the artist and date but not to exceed 1% of total mural area.**
- 2. Murals are prohibited in industrial and residential zoning district(s).**
- 3. Design, construction, installation, repair, and maintenance of such displays will not interfere with traffic or public safety.**
- 4. No part of a mural shall exceed the height or width of the structure to which it is tiled, painted, or affixed.**
- 5. No part of a mural shall extend more than six (6) inches from the plane of the wall upon which it is tiled, painted, or affixed and shall not project over a public right of way.**
- 6. No mural may consist of, or contain, electrical or mechanical components, or changing images.**
- 7. No murals shall be placed over the exterior surface of any building opening, including, but not limited to, windows, doors, and vents.**

G. Wall Signs at Entrances to Non-Residential Tenant Offices or Suites. Each non-residential tenant suite may have one permanent wall sign not to exceed 3 square feet in area. This allowed sign is in addition to any required street address sign and unit and building identification sign.

H. Wall Signs at Entrances to Restaurants **or Service and Delivery Entrances**. In addition to any other wall sign allowance, a restaurant is allowed one wall sign installed within 10 feet of its main entrance. The wall sign is 6 square feet in area and ~~6 square feet in height~~. The wall sign may be internally or externally illuminated.

~~I. Wall Signs at Service and Delivery Entrances. In addition to any other wall sign allowance, a service or delivery entrance is allowed one permanent wall sign installed within 10 feet of its entrance. The wall sign is 6 square feet in area and 6 feet in height. The wall sign may be internally or externally illuminated.~~

I. J. Window Signs. Window signs are permitted in all Zoning Districts but may be placed in single-family residential districts only in conjunction with non-residential uses as a permanent window wall sign. The window sign cannot cover more than **50%** ~~25%~~ of the window area. Window signs may be internally illuminated. A sign permit is not required for a window sign.

J. K. Door Signs. Door signs are permitted provided that the door sign does not cover more than **50%** ~~25%~~ of the door area. Door signs must not be illuminated. A sign permit is not required for a door sign.

~~L. Wall-Mounted Cabinet Signs. Permanent wallmounted cabinet signs are allowed in non-residential districts and must be stylized in shape to reflect the shape of the image printed on the sign face or the molded sign face, with embossed sign copy or sign copy in relief. This provision does~~

~~not apply to canopy signs for service islands regulated in Section 8.9(Y) — Canopy Signs for Service Islands. This provision does apply to projecting signs and projecting roof signs.~~

KM. Projecting Signs. ~~In~~ **For business, mixed-use, and multi-family districts-uses**, permanent projecting signs are allowed when affixed to the exterior building wall of the tenant suite. Projecting signs must be located at the customer entry area of the tenant suite ~~if blinking, flashing, or internal or external illumination elements are incorporated.~~ The allowable sign area must be included in the maximum sign area allowed in Article 8.6 – General Provisions for Signs and when combined with any other sign area, must not exceed the maximum sign area.

Projecting signs may be internally or indirectly illuminated ~~and incorporate flashing or blinking elements within the allowable sign area.~~ Lighting fixtures must be decorative and architecturally compatible with the building. Projecting signs must be stylized in shape to reflect the shape of the image printed on the sign face. Fixtures used to affix the projecting sign to building walls must be decorative and architecturally compatible with the building. **Signs may not project more than 30 inches from the face of the wall.**

- 1. Primary projecting sign – A primary projecting sign is used in pedestrian friendly areas and should project outward from the building at a 90-degree angle. Copy is typically placed on both sides of the sign. It usually has a decorative support structure or arm. The area of a projecting sign is based off the height and width of the entire sign.**
- 2. Blade Sign – A blade sign is a vertically oriented sign and is best used for a building that is placed closed to the street. It aids in direct visibility for car travelers from two direction. This type of sign is typically used for the identification of the main building tenant or the building name.**
- 3. Secondary projecting sign – A secondary projecting sign is used in pedestrian friendly areas for identification of a tenant space where the main wall sign is not visible to the pedestrian. This sign would typically be placed underneath an awning or overhang. It could also be hung from a ceiling if there is not an overhang, so long as it aids pedestrian way finding. The maximum allowable sign area is five square feet and is allowed in addition to any other permanent sign type.**

LN. Projecting Roof Signs. In business districts **uses**, permanent projecting roof signs are allowed subject to the same criteria set forth above for projecting signs. However, the height of a projecting roof signs must not exceed the height of a roofline or parapet by more than 25% of the overall height of the sign. ~~The Planning Commission Administrator may approve heights greater than the 25% up to 30% through a comprehensive sign program, master sign plan, or a design review application, when the proposed plan or application demonstrates that the projecting roof sign is incorporated into the building's architecture. A projecting roof sign incorporated into the building's architecture must not exceed the height of the building's roofline or parapet by more than 30% of the overall sign height.~~

MO. Suspended Signs. In business districts **uses**, one permanent suspended sign is allowed for each permitted tenant building elevation. The sign must be suspended from a roof overhang of a covered porch or walkway adjacent to the exterior building wall of the tenant. The sign area is 6 square feet. The size of the suspended signs is not **to** be included in the maximum sign area set forth in Article 8.6 – General Provisions for Signs. Suspended signs may be indirectly illuminated. Lighting fixtures must be decorative and architecturally compatible with the building.

NP. Drive-Through Lane Signs. No more than 2 drive-through lane signs are allowed for each drive-through lane serving a business establishment. The signs may be either a wall mounted sign or a ground sign. The signs must be no larger than 50 square feet and 7 feet high. A drive-through ground sign must be constructed with a solid base.

OQ. Freestanding Sign: ~~Monument Signs.~~

1. Monument

a. For a non-residential use in a residential district, one ~~onsite~~ monument sign is permitted for any lot or parcel with a minimum of 100 feet of street frontage or fraction thereof. ~~The maximum size of a monument sign is 6 square feet and 6 feet high. Monument signs must be set back at least 3 feet from the right of way.~~

b. In Business, Industrial, and Mixed-use Zoning Districts, one ~~onsite~~ monument sign is permitted for any lot or parcel with a minimum of 100 feet of street frontage or fraction thereof. One additional monument sign is permitted for each additional 300 feet of street frontage. ~~The height of a monument sign must be no greater than 12 feet to the top of design embellishments, and the sign face must be located between 2 feet and 10 feet above grade with design embellishments added to the top, sides, or bottom of the sign. The maximum area of a monument sign is 60 square feet. Monument signs must be set back a minimum of 3 feet from the right of way.~~ Monument signs must maintain a minimum spacing of 100 feet from any other monument sign on the same street frontage.

2 ~~R.~~ Tower

In Business Zoning Districts for retail centers exceeding 40 acres, and in the Industrial and Mixed-use Zoning Districts for sites that abut a freeway and exceed 40 acres, one onsite tower sign is permitted for each 500 feet of street frontage, provided the total number of all freestanding signs, including monument signs, must not exceed one sign per 300 feet of street frontage. ~~The maximum height of a tower sign is 15 feet. The maximum sign area of a tower sign is 80 square feet. The maximum sign area of a tower sign may be increased by an additional 20 square feet for the identification of tenants or occupants of suites 5,000 square feet or less. Tower signs must be set back a minimum of 3 feet from the right of way.~~ Tower signs must maintain a minimum spacing of 300 feet from any other freestanding sign on the same street frontage.

3S. Onsite Traffic Directional

In the Business, Industrial, and Mixed-use Zoning Districts, onsite traffic directional signs are permitted as necessary to assist in movement of vehicular traffic on a property for the safety of pedestrian and vehicle traffic. ~~The maximum sign area of an onsite traffic directional sign is 3 square feet and the maximum height of onsite traffic directional sign is 3 feet. An onsite traffic directional sign must be set back at least 25 feet from the right of way and.~~ Signs cannot be located within the required perimeter landscape area. Onsite traffic directional signs are not counted as part of a maximum or total sign area for any use

4 Residential Subdivision Entry

A residential subdivision entry sign at the principal entries to residential subdivisions may have one entry sign on each side of the street. ~~The maximum sign area of the residential subdivision entry sign is 25 square feet and the maximum height is 8 feet. The residential subdivision entry sign must be set back a minimum of 3 feet behind the right-of-way. A residential subdivision entry sign may be internally or indirectly illuminated. The residential subdivision entry sign must be incorporated into the design of an entry wall, which must be architecturally compatible with other subdivision improvements. Residential subdivision entry sign structures added following the initial development of the subdivision require administrative design review approval.~~

5 Multi-Family Complex Entry

A multi-family complex entry sign at the principal entries to a multi-family complex may have one entry sign on each side of the street. ~~The maximum sign area of a multi-family complex entry sign is 32 square feet and the maximum height is 8 feet. The multi-family complex entry sign must be set back a minimum of 3 feet behind the right-of-way. A multi-family complex entry sign may be internally or indirectly illuminated. A multi-family complex entry sign structure must be architecturally compatible with the complex and must be approved administratively.~~

6 Directory sign

In the business, Industrial, and Mixed-use Zoning Districts, ~~one directory sign is permitted for every 4 commercial tenants or uses. The maximum sign area of the directory sign is 40 square feet and the maximum height of the directory sign is 8 feet. A~~ directory sign must be set back a minimum of 75 feet from any perimeter property line, except where such property line abuts other commercial development and there is a cross-access between the properties. A directory sign must only be installed onsite within landscape islands or pedestrian areas.

<u>Freestanding Sign Type</u>	<u>Maximum Height</u>	<u>Maximum Sign Area</u>	<u>Minimum Setback from Right-of-Way</u>
<u>Monument: non-residential use in a residential district</u>	<u>6 feet</u>	<u>6 sq. ft.</u>	<u>3 feet</u>
<u>Monument: business, industrial, and mixed use districts</u>	<u>12 feet</u>	<u>60 sq. ft.</u>	<u>3 feet</u>
<u>Tower³</u>	<u>15 feet</u>	<u>80 sq. ft.</u>	<u>3 feet</u>
<u>Onsite Traffic Directional</u>	<u>3 feet</u>	<u>3 sq. ft.</u>	<u>25 feet</u>
<u>Residential Subdivision Entry¹</u>	<u>8 feet</u>	<u>25 sq. ft.</u>	<u>3 feet</u>
<u>Multi-Family Complex Entry¹</u>	<u>8 feet</u>	<u>32 sq. ft.</u>	<u>3 feet</u>
<u>Directory²</u>	<u>8 feet</u>	<u>40 sq. ft.</u>	<u>75 feet</u>

Notes:

- 1. Signs must be architecturally compatible and may be internally or indirectly illuminated.**
- 2. One directory sign is permitted for every 4 commercial tenants or uses**
- 3. The maximum sign area of a tower sign may increase an additional 20 square feet for the identification of tenants or occupants of suites 5,000 square feet or less.**

PW. Awning Signs. In Business Districts, an awning sign may be located on the valance of an awning. Graphics must be permanently affixed to the awning and may be silkscreened, painted, cutout lettering heat color transfer, pressure sensitive vinyl films, sewn applique signs, etc. An awning sign may be indirectly illuminated or backlit. An awning sign must not obstruct sidewalks, accessible paths of travel, or the visibility of other signs. Lighting fixtures must be decorative and architecturally compatible with the building.

QX. Marquee Signs. In business districts, a marquee sign may be located on a marquee that is approved by the Plan Commission as part of a design review application, a comprehensive sign program or master sign plan. A marquee sign must only be located at the primary entrance of the tenant suite to which it is appurtenant. The colors, materials, and design of a marquee sign must complement the design of the building it serves. A marquee sign may be internally or indirectly illuminated. Marquee signs must not be visible from adjacent residential properties. A marquee sign may include a manual changing message display. Sign copy must be changed manually. Electronic or mechanical sign copy change is prohibited. A marquee sign must not obstruct sidewalks, required accessible paths of travel, or the visibility of other signs. Lighting fixtures must be decorative and architecturally compatible with the building. A marquee sign may incorporate flashing or blinking elements within the permitted sign area.

RY. Canopy Signs for Service Islands. Each service island can have up to 2 canopy signs per service island. The maximum sign area of a canopy sign is 12 square feet. No part of the sign must project from a canopy wall by more than 6 inches. A canopy sign must be vertically centered on the face of the canopy. The height cannot exceed 80% of the vertical dimension of the canopy wall. The sign area of a canopy sign does not count against the maximum sign area allowed for wall signs on the parcel.

SZ. Historic Markers. One historic marker per parcel is allowed. The maximum sign area of a historic marker is 6 square feet.

8.10 Permitted Permanent Signs by Zoning District

The permanent sign types allowed by Zoning District and the applicable permitting plan, program, or other review process are set forth below in Table 8.54: Permitted Permanent Signs by Zoning District. Refer to each sign type for criteria and limitations as specified in Section 8.9: Permanent Sign Types

8.14 Sign Regulation Tables

A. Table 8.1 – Temporary Signs: General Criteria and Limitations

Standard	Residential Districts	Non-Residential Districts
Maximum Number of Signs Per Parcel	4	4
Maximum Sign Area	6 sq. ft.	32 sq. ft.
Sign Height Maximum for a Freestanding Sign ¹	4 ft.	8 ft.
Sign Height Maximum for a Wall Sign (inclusive of a Window Sign ²)	6 ft.	15 ft.
Minimum Setback/ Distance from Right of Way ³	10 ft.	10 ft.
Minimum Spacing from any Other Sign (temporary sign or permanent sign) ⁴	15 ft.	15 ft.
Permit Required	No	No
Incorporation of Florescent Color or Exhibition of Florescence Allowed	No	No
Permission of Owner Required	Yes	Yes
Allowed within a Sight Visibility Triangle	No	No
Allowed on Public Sidewalk / Right of Way ⁴	No	No
Duration Allowed After Conclusion of an Event if Sign Pertained to an Event	3 days	3 days ⁵
Lighting or Illumination Allowed	No	No
Movement Allowed	No	No

Notes:

1. Not applicable to signs displayed on flagpoles.
2. Window Signs cannot cover more than 25% of the first floor window area.
3. Minimum sign setbacks are measured from the edge of the property line. Setbacks do not apply to wall signs or signs affixed to a temporary construction fence.
4. Government signs displaying government speech are exempt from regulation under this chapter.
5. Temporary signs advertising the grand opening of a business or other enterprise may be placed no more than two weeks prior to the date of the grand opening and must be removed within two weeks of the grand opening.

Standard	A-Frame and T-Frame Signs	Banner Signs	Flying Banner Signs	Residential Use in Residential Districts	Non-Residential Use in Residential District
Maximum Number of Signs	4 per business ¹	1	4 per business ¹	4	4
Maximum Sign Area	N/A	40 SF per side for occupancies <u>GFA</u> up to 5,000 SF; 80 SF per side for occupancies <u>GFA</u> 5,000 SF to 15,000 SF; 120 SF per side for occupancies <u>GFA</u> 15,000 SF to 50,000 SF; or 180 SF per side for occupancies <u>GFA</u> greater than 50,000 SF	12 SF <u>sq. ft.</u>	6 sq. ft.	32 sq. ft.
Maximum Width	31 inches	N/A	N/A	<u>N/A</u>	<u>N/A</u>
Maximum Height <u>for a Wall Sign</u>	45 inches <u>N/A</u>	<u>N/A</u>	15 feet <u>N/A</u>	6 ft. <u>feet</u>	15 ft. <u>feet</u>
Maximum Height for a Freestanding Sign ¹	<u>45 inches</u>	<u>8 feet</u>	<u>15 feet</u>	4 ft. <u>feet</u>	8 ft. <u>feet</u>
Minimum Setback/ Distance from Roadway ³	5 feet	3 feet <u>if displayed as a ground sign</u>	4 feet from edge of curb or a distance equal to the height of the sign, whichever is greater	10 ft. <u>feet</u>	10 ft. <u>feet</u>
Maximum Width of Public Sidewalk the Sign May Obstruct	No more than 1/3 of the width of a public sidewalk and must provide at least 4 feet of sidewalk clearance	0 feet	No more than 1/3 of the width of a public sidewalk and must provide at least 4 feet of sidewalk clearance	<u>0 feet</u>	<u>0 feet</u>
Maximum Distance of Sign from <u>Entrance Premises</u> ²	10 feet	N/A	N/A	<u>10 feet</u>	<u>10 feet</u>
Minimum Distance from an Access Drive or Street Intersection	N/A	N/A	30 feet	<u>N/A</u>	<u>N/A</u>
Minimum Spacing from any Other Sign (temporary sign or permanent sign) ⁴	20 feet	15 feet	20 feet	15 ft. <u>feet</u>	15 ft. <u>feet</u>
Duration	Only during hours when business is open	30 day periods and no more than 120 days per year, aggregate	Only during hours when business is open	<u>Refer to sign type</u>	<u>Refer to sign type</u>
Allowed on Public Sidewalk/ Right-of-Way	Yes	No	Yes	No	No
Permission of Owner Required	Yes	Yes	Yes	Yes	Yes
Allowed within a Sight Visibility Triangle	No	No	No	No	No
Lighting or Illumination Allowed	No	No	No	No	No
Permit Required	No	No	No	No	No
Movement Allowed	No	No	Yes	No	No
Incorporation of Florescent Color or Exhibition of Florescence Allowed	No	No	No	No	No

Notes:

1. Not applicable to signs displayed on flagpoles.
2. Window Signs cannot cover more than ~~25%~~ 50% of the first floor window area.
3. Minimum sign setbacks are measured from the edge of the property line. Setbacks do not apply to wall signs or signs affixed to a temporary construction fence.
4. Government signs displaying government speech are exempt from regulation under this chapter.
5. ~~Temporary signs advertising the grand opening of a business or other enterprise may be placed no more than two weeks prior to the date of the grand opening and must be removed within two weeks of the grand opening.~~

B. Table 8.2: Temporary Signs

Standard	A-Frame and T-Frame Signs	Banner Signs	Flying Banner Signs
Maximum Number of Signs	4 per business ¹	1	4 per business ¹
Maximum Sign Area	N/A	40 SF per side for occupancies up to 5,000 SF; 80 SF per side for occupancies 5,000 SF to 15,000 SF; 120 SF per side for occupancies 15,000 SF to 50,000 SF; or 180 SF per side for occupancies greater than 50,000 SF	12 SF
Maximum Width	31 inches	N/A	N/A
Maximum Height†	45 inches	8 feet	15 feet
Minimum Setback/ Distance from Roadway ³	5 feet	3 feet	4 feet from edge of curb or a distance equal to the height of the sign, whichever is greater
Maximum Width of Public Sidewalk the Sign May Obstruct	No more than 1/3 of the width of a public sidewalk and must provide at least 4 feet of sidewalk clearance	0 feet	No more than 1/3 of the width of a public sidewalk and must provide at least 4 feet of sidewalk clearance
Maximum Distance of Sign from Premises ²	10 feet	N/A	N/A
Minimum Distance from an Access Drive or Street Intersection	N/A	N/A	30 feet
Minimum Spacing from any Other Sign (temporary sign or permanent sign) ⁴	20 feet	15 feet	20 feet
Duration	Only during hours when business is open	30 day periods and no more than 120 days per year, aggregate	Only during hours when business is open
Allowed on Public Sidewalk / Right of Way	Yes	No	Yes
Permission of Owner Required	Yes	Yes	Yes
Allowed within a Sight Visibility Triangle	No	No	No
Lighting or Illumination Allowed	No	No	No
Permit Required	No	No	No
Movement Allowed	No	No	Yes
Incorporation of Florescent Color or Exhibition of Florescence Allowed	No	No	No

C. B. Table 8.32: Temporary Residential Subdivision Development Signs

Standard	Principal Entry(ies)	Model Home(s)	Perimeter Subdivision Open Space	Offsite Temporary Signs on Private Property
Maximum Number of Signs	1 per entry	1 or more	1 per street frontage	1
Maximum Sign Area	32 SF ⁵	96 SF ⁵	32 SF ⁵	32 SF
Maximum Width	N/A	N/A	N/A	N/A
Maximum Height	8 feet	12 feet	8 feet	8 feet
Minimum Setback/ Distance from Roadway ³	10 feet (5 feet if less than 32 SF)	10 feet (5 feet if less than 32 SF)	10 feet (5 feet if less than 32 SF)	10 feet
Maximum Width of Public Sidewalk the Sign May Obstruct	0 feet	0 feet	0 feet	0 feet
Maximum Distance of Sign from <u>Entrance Premises</u> ²	N/A	N/A	N/A	N/A
Minimum Distance from an Access Drive or Street Intersection	N/A	N/A	N/A	N/A
Minimum Spacing from any Other Sign (temporary sign or permanent sign) ⁴	N/A	N/A	N/A	100 feet
Duration	3 years or until the model home is permanently closed, whichever is first	3 years or until the model home is permanently closed, whichever is first	3 years or until the model home is permanently closed, whichever is first	1 year
Allowed on Public Sidewalk / Right of Way	No	No	No	No
Permission of Owner Required	Yes	Yes	Yes	Yes
Allowed within a Sight Visibility Triangle	No	No	No	No
Lighting or Illumination Allowed	No	No	No	No
Permit Required	Yes	Yes	Yes	Yes
Movement Allowed	No	No	No	No
Incorporation of Florescent Color or Exhibition of Florescence Allowed	No	No	No	No

Notes:

1. The combined total number of A-Frame, T-Frame, and flying banner signs cannot exceed 4 per business.
2. Signs may be allowed at the perimeter of a multiple-tenant commercial/office complex or employment park, but only pursuant to an approved sign plan.
3. Setbacks do not apply to a banner sign displayed on a wall, a wall sign, or signs affixed to a temporary construction fence.
4. Not applicable to signs displayed on flagpoles.
5. ~~The maximum aggregate sign area of all temporary residential subdivision signs is 256 SF.~~

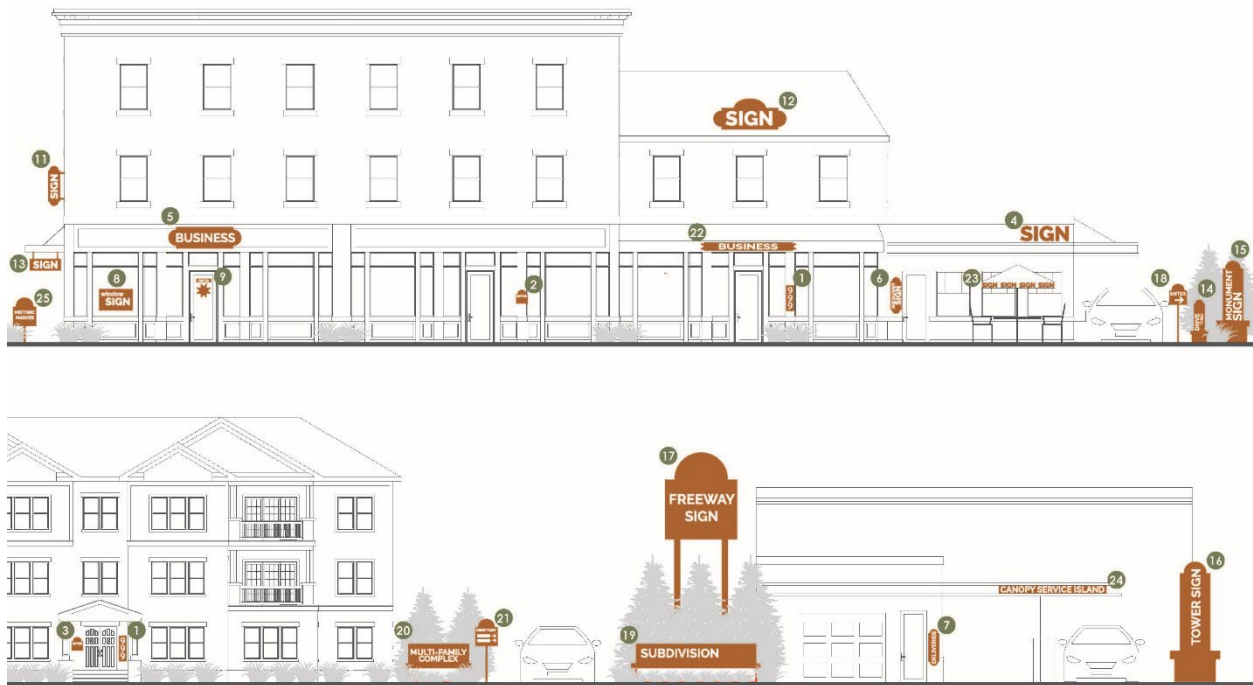
~~D. C.~~ Table 8.43: Wall Signs for Buildings Three-Stories or Greater

~~E. D.~~ Table 8.54: Permitted Permanent Signs by Zoning District

Sign Type	Nonresidential Uses in				
	Residential Districts	Residential Districts	Business Districts	Industrial Districts	Mixed-Use Districts
1. Street Address Signs	Yes	Yes	Yes	Yes	Yes
2. Unit and Building Identification Signs	Yes	Yes	Yes	Yes	Yes
3. Wall Signs at Entrances to Dwelling Units	Yes	Yes	Yes	Yes	Yes
4. Painted Wall Signs	No	No	Yes	No	Yes
5. Wall Signs at Entrances to Non-residential Tenant Offices and Suites	No	No	Yes	Yes	Yes
6. Wall Signs at Entrances to Restaurants	No	No	Yes	Yes	Yes
7. Wall Signs at Service and Delivery Entrances	No	No	Yes	Yes	Yes
8. Window Signs	No	Yes	Yes	Yes	Yes
9. Door Signs	Yes	Yes	Yes	Yes	Yes
10. Wall-Mounted Cabinet Signs	No	No	Yes	Yes	Yes
11. 10. Projecting Signs	No	No Yes	Yes	No	Yes
12. 11. Projecting Roof Signs	No	No	Yes	No	No
13. 12. Suspended Signs	No	No	Yes	No	Yes
14. 13. Drive-Through Lane Signs	No	No	Yes	Yes	Yes
15. 14. Freestanding Sign: Monument Signs	No	Yes	Yes	Yes	Yes
16. 15. Freestanding Sign: Tower Signs	No	No	Yes	Yes	Yes
17. 16. Freestanding Sign: Onsite Traffic Signs	No	No	Yes	Yes	Yes
18. 17. Freestanding Sign: Residential Subdivision Entry Signs	Yes	No	No	No	No
19. 18. Freestanding Sign: Multi-Family Complex Entry Signs	Yes	No	Yes	No	No
20. 19. Freestanding Sign: Directory Signs	No	No	Yes	Yes	Yes
21. 20. Awning Signs	No	No	Yes	No	Yes
22. 21. Umbrella Signs	No	No	Yes	No	Yes
23. 22. Canopy Signs for Service Islands	No	No	Yes	Yes	Yes
24. 23. Historic Markers	Yes	Yes	Yes	Yes	Yes

Yes = Allowed

No = Prohibited



Legend

<u>ID</u>	<u>Description</u>	<u>ID</u>	<u>Description</u>
1	Street address signs	14	Drive-through lane signs
2	Unit & building identification signs	15	Monument signs
3	Wall signs at entrances to dwelling units	16	Tower signs
4	Painted wall signs	17	Sign type has been removed
5	Wall signs at entrances to non-residential tenant offices and suites	18	Onsite traffic signs
6	Wall signs at entrances to restaurants	19	Residential subdivision entry signs
7	Wall signs at service and delivery entrances	20	Multifamily complex entry signs
8	Window signs	21	Directory signs
9	Door signs	22	Awning signs
10	Wall mounted cabinet signs	23	Umbrella signs
	<u>Sign type has been removed</u>	24	Canopy signs for service islands
11	Projecting signs	25	Historic markers
12	Projecting roof signs		
13	Suspended signs		

Figure 8-3: Sign Types

Exhibit B
