

## ARTICLE XX. SIGNS

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Sec. 150.2001 Policy.

Except as expressly provided in this Chapter, all Signs within the City shall be located, erected, altered, and maintained in accordance with the provisions of this Article, as amended from time to time, and with the applicable provisions of this Chapter. (Ord. 19-67, J. 4, p. 473-492, passed 6/5/67; Ord. 37-84, J. 15, p. 632-653, passed 9/10/84, Ord. 32-02, J. 28, p. 227-264, passed 5/13/02)

Sec. 150.2002 Intent.

The Mayor and City Council recognize that the visual environment has an effect upon the welfare of the citizens of Highland Park and that the careful control of signage can preserve and enhance the public health, safety, and welfare of the City.

The intent of the regulation of Signs as set forth in this Article is as follows:

(A) To recognize that Signs are a necessary means of visual communication for the convenience of the general public as a whole, as opposed to the convenience of any individual Person;

(B) To acknowledge and ensure the appropriate identification of businesses and services and, at the same time, limit the proliferation of those Signs that are of an accessory or incidental nature;

(C) To protect the public from hazardous conditions that result from Signs that are structurally unsafe, obscure the vision of motorists, or compete or conflict with necessary traffic signals and warning Signs;

(D) To ensure that Signs are compatible with adjacent land uses and with the overall visual environment of the community; and

(E) To encourage Signs that are well designed and compatible with their surroundings and with the buildings to which they are appurtenant.

Sec. 150.2003 Scope.

The regulations of this Article shall govern and control the erection, use, display, enlargement, expansion, alteration, operation, maintenance, location, relocation, and removal of all Signs within the City visible from any public or private right-of-way, or any public or private common open space. The regulations of this Article relate to the location of Signs, by function and structural type, within zoning districts and shall be in addition to provisions of the Building Code applicable to the construction and maintenance of Signs as well as other provisions of this Article related to the issuance of Sign permits.

Sec. 150.2004 Application.

It shall be unlawful to erect, use, display, enlarge, expand, alter, operate, maintain, locate, relocate, or remove any Sign within the City except in conformance with the regulations of this Article. Any Sign not expressly permitted by the regulations of this Article shall be prohibited. Unless otherwise provided by ordinance, for any new zoning district created in the City, the applicable Sign regulations for the new zoning district created in the City, the applicable Sign regulations for the new zoning district shall be

those that apply to Signs in the Single Family Residential Districts and the Public Activity District. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

Sec. 150.2005 Sign Classifications.

For purposes of this Article, each Sign shall be classified both according to function and structure, as follows:

(A) Functional Sign Types.

(1) Banner Sign. A Sign consisting of cloth, canvas, fabric, paper or other light material that is secured or mounted so as to permit movement of the material, but not an Official Flag or Emblem.

(2) Civic Event Sign. A Sign that announces or identifies a civic use, purpose, event, or program.

(3) Construction Sign. A Sign that announces the subdivision, development, construction, or other improvement of a Lot and located on that Lot during the subdivision, development, construction, or improvement.

(4) Development Map or Directory Sign. A Sign that depicts some or all of the buildings and other prominent features of, or that lists, by address or other summary means, some or all of the locations within a multi-building development containing, and limited to, information to assist Persons coming on the Lot to locate destinations within the Lot.

(5) Governmental Sign. A Sign that is erected and maintained pursuant to, and in the discharge of, any governmental function, or required by any law, ordinance, or governmental regulation.

(6) Holiday Decorations. Signs that are in the nature of decorations, clearly incidental to, and customarily and commonly associated with, any national, local, or religious holiday.

(7) Home Occupation Sign. A Sign that identifies a home occupation permitted pursuant to Subsection 150.406(B) of this Chapter.

(8) Identification Sign. A Sign that is limited in content to the name, trademark, or other readily recognized symbol or address, or any combination thereof, of a building or development that advertises the name of a business, profession, or service being conducted on the Lot on which the Sign is located.

(9) Joint-Identification Sign. A Sign that serves as a common or collective Identification Sign for two or more business, professional, or service uses on the same Lot.

(10) Lawn Service Sign. A Sign that announces that lawn services are provided on a Lot.

(11) Memorial Sign. A Sign that memorializes a Person, place, event, or structure.

(12) Nameplate Sign. A Sign that is limited in content to the name or address, or both, of the Owner or occupant of a building or Lot on which it is located.

(13) Off-Site Advertising Sign. Any Sign, including, without limitation, a billboard, that advertises or directs attention to a business, commodity, service, or activity conducted, sold, or offered on property other than the Lot on which the Sign is located.

(14) Official Flag or Emblem. A flag or emblem of a government, college, theological seminary, religious institution, or commercial enterprise.

(15) On-Site Directory Sign. A Sign, not readable from any public right-of-way, that lists the names and locations of some or all of the occupants or uses of a building or group of buildings, or both.

(16) On-Site Informational Sign. A Sign, other than a Development Map or Directory Sign, that is commonly associated with, and limited to, information and directions necessary or convenient for Persons coming on the Lot, including, without limitation, Ground Signs marking entrances and exits, parking areas, one-way drives, restrooms, and pick-up and delivery areas or Window Signs identifying, without limitation, entrances, exits, hours of operation, credit cards accepted, contact information, and services provided. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(17) Personal Event Sign. A Sign that announces a personal event or occasion, such as a birth, graduation, or other celebration or event.

(18) Political Election Sign. A Sign that announces or supports political candidates or issues in connection with any national, state, or local election.

(19) Political Message Sign. A Sign, other than a Political Election Sign, that expresses a noncommercial message regarding an issue of political or public concern.

(20) Promotional Sign. A Sign that promotes a sale, seasonal product or activity, or community or civic event.

(21) Public Utility Sign. A Sign that is erected by public utility companies or construction companies to warn of danger or hazardous conditions, including, without limitation, any Sign indicating the presence of underground cables, gas lines, and similar devices.

(22) Reader Board Sign. A Sign that has changeable copy for the purposes of advertising special events, sales, or information changed on a regular basis.

(23) Real Estate Sign. A Sign that advertises the offering for sale, rent, or lease, as well as the status of the sale, rental, lease, or management, of the Lot upon which the Sign is located. (Ord. 9-96, J. 23, p. 021-022, passed 2/12/96, Ord. 32-02, J. 28, p. 227-264, passed 5/13/02)

(24) Security Sign. A Sign that announces that a security system is maintained on a Lot.

(B) Structural Sign Types.

(1) Awning, Canopy, or Marquee Sign. A Sign that is mounted or painted on or attached to an Awning, Canopy, or Marquee.

(2) Ground Sign. A Sign that is mounted to or part of an independent base affixed to the ground and designed as an integral part of that base, the height of which base is three feet or less.

(3) Mobile Sign. A Sign that is attached to, or carried by, a person or any Motor Vehicle, bicycle, or other similar apparatus.

(4) Moving or Animated Sign. Any Sign or part of a Sign that changes physical position by any movement or rotation or that gives the visual impression of movement or rotation.

(5) Portable Sign. A Sign that is not permanently affixed to a building, a structure, or the ground and is not a Temporary Sign.

(6) Projecting Sign. A Sign that is affixed to any building or structure that projects outward from the building or structure by more than 12 inches.

(7) Pole Sign. A Sign that is supported by one or more columns, uprights, poles, or braces that extend from the ground or from an object on or in the ground.

(8) Roof Sign. A Sign that is erected, constructed, or maintained on or above the roof of any building. (Ord. 51-93, J. 20, p. 171-172, passed 8/23/93)

(9) Temporary Sign. A Sign that is constructed of cloth, canvas, fabric, paper, plywood, or other light material and intended to be displayed for a short period of time. Without limitation of the foregoing, and without preclusion of any other functional Sign from being considered to be a Temporary Sign, the following Signs shall, for purposes of this Article, be deemed to be Temporary Signs:

- (i) Civic Event Signs;
- (ii) Construction Signs;
- (iii) Holiday Decorations;
- (iv) Personal Event Signs;
- (v) Political Election Signs;
- (vi) Promotional Signs; and
- (vii) Real Estate Signs.

(10) Wall Sign. A Sign that is affixed directly to, or painted on, or otherwise inscribed on an exterior wall, including doors, of any building, retaining wall, or other structure. Supports or braces from a Wall Sign to the roof shall not cause a Wall Sign

to be considered to be a Roof Sign under this Article. (Ord. 51-93, J. 20, p. 171-172, passed 8/23/93, Ord. 32-02, J. 28, p. 227-264, passed 5/13/02)

(11) **Window Display.** The display of actual merchandise, products, and goods sold, as well as the means or material necessary to display those items, including, without limitation, the following:

- (i) stands;
- (ii) mannequins;
- (iii) platforms;
- (iv) lighting; and
- (v) backdrops, provided that (a) a backdrop shall be located behind the displayed items and (b) a backdrop that is not permanently constructed to fully enclose the window area shall not occupy more than 50 percent of the window area and (c) any sign that is part of a backdrop shall not exceed 50 percent of the window area. For purposes of this Section, a “backdrop” shall be defined as a temporary structure that has been suspended from a ceiling, set on the ground, or otherwise supported and does not fully enclose a window area. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

Window Displays shall not include words or messages on any board, banner, or other Sign face including, without limitation, a business name, a product name, price or discount information, or description of services provided by that business. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(12) **Window Sign.** A Sign that is painted on or applied or attached to a window, or that is located within the interior of a structure and that is plainly visible and is erected, constructed, or maintained for the primary purpose of being viewed from the exterior of that structure. A Window Display, as defined by this Chapter, shall not be considered to be a Window Sign. (Ord. 51-93, J. 20, p. 171-172, passed 8/23/93, Ord. 32-02, J. 28, p. 227-264, passed 5/13/02; Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

#### Sec. 150.2006 General Standards.

Unless expressly provided otherwise in this Article, the general standards contained in Sections 150.2006 through 150.2022 of this Chapter shall apply to all Signs. Any Sign not in compliance with these standards shall be immediately corrected or shall be deemed to be in violation of this Article, except as otherwise provided pursuant to Section 150.2033 of this Chapter. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

#### Sec. 150.2007 Illumination.

##### (A) Location and Design of Light Source.

(1) Whenever an external artificial light source is used for a Sign, that source shall be located, shielded, and directed so as to (a) restrict the extent of the lit area to the Sign face, and (b) not be directly visible from any public street or private residence. (Ord. 02-07, J. 33, p. 005-009, passed 1/8/07; Ord. 27-08, J. 34, p. 069-097, passed 4/14/08)

(2) No unshielded light or string or string of lights shall be permitted. (Ord. 02-07, J. 33, p. 005-009, passed 1/8/07; Ord. 27-08, J. 34, p. 069-097, passed 4/14/08)

(3) No Sign shall be internally illuminated, except that (a) Signs in the B3, HC, and I Districts may be internally illuminated, provided that only the lettering or logo, or both, on the Sign is internally illuminated, and (b) Ground Signs serving a motor vehicle salesroom or a new or used motor vehicle sales facility located in the B3 or I Districts may be fully internally illuminated. (Ord. 02-07, J. 33, p. 005-009, passed 1/8/07; Ord. 27-08, J. 34, p. 069-097, passed 4/14/08)

(4) Ground-mounted light fixtures shall: (a) be no higher than 16 inches; (b) have a finish color of non-contrasting black, gray, brown, or other color which minimizes the visibility of the fixture; and (c) screened year-round by landscape plantings so as to not be directly visible from street rights-of-way or residential uses. (Ord. 27-08, J. 34, p. 069-097, passed 4/14/08)

(B) Level of Illumination. All artificial illumination shall be designed, located, shielded, and directed to illuminate only the Sign Face or Faces and to prevent the casting of glare or direct light upon adjacent property or streets. No artificial illumination shall exceed one-half foot candle at any residential Lot line.

(C) Restriction on Hours of Illumination. Signs that are located (i) in the B2, B4, and B5 Districts and (ii) on, adjacent, or contiguous to Broadview Avenue, Deerfield Road, Judson Avenue, Laurel Avenue, or that portion of Elm Place located east of St. Johns Avenue may be illuminated only until (i) 11:00 p.m. or (ii) the time that the activity to which the Sign pertains has closed for business, whichever is later (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(D) Flashing Lights Prohibited. No flashing, blinking, or intermittent lights, nor any illumination that has a change in light intensity, shall be permitted.

(E) Illumination of Temporary Signs Prohibited. No Temporary Sign shall be illuminated.

(F) Exposed Neon. The use of exposed neon shall be permitted only as a Window Sign that is intended to identify that a business is open for operation. Such signs shall not exceed a Sign Area of 2 square feet in the B3 and I zoning districts and 54 square inches in all other zoning districts. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

#### Sec. 150.2008 Permitted Additional Information on Identification Signs.

An Identification Sign may have additional information not otherwise defined by Section 150.2005(A.8), provided that such additional information shall not exceed the maximum permitted area permitted for a sign, and that, an Identification Sign in the B3 and I zoning districts shall not exceed five (5) words and an Identification Sign in the B1, B1-A, B2, B2-RW, B4, and B5 zoning districts shall not exceed 3 words. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

#### Sec. 150.2009 Electrical Elements.

All wiring, fittings, and materials used in the construction, connection, and operation of electrically illuminated Signs shall be in accordance with the provisions of the Building Code and Electrical Code. An Underwriter's Laboratories label, or an equivalent

certification, shall be affixed to every electrical component incorporated into a Sign. (Ord. 19-67, J. 4, p. 473-492, passed 6/5/67; Ord. 73-67, passed 11/27/67; Ord. 37-84, J. 15, p. 632-53, passed 9/10/84; Ord. 32-02, J. 28, p. 227-264, passed 5/13/02)

Sec. 150.2010 Structural Elements.

The construction and Structural Elements of all Signs shall be in accordance with the standards and regulations of the Building Code. All Signs other than Temporary Signs shall be constructed of fire-resistant materials and shall be capable of withstanding wind pressures of at least 30 pounds per square foot of surface area and of receiving dead loads based on the actual weight of the structure.

Sec. 150.2011 Obstruction of Access Ways.

No Sign shall obstruct ingress to or egress from a fire escape, door, window, or other required access way or prevent free passage from one part of a roof to another. No Sign shall be attached to any fire escape.

Sec. 150.2012 Obstruction of Window Surface.

No Sign shall project over, occupy, or obstruct any window or other opening required for light or ventilation by any applicable provision of the Building Code.

Sec. 150.2013 Traffic Safety.

No Sign shall be maintained at any location where, by reason of its position, size, shape, content, color, or illumination, it may obstruct, impair, obscure, interfere with the view of, or be confused with, any traffic control Sign, signal, or device or where it may interfere with, mislead, or confuse pedestrian or vehicular traffic. With the exception of Governmental Signs, all Signs shall comply with the view triangle restrictions contained in Subsection 150.707(H) of this Chapter.

Sec. 150.2014 Locational Restrictions.

(A) No Sign shall be placed in or extend into or over any public property, including a public right-of-way, except as expressly provided in this Article. (Ord. 19-67, J. 4, p. 473-492, passed 6/5/67; Ord. 37-84, J. 15, p. 632-53, passed 9/10/84; Ord. 32-02, J. 28, p. 227-264, passed 5/13/02, **Ord. 74-10, J. 36, p. 275-277, passed 9/13/10**)

(B) No Sign shall be placed on any fence or utility pole, or in any location that would violate any regulation set forth in this Chapter. (Ord. 19-67, J. 4, p. 473-492, passed 6/5/67; Ord. 37-84, J. 15, p. 632-53, passed 9/10/84; Ord. 32-02, J. 28, p. 227-264, passed 5/13/02, **Ord. 74-10, J. 36, p. 275-277, passed 9/13/10**)

(C) Notwithstanding Section 150.2014(A) of this Article or any other provision of this Article to the contrary, upon approval by the City Council by resolution duly adopted, a Sign may be constructed on a City-owned right-of-way that is (1) not regularly used for public vehicular access, and (2) adjacent to a privately-owned parcel for which the City has approved a special use permit for conditional use of such parcel as an “outdoor theater, festival-drama.” Notwithstanding Section 150.2027(C) of this Article to the contrary, a Sign approved pursuant to this Section 150.2014(C) may advertise or direct attention to an activity or activities performed or to be performed on the adjacent privately-owned parcel for which the special use permit was approved. Further, pursuant to a resolution approved pursuant to this Section 150.2014(C), the City Council may waive any otherwise-applicable



provision of this Article with respect to the approved Sign. (**Ord. 74-10, J. 36, p. 275-277, passed 9/13/10**)

(D) The locational restrictions of this Section shall not apply to City-owned Signs or Governmental Signs. (Ord. 19-67, J. 4, p. 473-492, passed 6/5/67; Ord. 37-84, J. 15, p. 632-53, passed 9/10/84; Ord. 32-02, J. 28, p. 227-264, passed 5/13/02)

Sec. 150.2015 Sign Maintenance.

(A) Except as provided in Section 150.2015(B) of this Article, the owner of a Sign and the owner of the Lot on which the Sign is located shall be jointly and severally liable to maintain the Sign, including its illumination sources, in compliance with this Article and all applicable laws, in a safe, secure, neat, and orderly condition, and in good-working order, at all times, and to prevent the development of any rust, corrosion, rotting, or other deterioration in the physical appearance or safety of such Sign. (Ord. 19-67, J. 4, p. 473-492, passed 6/5/67; Ord. 37-84, J. 15, p. 632-53, passed 9/10/84; Ord. 32-02, J. 28, p. 227-264, passed 5/13/02; Ord. 75-09, J. 35, p. 291-301, passed 12/14/09)

(B) For all Signs located on City-owned property pursuant to Sections 150.2014(C) or 150.2039 of this Article, the City shall have no liability, and the owner of the Sign shall have sole liability, for maintaining the Sign as may be required pursuant to this Section 150.2015. (Ord. 75-09, J. 35, p. 291-301, passed 12/14/09; **Ord. 74-10, J. 36, p. 275-277, passed 9/13/10**)

(C) The area around any Ground Sign shall be kept clean and free of all rubbish and weeds.

Sec. 150.2016 Sign Measurement.

(A) Area to be Included. The Structural Elements shall not be included in measuring the Sign Area unless the Structural Elements are a part of the Sign's message or Sign Face. Where a Sign has more than one Sign Face, each Sign Face shall be included in determining the Sign Area, unless the Sign Faces are constructed back-to-back.

(B) Sign Area of Signs With Backing. The Sign Area of all Signs with backing shall be measured by computing the area of the Sign backing.

(C) Sign Area of Signs Without Backing. The Sign Area of all Signs without backing shall be measured by computing the area of an imaginary square or rectangle that can separately encompass all words, letters, figures, emblems, or other elements of the Sign's message.

(D) Sign Area of Signs With and Without Backing. The Sign Area of all Signs that have elements with and without backing shall be measured by counting the area of such elements pursuant to Subsections (A), (B), and (C) of this Section.

Sec. 150.2017 Method of Determination of Number of Signs.

For the purpose of determining the permitted number of Signs on a Lot, a Sign shall be considered to be a single display surface or display device containing elements clearly organized, related, and composed to form a unit. Where matter is displayed in a random

manner without organized relationship of elements, or where there is reasonable doubt about the relationship of elements, each element shall be considered to be a separate Sign.

Sec. 150.2018 Signs on Lots With Multiple Uses.

When more than one principal use occupies a Lot, the Owner or Owners of the Lot shall be responsible for allocating permitted Signs among all uses.

Sec. 150.2019 General Safety.

Notwithstanding any other provision of this Article, no Sign shall be located in any location or in any manner that creates a nuisance or a threat to the public safety and welfare.

Sec. 150.2020 Sign Height.

Notwithstanding the definition of “height” in Section 150.202 of this Chapter, for purposes of defining the height of a Sign under this Article, the term “height” shall mean the vertical distance measured from the elevation of finished grade at the base of the Sign to the uppermost point of the Sign or any of its Structural Elements; provided, however, that if a Sign is located on a Berm, the “height” of that Sign shall be measured pursuant to the provisions contained in the definition of Height in Section 150.202 of this Chapter. For purposes of determining the height of a Ground Sign, the Structural Elements shall be included in the calculation of height.

Sec. 150.2021 Obscenity Prohibited.

No Sign shall be located or maintained on a Lot that contains any matter, in writing or in a depiction, that considered as a whole predominantly appeals to prurient interests.

Sec. 150.2022 District Regulations: Single Family Residential Districts and the Public Activity District.

(A) Signs Not Requiring a Sign Permit.

(1) Sign Table. The Signs set forth in the following table may be erected and maintained in a Single Family Residential District without a Sign permit. Footnote references are indicated in the table by superscript letters within parentheses, and the footnotes appear in Paragraph 150.2022(A)(2) following the table.

<b>PERMITTED SIGNS</b>	<b>NUMBER OF SIGNS PERMITTED ON A LOT</b>	<b>MAXIMUM PERMITTED SIGN AREA</b>	<b>MAXIMUM PERMITTED SIGN HEIGHT</b>
Construction Signs <sup>(a)</sup>	1 per development ~	6 square feet	6 feet
Governmental Signs	No limit	N/A	N/A
Holiday Decorations	No limit	N/A	N/A
Home Occupation Signs	1	1 square foot	N/A
Lawn Service Signs	1	2 square feet	4 feet
Memorial Signs <sup>(b)</sup>	1	3 square feet	If Ground Sign, then no more than 2 feet

PERMITTED SIGNS	NUMBER OF SIGNS PERMITTED ON A LOT	MAXIMUM PERMITTED SIGN AREA	MAXIMUM PERMITTED SIGN HEIGHT
Nameplate Signs <sup>(c)</sup>	1	1 square foot per occupancy and 3 square feet per Lot	If Ground Sign, then no more than 2 feet
Official Flags and Emblems	2 per Lot and 2 flag poles per Lot	24 square feet total Sign Area per flag pole	N/A
On-Site Informational Signs <sup>(d)</sup>	No limit	If Ground Sign, 2 square feet per Sign and  If Window Sign, 2 square feet total Sign Area per building entrance *	4 feet  If Window Sign, then no more than 5 ½ feet.*
Open House Signs <sup>(e)</sup>	2	6 square feet	6 feet
Personal Event Signs <sup>(f)</sup>	1	12 square feet	6 feet
Political Election Signs <sup>(g)</sup>	No limit	6 square feet	6 feet
Political Message Signs <sup>(h)</sup>	No limit	6 square feet	6 feet
Real Estate Signs <sup>(i)</sup>	1	6 square feet	6 feet
Security Signs	1	2 square feet	4 feet
Temporary Window Signs <sup>(i)</sup>	No limit, subject to maximum Sign Area regulations	Per Occupancy: 10% of the total area of all windows located on the ground floor of that occupancy. * ~	No higher than a window on the ground level of the building. ~
Public Utility Signs	No limit	N/A	N/A

\*(Ord. 55-05, J. 31, p. 184-236, passed 9/12/05) ~ (Ord. 54-07, J. 33, p. 372-407, passed 6/25/07)

(2) Exceptions and Explanatory Notes.

(a) A Construction Sign shall be removed immediately upon issuance of a certificate of occupancy for the Lot upon which the Construction Sign is located. A Construction Sign may be increased in size by an additional six square feet, provided that the additional six square feet on the Construction Sign is used exclusively to display City notices approved by the City's Building Division.

(b) A Memorial Sign shall be a Wall or Ground Sign, shall be made of durable materials such as bronze, stone, or concrete, and shall not be illuminated. No Memorial Sign that is a Ground Sign shall be closer than six feet to any Lot line.

(c) A Nameplate Sign shall be a Wall or Ground Sign. No Nameplate Sign that is a Ground Sign shall be closer than five feet to any Lot line. (Ord. 02-07, J. 33, p. 005-009, passed 1/8/07)

(d) An On-Site Information Sign shall be illuminated only as necessary to accomplish its intended purpose.

(e) Open House Signs shall be subject to the following additional regulations:

(i) Both Open House Signs may be placed on a Lot, or one Open House Sign may be placed on the parkway of the public right-of-way of the closest major intersection to the Lot, provided that the Owner of the Lot abutting the proposed parkway location does not disapprove of the parkway location upon prior notice.

(ii) Open House Signs shall be allowed only between the hours of 9:00 a.m. and 5:00 p.m. (Ord. 38-87, J. 17, p. 251, passed 6/22/87)

(f) A Personal Event Sign shall be maintained on a Lot for a period not to exceed 30 days.

(g) A Political Election Sign shall be subject to the following additional regulations:

(i) Location on Private Property. A Political Election Sign may be installed or located at any location on private property so long as the Owner of the Lot on which the Political Election Sign is to be located has consented to the installation.

(ii) Location on Public Property. Except as provided in Section 150.2039 of this Article, no Political Election Sign shall be installed or located on public property in any location in the City. (Ord. 77-02, J. 28, p. 549-552, passed 11/25/02; Ord. 75-09, J. 35, p. 291-301, passed 12/14/09)

(h) A Political Message Sign shall be located entirely on private property pursuant to the Owner's consent.

(i) A Real Estate Sign shall be removed as soon as a lease for the Lot has been signed or closing has occurred on the sale thereof. A Real Estate Sign may include two attachments, neither of which shall exceed 24 inches by six inches in size.

(j) Temporary Window Signs shall not block any window area required for light, ventilation, or emergency exit by any applicable code. No Temporary Window Sign shall be illuminated. A Temporary Window Sign shall be maintained on a Lot for a period not to exceed 30 days.

(B) Signs Requiring a Sign Permit.

(1) Sign Table. The Signs set forth in the following table may be erected and maintained in a Single Family Residential District and the Public Activity District with a Sign Permit pursuant to Section 150.2029. Footnote references are indicated in the table by superscript letters within parentheses, and the footnotes appear in Paragraph 150.2022(B)(2) following the table. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

PERMITTED SIGNS	NUMBER OF SIGNS PERMITTED ON A LOT	MAXIMUM PERMITTED SIGN AREA	MAXIMUM PERMITTED SIGN HEIGHT
Ground Signs shall be of the following functional types: <sup>(a)</sup> <ul style="list-style-type: none"> <li>• Identification Sign</li> <li>• Reader Board Sign <sup>(b)</sup></li> </ul>	1 in lieu of Wall Sign	25 square feet per Sign Face and no more than 2 Sign Faces	6 feet
Wall Signs shall be of the following functional types: <ul style="list-style-type: none"> <li>• Identification Sign</li> <li>• Reader Board Sign <sup>(b)</sup></li> </ul>	1 for each use in lieu of Ground Sign <sup>(d)</sup>	2 square feet, except that a Wall sign for a religious or educational institution, or for a legally nonconforming commercial or retail use, may be 25 square feet *	No higher than the bottom of the second story window or the top of the wall of a one story building
Awning, Canopy, and Marquee Signs shall be of the following functional types: <sup>(e)</sup> <ul style="list-style-type: none"> <li>• Identification Sign</li> <li>• Reader Board Sign <sup>(b)</sup> *</li></ul>	1 for each use in lieu of Ground Sign <sup>(d)</sup> *	25 square feet <sup>(e)</sup> *	No higher than the bottom of the second story window or the top of the wall of a one story building *
Window Signs shall be of the following functional types: <sup>(e)</sup> <ul style="list-style-type: none"> <li>• Identification Sign</li> <li>• Reader Board Sign <sup>(b)</sup> *</li></ul>	1 for each use in lieu of Ground Sign <sup>(d)</sup> *	10% of window area of all windows or 6 square feet, whichever is greater * +	No higher than a window on the lowest level of the building, excluding the basement *
Temporary Signs shall be of the following functional types <sup>(c)</sup> : <ul style="list-style-type: none"> <li>• Identification Sign</li> <li>• Reader Board Sign <sup>(b)</sup></li> <li>• Promotional Sign <sup>(b)</sup> ~</li> </ul>	1	3 square feet per Sign Face for Identification Signs and Reader Board Sign; 24 square feet per sign face for Promotional Signs ~	6 feet

\* Amended by Ord. 27-03, J. 29, p. 106-111, passed 3/10/03

+ +Amended by Ord. 55-05, J. 31, p. 184-236, passed 9/12/05

~ ~Amended by Ord. 54-07, J. 33, p. 372-407, passed 6/25/07

(2) Exceptions and Explanatory Notes.

(a) Ground Signs shall be permitted in a Single Family Residential District and the Public Activity District only for religious or educational institutions, homeowners associations, community-based services, or recreational clubs or facilities on sites consisting of more than three acres. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(b) Reader Board Signs and Promotional Signs shall be permitted in a Single Family Residential District and the Public Activity District only for religious or educational institutions. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05; Ord. 54-07, J. 33, p. 372-407, passed 6/25/07)

(c) Temporary Signs shall be subject to the Temporary Sign Permit restrictions contained in Paragraph 150.2028(F)(2) of this Chapter.

(d) Awning, Canopy, Marquee, and Window Signs shall be permitted in a Single Family Residential District and the Public Activity District only for legally nonconforming retail and commercial uses. One Wall, Awning, Canopy, Marquee, or Window Sign shall be permitted for each principal or accessory use with a separate building entrance on the Lot and, in the event the Lot has Frontage on more than one public street, an additional Wall, Awning, Canopy, Marquee, or Window Sign shall be allowed for each additional public street upon which any principal or accessory use has Frontage. For the purpose of this Paragraph, frontage on a parking area may be considered the same as Frontage provided there is direct access to the use from the parking area and that the access is the primary access to the use. (Ord. 27-03, J. 29, p. 106-111, passed 3/10/03, Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(e) The following special regulations shall apply:

A. No Sign shall be placed upon the roof of any Awning, Marquee, Canopy, or other architectural projection, nor shall any Sign extend above or below the Awning, Marquee, Canopy, or projection in any way.

B. Signs displayed on a Marquee, Canopy, or other architectural projection, may project beyond the Sign Face the distance necessary to accommodate the letter thickness, but no more than six inches.

C. Signs displayed on a Marquee, Canopy, or other architectural projection, may project beyond the Sign Face the distance necessary to accommodate the letter thickness, but no more than six inches. Signs displayed on Awnings or Canopies shall not project beyond the surface of the Awning or Canopy. Signs displayed on Awnings or Canopies shall be located on the Awning's or Canopy's valance, or if there is no valance, on the lower nine inches of the Awning. Lettering on an Awning or Canopy Sign shall not exceed six inch type. (Ord. 27-03, J. 29, p. 106-111, passed 3/10/03, Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

Sec. 150.2023 District Regulations: Multiple Family Residential Districts.

(A) Signs Not Requiring a Sign Permit.

(1) Sign Table. The Signs set forth in the following table may be erected and maintained in a Multiple Family Residential District without a Sign permit. Footnote references are indicated in the table by superscript letters within parentheses, and the footnotes appear in Paragraph 150.2023(A)(2) following the table.

PERMITTED SIGNS	NUMBER OF SIGNS PERMITTED ON A LOT	MAXIMUM PERMITTED SIGN AREA	MAXIMUM PERMITTED SIGN HEIGHT
Construction Signs <sup>(a)</sup>	1 per development	12 square feet ~	6 feet
Governmental Signs	No limit	N/A	N/A
Holiday Decorations	No limit	N/A	N/A

PERMITTED SIGNS	NUMBER OF SIGNS PERMITTED ON A LOT	MAXIMUM PERMITTED SIGN AREA	MAXIMUM PERMITTED SIGN HEIGHT
Home Occupation Signs	1	1 square foot	N/A
Lawn Service Signs	1	2 square feet	4 feet
Memorial Signs <sup>(b)</sup>	1	3 square feet	If Ground Sign, then no more than 2 feet
Nameplate Signs <sup>(c)</sup>	1	1 square foot per occupancy and 3 square feet per Lot	If Ground Sign, then no more than 2 feet
Official Flags and Emblems	2 per Lot and 2 flag poles per Lot	24 square feet total Sign Area per flag pole	N/A
On-Site Informational Signs <sup>(d)</sup>	No limit	If Ground Sign, 2 square feet  If Window Sign, 2 square feet total Sign Area per building entrance *	4 feet  If Window Sign, then no more than 5 ½ feet. *
Open House Signs <sup>(e)</sup>	2	6 square feet	6 feet
Personal Event Signs <sup>(f)</sup>	1	12 square feet	6 feet
Political Election Signs <sup>(g)</sup>	No limit	6 square feet	6 feet
Political Message Signs <sup>(h)</sup>	No limit	6 square feet	6 feet
Real Estate Signs <sup>(i)</sup>	1	6 square feet	6 feet
Security Signs	1	2 square feet	4 feet
Temporary Window Signs <sup>(j)</sup>	No limit, subject to maximum Sign Area regulations	Per Occupancy: 10% of the total area of all windows located on the ground floor of that occupancy* ~	No higher than a window on the ground level of the building. ~
Public Utility Signs	No limit	N/A	N/A

\* (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

~ (Ord. 54-07, J. 33, p. 372-407, passed 6/25/07)

(2) Exceptions and Explanatory Notes.

(a) A Construction Sign shall be removed immediately upon issuance of a certificate of occupancy for the Lot upon which the Construction Sign is located. A Construction Sign may be increased in size by an additional six square feet, provided that the additional six square feet on the Construction Sign is used exclusively to display City notices approved by the City's Building Division.

(b) A Memorial Sign shall be a Wall or Ground Sign, shall be made of durable materials such as bronze, stone, or concrete, and shall not be illuminated. No Memorial Sign that is a Ground Sign shall be closer than six feet to any Lot line.

(c) A Nameplate Sign shall be a Wall or Ground Sign. No Nameplate Sign that is a Ground Sign shall be closer than five feet to any Lot line (Ord. 02-07, J. 33, p. 005-009, passed 1/8/07).

(d) An On-Site Information Sign shall be illuminated only as necessary to accomplish its intended purpose.

(e) Open House Signs shall be subject to the following additional regulations:

(i) Both Open House Signs may be placed on a Lot, or one Open House Sign may be placed on the parkway of the public right-of-way of the closest major intersection to the Lot, provided that the Owner of the Lot abutting the proposed parkway location does not disapprove of the parkway location upon prior notice.

(ii) Open House Signs shall be allowed only between the hours of 9:00 a.m. and 5:00 p.m.

(f) A Personal Event Sign shall be maintained on a Lot for a period not to exceed 30 days.

(g) A Political Election Sign shall be subject to the following additional regulations:

(i) Location on Private Property. A Political Election Sign may be installed or located at any location on private property so long as the Owner of the Lot on which the Political Election Sign is to be located has consented to the installation.

(ii) Location on Public Property. Except as provided in Section 150.2039 of this Article, no Political Election Sign shall be installed or located on public property in any location in the City. (Ord. 77-02, J. 28, p. 549-552, passed 11/25/02; Ord. 75-09, J. 35, p. 291-301, passed 12/14/09)

(h) A Political Message Sign shall be located entirely on private property pursuant to the Owner's consent.

(i) A Real Estate Sign shall be removed as soon as a lease for the Lot has been signed or closing has occurred on the sale thereof. A Real Estate Sign may include two attachments, neither of which shall exceed 24 inches by six inches in size.

(j) Temporary Window Signs shall not block any window area required for light, ventilation, or emergency exit by any applicable code. No Temporary Window Sign shall be illuminated. A Temporary Window Sign shall be maintained on a Lot for a period not to exceed 30 days.



(B) Signs Requiring a Sign Permit.

(1) Sign Table. The Signs set forth in the following table may be erected and maintained in a Multiple Family Residential District with a Sign Permit pursuant to Section 150.2029. Footnote references are indicated in the table by superscript letters within parentheses, and the footnotes appear in Paragraph 150.2023(B)(2) following the table.

PERMITTED SIGNS	NUMBER OF SIGNS PERMITTED ON A LOT	MAXIMUM PERMITTED SIGN AREA	MAXIMUM PERMITTED SIGN HEIGHT
Ground Signs shall be of the following functional types: <ul style="list-style-type: none"> <li>• Identification Sign</li> <li>• Reader Board Sign<sup>(a)</sup></li> </ul>	1 in lieu of Wall Sign	25 square feet per Sign Face and no more than 2 Sign Faces	6 feet
Wall Signs shall be of the following functional types: <ul style="list-style-type: none"> <li>• Identification Sign</li> <li>• Reader Board Sign<sup>(a)</sup></li> </ul>	1 for each use in lieu of Ground Sign <sup>(b)</sup>	25 square feet	No higher than the bottom of the second story window or the top of the wall of a one story building
Awning, Canopy, and Marquee Signs shall be of the following functional types: <sup>(d)</sup> <ul style="list-style-type: none"> <li>• Identification Sign</li> <li>• Reader Board Sign<sup>(a)*</sup></li> </ul>	1 for each use in lieu of Ground Sign <sup>(b) *</sup>	25 square feet <sup>(d) *</sup>	No higher than the bottom of the second story window or the top of the wall of a one story building *
Window Signs shall be of the following functional types: <sup>(d)</sup> <ul style="list-style-type: none"> <li>• Identification Sign</li> <li>• Reader Board Sign<sup>(a)*</sup></li> </ul>	1 for each use in lieu of Ground Sign <sup>(b)*</sup>	10% of the total area of all windows or 6 square feet, whichever is greater * +	No higher than a window on the lowest level of the building, excluding the basement *
Temporary Signs shall be of the following functional types: <sup>(c)</sup> <ul style="list-style-type: none"> <li>• Identification Sign</li> <li>• Reader Board Sign<sup>(a)</sup></li> <li>• Promotional Sign<sup>(a)</sup></li> </ul>	1	3 square feet per Sign Face for Identification Signs and Reader Board Signs; 24 square feet per sign face for Promotional Signs ~	6 feet

\* Amended by Ord. 27-03, J. 29, p. 106-111, passed 3/10/03

+ Amended by Ord. 55-05, J. 31, p. 184-236, passed 9/12/05

~ Amended by Ord. 54-07, J. 33, p. 372-407, passed 6/25/07

(2) Exceptions and Explanatory Notes.

(a) Reader Board Signs and Promotional Signs shall be permitted in a Multiple Family Residential District only for religious or educational institutions. (Ord. 54-07, J. 33, p. 372-407, passed 6/25/07)

(b) One Wall, Awning, Canopy, Marquee or Window Sign shall be permitted for each principal or accessory use with a separate building entrance on the Lot and, in the event the Lot has Frontage on more than one public street, an additional Wall, Awning, Canopy, Marquee or Window Sign shall be allowed for each additional public street upon which any principal or accessory use has Frontage. For the purpose of this Paragraph, frontage on a parking area may be considered the same as Frontage provided there is direct access to the use from the parking area and that the access is the primary access to the use. (Ord. 27-03, J. 29, p. 106-111, passed 03/10/03)

(c) Temporary Signs shall be subject to the Temporary Sign Permit restrictions contained in Paragraph 150.2028(F)(2) of this Chapter.

(d) The following special regulations shall apply:

A. No Sign shall be placed upon the roof of any Awning, Marquee, Canopy, or other architectural projection, nor shall any Sign extend above or below the Awning, Marquee, Canopy, or projection in any way.

B. Signs displayed on a Marquee, Canopy, or other architectural projection, may project beyond the Sign Face the distance necessary to accommodate the letter thickness, but no more than six inches.

C. Signs displayed a Marquee, Canopy, or other architectural projection, may project beyond the Sign Face the distance necessary to accommodate the letter thickness, but no more than six inches. Signs displayed on Awnings or Canopies shall not project beyond the surface of the Awning or Canopy. Signs displayed on Awnings or Canopies shall be located on the Awning's or Canopy's valance, or if there is no valance, on the lower nine inches of the Awning. Lettering on an Awning or Canopy Sign shall not exceed six inch type. (Ord. 27-03, J. 29, p. 106-111, passed 03/10/03, Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

Sec. 150.2024 District Regulations: B1, B1-A, B2, B2-RW, B4, and B5 Districts.

(A) Signs Not Requiring a Sign Permit.

(1) Sign Table. The Signs set forth in the following table may be erected and maintained in the B1, B1-A, B2, B2-RW, B4, and B5 Districts without a Sign permit. Footnote references are indicated in the table by superscript letters within parentheses, and the footnotes appear in Paragraph 150.2024(A)(2) following the table.

PERMITTED SIGNS	NUMBER OF SIGNS PERMITTED ON A LOT	MAXIMUM PERMITTED SIGN AREA	MAXIMUM PERMITTED SIGN HEIGHT
Construction Signs <sup>(a)</sup>	1 per development ~	12 square feet ~	6 feet
Governmental Signs	No limit	N/A	N/A
Holiday Decorations	No limit	N/A	N/A
Lawn Service Signs	1	2 square feet	4 feet

<b>PERMITTED SIGNS</b>	<b>NUMBER OF SIGNS PERMITTED ON A LOT</b>	<b>MAXIMUM PERMITTED SIGN AREA</b>	<b>MAXIMUM PERMITTED SIGN HEIGHT</b>
Memorial Signs <sup>(b)</sup>	1	3 square feet	If Ground Sign, then no more than 2 feet
Nameplate Signs <sup>(c)</sup>	1	1 square foot per occupancy and 3 square feet per Lot	If Ground Sign, then no more than 2 feet
Official Flags and Emblems	2 per Lot and 2 flag poles per Lot	24 square feet total Sign Area per flag pole	N/A
On-Site Informational Signs <sup>(d)</sup>	No limit	If Ground Sign, 2 square feet per Sign  If Window Sign, 2 square feet total Sign Area per building entrance *	4 feet  If Window Sign, then no more than 5 ½ feet. *
Open House Signs <sup>(e)</sup>	2	6 square feet	6 feet
Political Election Signs <sup>(f)</sup>	No limit	6 square feet	6 feet
Political Message Signs <sup>(g)</sup>	No limit	6 square feet	6 feet
Real Estate Signs <sup>(h)</sup>	1	6 square feet	If not affixed to a building, 6 feet; if affixed to a building, no higher than the bottom of the second story window or the top of the wall of a one-story building ~
Security Signs	2 <sup>(i)</sup>	2 square feet	4 feet
Temporary Window Signs <sup>(i)</sup>	No limit, subject to maximum Sign Area regulations	Per Occupancy: 20% of the total area of all windows located on the ground floor of that occupancy. * ~	No higher than a window on the ground level of the building. ~
Public Utility Signs	No limit	N/A	N/A

\* Amended by Ord. 55-05, J. 31, p. 184-236, passed 9/12/05

~ Amended by Ord. 54-07, J. 33, P. 372-407, passed 6/25/07

(2) Exceptions and Explanatory Notes.

(a) A Construction Sign shall be removed immediately upon issuance of a certificate of occupancy for the Lot upon which the Construction Sign is located. A Construction Sign may be increased in size by an additional six square feet, provided that the additional six square feet on the Construction Sign is used exclusively to display City notices approved by the City's Building Division.

(b) A Memorial Sign shall be a Wall or Ground Sign, shall be made of durable materials such as bronze, stone, or concrete, and shall not be illuminated. No Memorial Sign that is a Ground Sign shall be closer than six feet to any Lot line.

(c) A Nameplate Sign shall be a Wall or Ground Sign. No Nameplate Sign that is a Ground Sign shall be closer than five feet to any Lot line. (Ord. 02-07, J. 33, p. 005-009, passed 1/8/07)

(d) An On-Site Information Sign shall be illuminated only as necessary to accomplish its intended purpose.

(e) Open House Signs shall be subject to the following additional regulations:

(i) Both Open House Signs may be placed on a Lot, or one Open House Sign may be placed on the parkway of the public right-of-way of the closest major intersection to the Lot, provided that the Owner of the Lot abutting the proposed parkway location does not disapprove of the parkway location upon prior notice.

(ii) Open House Signs shall be allowed only between the hours of 9:00 a.m. and 5:00 p.m.

(f) A Political Election Sign shall be subject to the following additional regulations:

(i) Location on Private Property. A Political Election Sign may be installed or located at any location on private property so long as the Owner of the Lot on which the Political Election Sign is to be located has consented to the installation.

(ii) Location on Public Property. Except as provided in Section 150.2039 of this Article, no Political Election Sign shall be installed or located on public property in any location in the City. (Ord. 77-02, J. 28, p. 549-552, passed 11/25/02; Ord. 75-09, J. 35, p. 291-301, passed 12/14/09)

(g) A Political Message Sign shall be located entirely on private property pursuant to the Owner's consent.

(h) A Real Estate Sign shall be removed as soon as a lease for the Lot has been signed or closing has occurred on the sale thereof. A Real Estate Sign may include two attachments, neither of which shall exceed 24 inches by six inches in size.

(i) Temporary Window Signs shall not block any window area required for light, ventilation, or emergency exit by any applicable code. No Temporary Window Sign shall be illuminated. A Temporary Window Sign shall be maintained on a Lot for a period not to exceed 30 days.

(j) If two Security Signs are erected on a Lot, one of the Security Signs shall be located in the rear of the Lot.

(B) Signs Requiring a Sign Permit.

(1) Sign Table. The Signs set forth in the following table may be erected and maintained in the B1, B1-A, B2, B2-RW, B4, and B5 Districts with a Sign permit pursuant to Section 150.2029. Footnote references are indicated in the table by superscript letters within parentheses, and the footnotes appear in Paragraph 150.2024(B)(2) following the table. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

PERMITTED SIGNS	NUMBER OF SIGNS PERMITTED ON A LOT	MAXIMUM PERMITTED SIGN AREA	MAXIMUM PERMITTED SIGN HEIGHT
Awning, Canopy, and Marquee Signs shall be of the following functional types: <ul style="list-style-type: none"> <li>• Identification Sign</li> <li>• Joint Identification Sign</li> </ul>	1 in lieu of Wall Sign	<sup>(e)</sup>	No higher than the bottom of the second story window or the top of the wall of a one story building
Ground Signs shall be of the following functional types: <ul style="list-style-type: none"> <li>• Development Map or Directory Sign</li> <li>• Identification Sign</li> <li>• Joint Identification Sign</li> <li>• Reader Board Sign<sup>(a)</sup></li> </ul>	1 per street frontage <sup>(c)</sup>	25 square feet per Sign Face	6 feet
Wall Signs shall be of the following functional types: <ul style="list-style-type: none"> <li>• Development Map or Directory Sign</li> <li>• Identification Sign</li> <li>• Joint Identification Sign</li> <li>• Reader Board Sign<sup>(a)</sup></li> </ul>	1 for each use <sup>(d)</sup>	<sup>(f)</sup>	No higher than the bottom of the second story window or the top of the wall of a one story building
Window Signs shall be of the following functional types: <ul style="list-style-type: none"> <li>• Development Map or Directory Sign</li> <li>• Identification Sign</li> <li>• Joint Identification Sign</li> <li>• Reader Board Sign<sup>(a)</sup></li> </ul>	1 in lieu of wall sign* ~	Sign Area shall not exceed 10% of the total area of all windows or 6 square feet, whichever is greater. *	No higher than a window on the ground level of the building, excluding the basement
Temporary Signs shall be of the following functional types <sup>(b)</sup> : <ul style="list-style-type: none"> <li>• Development Map or Directory Sign</li> <li>• Identification Sign</li> <li>• Joint Identification Sign</li> <li>• Promotional Sign</li> <li>• Reader Board Sign<sup>(a)</sup></li> </ul>	1	Not to exceed 6 square feet per Sign Face or 24 square feet per Sign Face for religious or educational uses * ~	If not affixed to a building, 6 feet; if affixed to a building, no higher than the bottom of the second story window or the top of the wall of a one-story building. ~
On-Site Directory Signs	1	10 square feet per Sign Face	6 feet

\* Amended by Ord. 55-05, J. 31, p. 184-236, passed 9/12/05

~ Amended by Ord. 54-07, J. 33, p. 372-407, passed 6/25/07

(2) Exceptions and Explanatory Notes.

(a) Reader Board Signs shall be permitted in the B-1, B1-A, B2, B2-RW, B4, and B5 Districts only for religious or educational institutions, service stations limited to fuel prices, and movie theaters.

(b) Temporary Signs shall be subject to the Temporary Sign Permit restrictions contained in Paragraph 150.2028(F)(2) of this Chapter.

(c) One Ground Sign shall be permitted for each public street upon which the Lot has Frontage, provided that the horizontal distance between the Signs is at least 100 feet. A Ground Sign shall not exceed 16 feet in length.

(d) One Wall Sign shall be permitted for each principal and accessory use with a separate building entrance on the Lot and, in the event the Lot has Frontage on more than one public street, an additional Wall Sign shall be allowed for each additional public street upon which any principal and accessory use has Frontage. In a building with multiple uses, the Wall Sign must be located on that portion of the building in which the use for which the Wall Sign is maintained is located. For the purpose of this Subparagraph, frontage on a parking area may be considered the same as Frontage on a street provided there is direct access to the use from the parking area and that the access is the primary access to the use.

(e) Maximum Sign Area for Awning, Canopy, and Marquee Signs:

(i) For one story structures, the maximum Sign Area shall not exceed the lesser amount of 100 square feet or 15 percent of the horizontal area of the façade that incorporates the main entrance of the building upon which the Awning, Canopy, or Marquee Sign is located; or

(ii) For structures of more than one story, the maximum Sign Area shall not exceed the lesser amount of 100 square feet or 15 percent of the horizontal area below any second story windows of the façade that incorporates the main entrance of the building upon which the Awning, Canopy, or Marquee Sign is located.

(iii) In determining the maximum Sign Area for Awning, Canopy, or Marquee Signs in the B1, B1-A, B2, B2-RW, B4, and B5 Districts, the following special regulations shall apply:

A. No Sign shall be placed upon the roof of any Marquee, Canopy, or other architectural projection, nor shall any Sign extend above or below the Awning, Marquee, Canopy, or projection in any way. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

B. Signs displayed on a Marquee, Canopy, or other architectural projection, may project beyond the Sign Face the distance necessary to accommodate the letter thickness, but no more than six inches.

C. Signs displayed on Canopies shall not project beyond the surface of the Canopy. Signs displayed on Canopies shall be located on the Canopy's valence, or if there is no valence, on the lower nine inches of the Canopy. Lettering on a Canopy Sign shall not exceed six inch type. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

D. Signs displayed on Awnings shall not exceed 15 percent of the Awning surface area, excluding sides. Signs may occupy up to 25 percent of an awnings surface area, excluding side, provided that, 10% of the area is occupied by a design or graphic that is not otherwise classified an Identification Sign as defined by Section 150.2005(A.8) or additional information as regulated by Section 150.2008. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(f) Maximum Sign Area for Wall Signs:

(i) For one story structures, the maximum Sign Area shall not exceed the lesser amount of 100 square feet or 15 percent of the horizontal area of the façade that incorporates the main entrance of the building upon which the Wall Sign is located; or

(ii) For structures of more than one story, the maximum Sign Area shall not exceed the lesser amount of 100 square feet or 15 percent of the horizontal area below any second story windows of the façade that incorporates the main entrance of the building upon which the Wall Sign is located.

Sec. 150.2025 District Regulations: B3 and I Districts.

(A) Signs Not Requiring a Sign Permit.

(1) Sign Table. The Signs set forth in the following table may be erected and maintained in the B3 and I Districts without a Sign permit. Footnote references are indicated in the table by superscript letters within parentheses, and the footnotes appear in Paragraph 150.2025(A)(2) following the table.

PERMITTED SIGNS	NUMBER OF SIGNS PERMITTED ON A LOT	MAXIMUM PERMITTED SIGN AREA	MAXIMUM PERMITTED SIGN HEIGHT
Construction Signs <sup>(i)~</sup>	1 per development ~	32 square feet ~	6 feet
Governmental	No limit	N/A	N/A
Holiday Decorations	No limit	N/A	N/A
Lawn Service Signs	1	2 square feet	4 feet
Memorial Signs	1	3 square feet	If Ground Sign, then no more than 2 feet
Nameplate Signs <sup>(b)</sup>	1	1 square foot per occupancy and 3 square feet per Lot	If Ground Sign, then no more than 2 feet

PERMITTED SIGNS	NUMBER OF SIGNS PERMITTED ON A LOT	MAXIMUM PERMITTED SIGN AREA	MAXIMUM PERMITTED SIGN HEIGHT
Official Flags and Emblems	2 per Lot and 2 flag poles per Lot	24 square feet total Sign Area per flag pole	N/A
On-Site Informational Signs <sup>(c)</sup>	No limit	If Ground Sign, 4 square feet per Sign  If Window Sign, 4 square feet total Sign Area per building entrance*	4 feet.  If Window Sign, then no more than 5½ feet.
Open House Signs <sup>(d)</sup>	2	6 square feet	6 feet
Political Election Signs	No limit	6 square feet	6 feet
Political Message Signs	No limit	6 square feet	6 feet
Real Estate Signs <sup>(g)</sup>	1	16 square feet	If not affixed to a building, 6 feet; if affixed to a building, no higher than the building parapet. ~
Security Signs	2 <sup>(i)</sup>	2 square feet	4 feet
Temporary Window Signs <sup>(h)</sup>	No limit, subject to maximum Sign Area regulations	Per Occupancy: 20% of the total area of all windows located on the ground floor of that occupancy, provided that no individual sign shall exceed 32 square feet. * ~	No higher than a window on the ground level of the building
Public Utility Signs	No limit	N/A	N/A

\* Amended by Ord. 55-05, J. 31, p. 184-236, passed 9/12/05

~ Amended by Ord. 54-07, J. 33, p. 372-407, passed 6/25/07

(2) Exceptions and Explanatory Notes.

(a) A Memorial Sign shall be a Wall or Ground Sign, shall be made of durable materials such as bronze, stone, or concrete, and shall not be illuminated. No Memorial Sign that is a Ground Sign shall be closer than six feet to any Lot line.

(b) A Nameplate Sign shall be a Wall or Ground Sign. No Nameplate Sign that is a Ground Sign shall be closer than five feet to any Lot line. (Ord. 02-07, J. 33, p. 005-009, passed 1/8/07)



(c) An On-Site Information Sign shall be illuminated only as necessary to accomplish its intended purpose.

(d) Open House Signs shall be subject to the following additional regulations:

(i) Both Open House Signs may be placed on a Lot, or one Open House Sign may be placed on the parkway of the public right-of-way of the closest major intersection to the Lot, provided that the Owner of the Lot abutting the proposed parkway location does not disapprove of the parkway location upon prior notice.

(ii) Open House Signs shall be allowed only between the hours of 9:00 a.m. and 5:00 p.m.

(e) A Political Election Sign shall be subject to the following additional regulations:

(i) Location on Private Property. A Political Election Sign may be installed or located at any location on private property so long as the Owner of the Lot on which the Political Election Sign is to be located has consented to the installation.

(ii) Location on Public Property. Except as provided in Section 150.2039 of this Article, no Political Election Sign shall be installed or located on public property in any location in the City. (Ord. 77-02, J. 28, p. 549-552, passed 11/25/02; Ord. 75-09, J. 35, p. 291-301, passed 12/14/09)

(f) A Political Message Sign shall be located entirely on private property pursuant to the Owner's consent.

(g) A Real Estate Sign shall be removed as soon as a lease for the Lot has been signed or closing has occurred on the sale thereof. A Real Estate Sign may include two attachments, neither of which shall exceed 24 inches by six inches in size.

(h) Temporary Window Signs shall not block any window area required for light, ventilation, or emergency exit by any applicable code. No Temporary Window Sign shall be illuminated. A Temporary Window Sign shall be maintained on a Lot for a period not to exceed 30 days.

(i) If two Security Signs are erected on a Lot, one of the Security Signs shall be located in the rear of the Lot. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(j) A Construction Sign shall be removed immediately upon issuance of a certificate of occupancy for the Lot upon which the Construction Sign is located. A Construction Sign may be increased in size by an additional six square feet, provided that the additional six square feet on the Construction Sign is used exclusively to display City notices approved by the City's Building Division. (Ord. 54-07, J. 33, p. 372-407, passed 6/25/07)

(B) Signs Requiring a Sign Permit.

(1) Sign Table. The Signs set forth in the following table may be erected and maintained in the B3 and I Districts with a Sign permit pursuant to Section 150.2029. Footnote references are indicated in the table by superscript letters within parentheses, and the footnotes appear in Paragraph 150.2025(B)(2) following the table.

PERMITTED SIGNS	NUMBER OF SIGNS PERMITTED ON A LOT	MAXIMUM PERMITTED SIGN AREA	MAXIMUM PERMITTED SIGN HEIGHT
Awning, Canopy, and Marquee Signs shall be of the following functional types: <ul style="list-style-type: none"> <li>• Identification Sign</li> <li>• Joint Identification Sign</li> </ul>	1 in lieu of Wall Sign	(f) ~	No higher than the bottom of the second story window or the top of the wall of a one story building
Ground Signs shall be of the following functional types: <ul style="list-style-type: none"> <li>• Development Map or Directory Sign</li> <li>• Identification Sign</li> <li>• Joint Identification Sign</li> <li>• Reader Board Sign<sup>(a)</sup></li> </ul>	1 per street frontage <sup>(c)</sup> ~	75 square feet per Sign and 50 square feet per Sign Face	6 feet if a Development Map or Directory Sign  15 feet if an Identification or Joint Identification Sign
Wall Signs shall be of the following functional types: <ul style="list-style-type: none"> <li>• Development Map or Directory Sign</li> <li>• Identification Sign</li> <li>• Joint Identification Sign</li> <li>• Reader Board Sign<sup>(a)</sup></li> </ul>	1 for each use <sup>(d)</sup>	(g)	No higher than the bottom of the second story window or the top of the wall of a one story building
Window Signs shall be of the following functional types: <ul style="list-style-type: none"> <li>• Development Map or Directory Sign</li> <li>• Identification Sign</li> <li>• Joint Identification Sign</li> <li>• Reader Board Sign<sup>(a)</sup></li> </ul>	1	Sign Area shall not exceed 10% of the total area of all windows or 6 square feet, whichever is greater. * ~	No higher than a window on the ground level of the building, excluding the basement ~

PERMITTED SIGNS	NUMBER OF SIGNS PERMITTED ON A LOT	MAXIMUM PERMITTED SIGN AREA	MAXIMUM PERMITTED SIGN HEIGHT
Temporary Signs shall be of the following functional types <sup>(b)</sup> : <ul style="list-style-type: none"> <li>• Development Map or Directory Sign</li> <li>• Identification Sign</li> <li>• Joint Identification Sign</li> <li>• Promotional Sign</li> <li>• Reader Board Sign<sup>(a)</sup></li> </ul>	1	Not to exceed 24 square feet per Sign Face ~	If not affixed to a building, 6 feet; if affixed to a building, no higher than the building parapet. ~
On-Site Directory Signs	1 <sup>(e)</sup> ~	10 square feet per Sign Face	6 feet

\* Amended by Ord. 55-05, J. 31, p. 184-236, passed 9/12/05

~ Amended by Ord. 54-07, J. 33, p. 372-407, passed 6/25/07

(2) Exceptions and Explanatory Notes.

(a) Reader Board Signs shall be permitted in the B3 or I Districts only for religious or educational institutions, service stations limited to fuel prices, and movie theaters.

(b) Temporary Signs shall be subject to the Temporary Sign permit restrictions contained in Paragraph 150.2028(F)(2) of this Chapter.

(c) One Ground Sign shall be permitted for each public street upon which the Lot has Frontage, provided that the horizontal distance between the Signs is at least 100 feet. A Ground Sign shall not exceed 16 feet in length.

(d) One Wall Sign for each principal and accessory use with a separate building entrance on the Lot and, in the event the Lot has Frontage on more than one public street, an additional Wall Sign shall be allowed for each additional public street upon which any principal and accessory use has Frontage. In a building with multiple uses, the Wall Sign must be located on that portion of the building in which the use for which the Wall Sign is maintained is located, which Wall Sign shall be located either (i) no higher than the bottom of the second story window of the building or the top of the wall of a one-story building or (ii) immediately below the top of the roof or parapet of the building. For the purpose of this Subparagraph, frontage on a parking area may be considered the same as Frontage provided there is direct access to the use from the parking area and that the access is the primary access to the use.

(e) One additional On-Site Directory Sign shall be permitted in the B-3 or I Districts for every five acres of a Lot.

(f) Maximum Sign Area for Awning, Canopy, and Marquee Signs:

(i) For one story structures, the maximum Sign Area shall not exceed the lesser amount of 125 square feet or 15 percent of the horizontal area of the façade that incorporates the main entrance of the building upon which the Awning, Canopy, or Marquee Sign is located; or

(ii) For structures of more than one story, the maximum Sign Area shall not exceed the lesser amount of 125 square feet or 15 percent of the horizontal area below any second story windows of the façade that incorporates the main entrance of the building upon which the Awning, Canopy, or Marquee Sign is located.

(iii) In determining the maximum Sign Area for Awning, Canopy, or Marquee Signs in the B3 and I Districts, the following special regulations shall apply:

A. No Sign shall be placed upon the roof of any Marquee, Canopy, or other architectural projection, nor shall any Sign extend above or below the Awning, Marquee, Canopy, or projection in any way.

B. Signs displayed on a Marquee, Canopy, or other architectural projection, may project beyond the Sign Face the distance necessary to accommodate the letter thickness, but no more than six inches.

C. Signs displayed on Canopies shall not project beyond the surface of the Canopy. Signs displayed on Canopies shall be located on the Canopy's valence, or if there is no valence, on the lower nine inches of the Canopy. Lettering on a Canopy Sign shall not exceed six inch type.

D. Signs displayed on Awnings shall not exceed 15 percent of the Awning surface area, excluding sides. Signs may occupy up to 25 percent of an awnings surface area, excluding side, provided that, 10% of the area is occupied by a design or graphic that is not otherwise classified an Identification Sign as defined by Section 150.2005(A.8) or additional information as regulated by Section 150.2008.

(g) Maximum Sign Area for Wall Signs:

(i) For one story structures, the maximum Sign Area shall not exceed the lesser amount of 125 square feet or 15 percent of the horizontal area of the façade that incorporates the main entrance of the building upon which the Wall Sign is located; or

(ii) For structures of more than one story, the maximum Sign Area shall not exceed the lesser amount of 125 square feet or 15 percent of the horizontal area below any second story windows of the façade that incorporates the main entrance of the building upon which the Wall Sign is located.

(Section 150.2025 amended in its entirety by Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

Sec. 150.2026 District Regulations: HC District.

(A) Signs Not Requiring a Sign Permit.

(1) Sign Table. The Signs set forth in the following table may be erected and maintained in the HC District without a Sign permit. Footnote references are indicated in the table by superscript letters within parentheses, and the footnotes appear in Paragraph 150.2026(A)(2) following the table.

<b>PERMITTED SIGNS</b>	<b>NUMBER OF SIGNS PERMITTED ON A LOT</b>	<b>MAXIMUM PERMITTED SIGN AREA</b>	<b>MAXIMUM PERMITTED SIGN HEIGHT</b>
Construction Signs <sup>(i)</sup> ~	1 per development ~	12 square feet ~	6 feet ~
Governmental Signs	No limit	N/A	N/A
Holiday Decorations	No limit	N/A	N/A
Lawn Service Signs	1	2 square feet	4 feet
Memorial Signs <sup>(a)</sup>	1	3 square feet	If Ground Sign, then no more than 2 feet
Nameplate Signs <sup>(b)</sup>	1	1 square foot per occupancy and 3 square feet per Lot	If Ground Sign, then no more than 2 feet
Official Flags and Emblems	2 per Lot and 2 flag poles per Lot	24 square feet total Sign Area per flag pole	N/A
On-Site Informational Signs <sup>(c)</sup>	No limit	If Ground Sign, 4 square feet per Sign  If Window Sign, 4 square feet total Sign Area per building entrance *	4 feet  If Window Sign, then no more than 5 ½ feet *
Open House Signs <sup>(d)</sup>	2	6 square feet	6 feet
Political Election Signs <sup>(e)</sup>	No limit	6 square feet	6 feet
Political Message Signs <sup>(f)</sup>	No limit	6 square feet	6 feet
Real Estate Signs <sup>(g)</sup>	1	6 square feet	If not affixed to a building, 6 feet; if affixed to a building, no higher than the bottom of the second story window or the top of the wall of a one-story building. ~

PERMITTED SIGNS	NUMBER OF SIGNS PERMITTED ON A LOT	MAXIMUM PERMITTED SIGN AREA	MAXIMUM PERMITTED SIGN HEIGHT
Security Signs	2 <sup>(i)</sup>	2 square feet	4 feet
Temporary Window Signs <sup>(h)</sup>	No limit, subject to maximum Sign Area regulations	Per Occupancy: 10% of the total area of all windows located on the ground floor of that occupancy * ~	No higher than a window on the ground level of the building
Public Utility Signs	No limit	N/A	N/A

\* Amended by Ord. 55-05, J. 31, p. 184-236, passed 9/12/05

~ Amended by Ord. 54-07, J. 33, p. 372-407, passed 6/25/07

(2) Exceptions and Explanatory Notes.

(a) A Memorial Sign shall be a Wall or Ground Sign, shall be made of durable materials such as bronze, stone, or concrete, and shall not be illuminated. No Memorial Sign that is a Ground Sign shall be closer than six feet to any Lot line.

(b) A Nameplate Sign shall be a Wall or Ground Sign. No Nameplate Sign that is a Ground Sign shall be closer than five feet to any Lot line. (Ord. 02-07, J. 33, p. 005-009, passed 1/8/07)

(c) An On-Site Information Sign shall be illuminated only as necessary to accomplish its intended purpose.

(d) Open House Signs shall be subject to the following additional regulations:

(i) Both Open House Signs may be placed on a Lot, or one Open House Sign may be placed on the parkway of the public right-of-way of the closest major intersection to the Lot, provided that the Owner of the Lot abutting the proposed parkway location does not disapprove of the parkway location upon prior notice.

(ii) Open House Signs shall be allowed only between the hours of 9:00 a.m. and 5:00 p.m.

(e) A Political Election Sign shall be subject to the following additional regulations:

(i) Location on Private Property. A Political Election Sign may be installed or located at any location on private property so long as the Owner of the Lot on which the Political Election Sign is to be located has consented to the installation.

(ii) Location on Public Property. Except as provided in Section 150.2039 of this Article, no Political Election Sign shall be installed or located on public property in any location in the City. (Ord. 77-02, J. 28, p. 549-552, passed 11/25/02; Ord. 75-09, J. 35, p. 291-301, passed 12/14/09)

(f) A Political Message Sign shall be located entirely on private property pursuant to the Owner's consent.

(g) A Real Estate Sign shall be removed as soon as a lease for the Lot has been signed or closing has occurred on the sale thereof. A Real Estate Sign may include two attachments, neither of which shall exceed 24 inches by six inches in size.

(h) Temporary Window Signs shall not block any window area required for light, ventilation, or emergency exit by any applicable code. No Temporary Window Sign shall be illuminated. A Temporary Window Sign shall be maintained on a Lot for a period not to exceed 30 days.

(i) If two Security Signs are erected on a Lot, one of the Security Signs shall be located in the rear of the Lot.

(j) A Construction Sign shall be removed immediately upon issuance of a certificate of occupancy for the Lot upon which the Construction Sign is located. A Construction Sign may be increased in size by an additional six square feet, provided that the additional six square feet on the Construction Sign is used exclusively to display City notices approved by the City's Building Division. (Ord. 54-07, J. 33, p. 372-407, passed 6/25/07)

(B) Signs Requiring a Sign Permit.

(1) Sign Table. The Signs set forth in the following table may be erected and maintained in the HC District with a Sign permit pursuant to Section 150.2029. Footnote references are indicated in the table by superscript letters within parentheses, and the footnotes appear in Paragraph 150.2026(B)(2) following the table. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

<b>PERMITTED SIGNS</b>	<b>NUMBER OF SIGNS PERMITTED ON A LOT</b>	<b>MAXIMUM PERMITTED SIGN AREA PER SIGN</b>	<b>MAXIMUM PERMITTED SIGN HEIGHT PER SIGN</b>
Awning, Canopy, and Marquee Signs shall be of the following functional types: <ul style="list-style-type: none"> <li>• Identification Sign</li> <li>• Joint Identification Sign</li> </ul>	1 in lieu of Wall Sign	(e) ~	No higher than the bottom of the second story window or the top of the wall of a one story building
Ground Signs shall be of the following functional types: <ul style="list-style-type: none"> <li>• Development Map or Directory Sign</li> <li>• Identification Sign</li> <li>• Joint Identification Sign</li> </ul>	1 per street frontage <sup>(b)</sup> ~	50 square feet per Sign Face	6 feet
Wall Signs shall be of the following functional types: <ul style="list-style-type: none"> <li>• Development Map or Directory Sign</li> <li>• Identification Sign</li> <li>• Joint Identification Sign</li> </ul>	1 for each use <sup>(c)</sup> ~	(f) ~	No higher than the bottom of the second story window or the top of the wall of a one story building
Window Signs shall be of the following functional types: <ul style="list-style-type: none"> <li>• Development Map or Directory Sign</li> <li>• Identification Sign</li> <li>• Joint Identification Sign</li> </ul>	1	Sign Area shall not exceed 10% of total window area or 6 square feet, whichever is greater. *	No higher than a window on the lowest level of the building, excluding the basement
Temporary Signs shall be of the following functional types <sup>(a)</sup> : <ul style="list-style-type: none"> <li>• Development Map or Directory Sign</li> <li>• Identification Sign</li> <li>• Joint Identification Sign</li> <li>• Promotional Sign</li> </ul>	1	Not to exceed 12 square feet per Sign Face or 24 square feet for religious or educational institutions * ~	6 feet
On-Site Directory Signs	1 <sup>(d)</sup> ~	10 square feet per Sign Face	6 feet

\* Amended by Ord. 55-05, J. 31, p. 184-236, passed 9/12/05

~ Amended by Ord. 54-07, J. 33, p. 372-407, passed 6/25/07

(2) Exceptions and Explanatory Notes.

(a) Temporary Signs shall be subject to the Temporary Sign Permit restrictions contained in Paragraph 150.2028(F)(2) of this Chapter.

(b) One Ground Sign shall be permitted for each public street upon which the Lot has Frontage, provided that the horizontal distance between the Signs is at least 100 feet. A Ground Sign shall not exceed 16 feet in length.



(c) One Wall Sign for each principal and accessory use with a separate building entrance on the Lot and, in the event the Lot has Frontage on more than one public street, an additional Wall Sign shall be allowed for each additional public street upon which any principal and accessory use has Frontage. In a building with multiple uses, the Wall Sign must be located on that portion of the building in which the use for which the Wall Sign is maintained is located, which Wall Sign shall be located either (i) no higher than the bottom of the second story window of the building or the top of the wall of a one-story building or (ii) immediately below the top of the roof or parapet of the building. For the purpose of this Subparagraph, frontage on a parking area may be considered the same as Frontage provided there is direct access to the use from the parking area and that the access is the primary access to the use.

(d) One additional On-Site Directory Sign shall be permitted in the HC District for every five acres of a Lot.

(e) Maximum Sign Area for Awning, Canopy, and Marquee Signs:

(i) For one story structures, the maximum Sign Area shall not exceed the lesser amount of 125 square feet or 15 percent of the horizontal area of the façade that incorporates the main entrance of the building upon which the Awning, Canopy, or Marquee Sign is located; or

(ii) For structures of more than one story, the maximum Sign Area shall not exceed the lesser amount of 125 square feet or 15 percent of the horizontal area below any second story windows of the façade that incorporates the main entrance of the building upon which the Awning, Canopy, or Marquee Sign is located.

(iii) In determining the maximum Sign Area for Awning, Canopy, or Marquee Signs in the HC District, the following special regulations shall apply:

A. No Sign shall be placed upon the roof of any Awning, Marquee, Canopy, or other architectural projection, nor shall any Sign extend above or below the Awning, Marquee, Canopy, or projection in any way.

B. Signs displayed on a Marquee, Canopy, or other architectural projection, may project beyond the Sign Face the distance necessary to accommodate the letter thickness, but no more than six inches.

C. Signs displayed on a Marquee, Canopy or other architectural projection, may project beyond the Sign Face the distance necessary to accommodate the letter thickness, but no more than six inches. Signs displayed on Awnings or Canopies shall not project beyond the surface of the Awning or Canopy. Signs displayed on Awnings or Canopies shall be located on the Awning's or Canopy's valence, or if there is no valence, on the lower nine inches of the Awning. Lettering on an Awning or Canopy Sign shall not exceed six inch type. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(f) Maximum Sign Area for Wall Signs:

(i) For one story structures, the maximum Sign Area shall not exceed the lesser amount of 125 square feet or 15 percent of the horizontal area of the façade that incorporates the main entrance of the building upon which the Wall Sign is located; or

(ii) For structures of more than one story, the maximum Sign Area shall not exceed the lesser amount of 125 square feet or 15 percent of the horizontal area below any second story windows of the façade that incorporates the main entrance of the building upon which the Wall Sign is located.

Sec. 150.2027 Signs Specifically Prohibited in All Districts.

The following Signs shall be prohibited in all zoning districts and shall not be erected or maintained, except as may be permitted pursuant to Section 150.2033 of this Chapter: (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(A) Any Sign not expressly permitted pursuant to Sections 150.2023, 150.2024, 150.2025, 150.2026, and 150.2027 of this Chapter. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(B) Banner Signs, except as permitted in Paragraph 150.2031(B)(9) of this Chapter.

(C) Off-Site Advertising Signs.

(D) Real Estate “Sold By” Signs.

(E) Mobile Signs, except for incidental signs painted or affixed to vehicles in the customary manner of identifying the owner of a business. No vehicle containing a permitted incidental sign shall remain stationary or be parked on any lot solely for the purposes of advertising a business.

(F) Moving or Animated Signs.

(G) Any Sign that is installed or erected in, or projects into or over, any public right-of-way, except: (1) Governmental Signs, (2) Civic Event Signs; (3) Signs approved by resolution pursuant to Section 150.2014(C) of this Chapter; or (4) Political Election Signs installed pursuant to Section 150.2039 of this Chapter. (Ord. 75-09, J. 35, p. 291-301, passed 12/14/09; **Ord. 74-10, J. 36, p. 275-277, passed 9/13/10**)

(H) Pole Signs, except (i) as permitted in Paragraph 150.2031(C)(1)(h) of this Chapter and (ii) Signs that are allowed without a Sign permit pursuant to Subsections 150.2023(A), 150.2024(A), 150.2025(A), 150.2026(A), and 150.2027(A) of this Chapter, may be Pole Signs. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05). (Ord. 54-07, J. 33, p. 372-407, passed 6/25/07)

(I) Portable Signs, other than a Governmental Sign.

(J) Projecting Signs, except as permitted in Paragraph 150.2031(C)(1)(g) of this Chapter. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05). (Ord. 54-07, J. 33, p. 372-407, passed 6/25/07)

(K) Roof Signs. (Ord. 19-67, J. 4, p. 473-492, passed 6/5/67)

(L) Reader Board Signs, except as permitted in Subsections 150.2023(B), 150.2024(B), 150.2025(B), 150.2026(B), and 150.2027(B) of this Chapter. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(M) Any Sign that advertises, identifies, or pertains to a business no longer conducted, or a product no longer sold, on the Lot where the Sign is located. If the Sign or Sign structure is covered or the identifying symbols or letters removed, the Director of Community Development may, upon a showing of good cause, allow the Sign to remain for a period of time determined by the Director of Community Development. This Subsection shall not apply to Signs, other than Temporary Signs, that are accessory to businesses open on a seasonal basis, provided that there is clear intent to continue operation of the business.

(N) Any Sign on a tree or utility pole, whether on public or private property.

(O) Any Sign on public property, except: (1) Governmental Signs, (2) Civic Event Signs, (3) Signs approved by resolution pursuant to Section 150.2014(C) of this Chapter; (4) Political Election Signs installed pursuant to Section 150.2039 of this Chapter, or (5) such other signs as may be authorized to be erected or maintained at a specific location by resolution adopted by the City Council, subject to such restrictions and conditions as may be established by the City Council in the authorizing resolution. (Ord. 43-05, J. 31, p. 145, passed 6/27/05; Ord. 75-09, J. 35, p. 291-301, passed 12/14/09; **Ord. 74-10, J. 36, p. 275-277, passed 9/13/10**)

(P) Any Sign, other than a Governmental Sign, that uses reflective paint or tape.

(Q) Any Sign displaying the price of any goods or services or any interest rate, except for Temporary Window Signs authorized pursuant to Subsections 150.2023(A), 150.2024(A), 150.2025(A), 150.2026(A), and 150.2027(A) of this Chapter or Reader Board Signs for service stations, pursuant to Subsections 150.2025(B) and 150.2026(B) of this Chapter. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(R) Any Sign in the shape of any product, other than a Temporary Window Sign.

(S) Any Sign that, in the sole discretion of the Director of Community Development:

- (1) Is structurally unsafe;
- (2) Constitutes a hazard to safety or health by reason of inadequate maintenance or dilapidation;
- (3) Is not kept in good repair;
- (4) Obstructs the view of a Motor Vehicle operator entering a public roadway from any parking area, service drive, private driveway, alley, or other thoroughfare; or
- (5) Creates any unsafe distraction for Motor Vehicle operators. (Ord. 19-67, J. 4, p. 473-492, passed 6/5/67; Ord. 6-73, J. 10, p. 673, passed 1/22/73; Ord. 37-84, J. 15, p. 632-53, passed 9/10/84; Ord. 32-02, J. 28, p. 227-264, passed 5/13/02)

(T) Any Sign erected in violation of this Article or any other City ordinance or Federal or State law or regulation.

Sec. 150.2028 Signs that Require Sign Permit Approval.

(A) Intent. Except as expressly provided in Subsections 150.2023(A), 150.2024(A), 150.2025(A), 150.2026(A), and 150.2027(A) of this Chapter, no Sign shall be erected, enlarged, expanded, altered, relocated, or maintained unless a Sign permit shall have first been issued in accordance with the provisions of this Section. Routine Sign maintenance, or changing of parts designed to be changed shall not, standing alone, be considered an alteration of the Sign requiring the issuance of a Sign permit. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(B) Authority. The Director of Community Development may, in accordance with the procedures and standards set forth in this Section, grant Sign permits authorizing the construction and maintenance of Signs subject to the regulations and standards contained in this Article.

(C) Procedure.

(1) Application. An application for a Sign permit shall be filed by the Owner of, or any Person having a contractual interest in, the Lot on which the Sign is proposed to be located. The Sign permit application shall be filed with the Director of Community Development, signed by the applicant, and shall contain or have attached the following information at a minimum:

(a) The name, address, and telephone number of the applicant, Owner, or Owner's representative, and the Person, firm, corporation, or association erecting the Sign;

(b) A plot or site plan, drawn to scale, depicting the location of the building, structure, and Lot upon which the proposed Sign is to be attached or erected;

(c) Photographs or drawings depicting the proposed Sign and its relationship to the building to which it is to be mounted or the surrounding area;

(d) Three drawings of the proposed Sign depicting the specifications and method of construction and attachment or erection, as the case may be, to the building or ground;

(e) One accurate color sketch or rendering depicting the proposed colors proposed to be used on the Sign and the existing surrounding materials;

(f) If required by the Director of Community Development, a master signage plan depicting all existing and proposed Signs on the building or the Lot or both;

(g) Written consent of the Owner, or the authority to act on behalf of the Owner, of the building, structure, and Lot on which the Sign is to be erected;

(h) If required by the Director of Community Development, a copy of an electrical permit;

(i) If required by the Director of Community Development, a copy of an insurance policy or bond;

(j) If required by the Director of Community Development, a copy of stress sheets and calculations showing that the structure is designed for dead load and wind pressure in any direction in the amount required by this Article and all other laws and ordinances of the City;

(k) A survey indicating the Lot lines and a drawing that shows the mounting technique and the underground details of the Sign installation; and

(l) Any other information the Director of Community Development shall require to show full compliance with this Article and all other laws and ordinances of the City. (Ord. 19-67, J. 4, p. 472-493, passed 6/5/67, Ord. 37-84, J. 15, p. 632-653, passed 9/10/84, Ord. 32-02, J. 28, p. 227-264, passed 5/13/02)

(2) Fees. Sign permit Fees shall be in the amounts established by the Annual Fee Resolution. (Ord. 19-67, J. 4, p. 473-492, passed 6/5/67; Ord. 49-78, J. 13, p. 2097, passed 10/9/78; Ord. 7-87, J. 17, p. 84-86, passed 1/26/87; Ord. 13-90, J. 18, p. 222-229, passed 2/26/90, Ord. 32-02, J. 28, p. 227-264, passed 5/13/02)

(3) Action by the Director of Community Development. Within 60 days following the proper filing of a completed application, the Director of Community Development shall either grant the Sign permit or, by written notice stating the reasons therefor, grant the application with modifications or conditions, deny the application, or, where applicable, refer the application to the Design Review Commission for its review pursuant to Section 150.2030 of this Chapter. The failure of the Director of Community Development to act within 60 days, or such further time to which the applicant shall agree, shall be deemed to be a decision granting the Sign permit. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(D) Standards for Sign Permits. No Sign permit shall be granted pursuant to this Section unless the applicant shall establish, at a minimum, the following conditions:

(1) Visual Compatibility. The proposed Sign shall be visually compatible with the building or Lot on which the Sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.

(2) Quality of Design and Construction. The proposed Sign shall be constructed and maintained with a high quality design and materials and a good relationship with the design and character of the neighborhood.

(3) Appropriateness to Site. The proposed Sign shall be appropriate to its location in terms of design, landscaping, and orientation on the Lot, and will not create a hazard to pedestrian or vehicular traffic, or unduly increase the Number of Signs in the area. (Ord. 54-07, J. 33, p. 372-407, passed 6/25/07)

(4) Compliance with this Article. The proposed Sign shall comply with all applicable provisions of this Article.

(E) Conditions on Sign Permits. As part of a Sign Permit, the Director of Community Development may impose any conditions and limitations concerning the construction and maintenance of the Sign as may be necessary or appropriate to insure satisfaction of the standards set forth in this Section and the purposes and objectives of this Article and to minimize any adverse effects upon other property in the vicinity. These conditions shall be expressly set forth in the Sign permit. Violation of any condition or limitation shall be a violation of this Article and shall constitute grounds for revocation of the Sign Permit.

(F) Expiration of Permits.

(1) Permanent Signs. Sign permits for any Sign other than a Temporary Sign shall remain in effect until such time that the Sign Face, Sign copy, or Structural Elements are changed, modified, or altered so as to deviate from the terms or conditions of the Sign permit. Any such change, modification, or alteration shall require the issuance of a new Sign permit.

(2) Temporary Signs. Sign permits for Temporary Signs shall remain in effect for a period not to exceed 30 days. Temporary Signs shall be removed within seven days after the expiration of the Sign permit. Within any one year period, only four new Sign permits for a Temporary Sign shall be permitted to be issued for any Lot. No Temporary Sign permit for a lot may be issued within the 30 days following the expiration of a Temporary Sign permit previously issued for that lot. (Ord. 54-07, J. 33, p. 372-407, passed 6/25/07)

(G) Revocation of Permit. Any Sign permit issued pursuant to this Section may be revoked or suspended by the Director of Community Development if the holder of the Sign permit violates the terms of the Sign permit or any other provision of this Article.

(H) Effect of Issuance of a Sign Permit. The issuance of a Sign permit shall not authorize construction or maintenance of any Sign, but shall merely authorize the preparation, filing, and processing of applications for any other permits or approvals that may be required by the codes and ordinances of the City, including, without limitation, a building permit.

(I) Final Inspection. Within 14 days following the issuance of a Sign permit, the Owner shall schedule with the Director of Community Development a final inspection of the Sign. If the Owner fails to schedule a final inspection, or if Director of Community Development determines at the final inspection that the Sign fails to comply with this Article, the Director shall have the authority to revoke the Sign permit and require that the Sign be removed.

Sec. 150.2029 Signs that Require Review by the Design Review Commission.

(A) Signs Requiring Review. Prior to the issuance of a Sign permit by the Director of Community Development pursuant to Section 150.2029 of this Chapter, the following Signs require review at a duly noticed public meeting by, and approval of, the Design Review Commission, pursuant to the procedures contained in Subsection 150.2030(C) of this Chapter: (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(1) The erection, installation, or maintenance of any Sign that is contemplated to be part of, or in connection with, a planned unit development that is approved pursuant to the Zoning Code, except for those Signs that are consistent with a previously approved Sign package.

(2) The erection, installation, or maintenance of any Sign that is contemplated to be part of, or in connection with a use that requires a conditional or special use permit pursuant to the Zoning Code, except for those Signs that are consistent with a previously approved Sign package.

(3) The erection, installation, or maintenance of any Sign in the HC District, except for those Signs that that are consistent with a previously approved Sign package.

(B) Standards. No Sign permit application shall be approved by the Design Review Commission unless the Design Review Commission shall find that:

(1) The proposed Sign is not contrary to the intent of this Article;

(2) The proposed Sign shall be erected and maintained in accordance with the intent of this Article;

(3) The proposed Sign shall comply with all applicable provisions of this Article, unless otherwise provided in Subsection (A) of this Section;

(4) The proposed Sign shall comply with the standards for Sign permits set forth in Subsection 150.2029(D); (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(5) The proposed Sign is reasonably necessary, and the degree of the exception is the minimum necessary to accomplish the purpose of the Sign; and

(6) The Sign will not result in adverse effects upon the neighboring properties, or the health, safety, and general welfare of the public.

(C) Procedures for Design Review Commission Review.

(1) Application. If Design Review Commission approval is required pursuant to this Section 150.2030, upon submittal to the Director of Community Development of a completed Sign permit application as required pursuant to Section 150.2029 of this Chapter, the Director of Community Development shall refer the application and all other relevant documents to the Design Review Commission for its consideration and decision. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(2) Notice. Notice of the public meeting shall be provided in accordance with Subsection 176.045(D) of this Code.

(3) Meeting Before the Design Review Commission. The Design Review Commission shall consider the application at a public meeting commenced within 60 days after the completed Sign permit application is submitted to the Director of Community Development. At the meeting, the applicant and all interested parties shall have an opportunity to be heard and to present testimony and documentary evidence relating to the proposed Sign.

(4) Decision. The Design Review Commission shall either (i) approve the Sign permit application and direct the Director of Community Development to issue a Sign permit if, based on the application, the testimony, and other information presented at the meeting, and all other reliable and relevant evidence, documents, and information, the Design Review Commission determines that the proposed Sign, including illumination plans if applicable, complies and is consistent with the provisions of this Article or (ii) deny the Sign permit application if the Design Review Commission determines that the application and consideration of the testimony and other evidence presented at the meeting, as well as other reliable and relevant evidence, documents, and information reveal that the applicant has not satisfied the conditions of this Article. The Design Review Commission's decision shall be forwarded in writing to the applicant and the Building Department within 30 days of the decision.

(5) Conditions. The Design Review Commission may approve a Sign permit subject to any conditions the Design Review Commission shall deem necessary to protect the public welfare and to achieve the purposes of this Article.

Sec. 2030 Sign Packages.

(A) Intent. The intent of the regulation of Sign packages is to ensure that properties with multiple buildings, and buildings with multiple occupants or tenants, provide signage that is well designed and consistent throughout that building or property, while providing some flexibility in the design of the Signs that are approved through a Sign package. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)



(B) Process.

(1) Sign Package Review Required. A Sign package shall be submitted to the Design Review Commission for its review and approval in accordance with this Section, prior to issuance of any Sign permit for the building, for (i) any newly constructed building that contains multiple storefronts with ground floor entrances or (ii) any existing building that contains multiple storefronts with ground floor entrances for which a building permit application has been submitted requesting approval of exterior façade improvements relating to all of the multiple storefronts with ground floor entrances. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(2) Sign Package Review Voluntary. A Sign package may be submitted to the Design Review Commission for its review and approval in accordance with this Section for (i) any property containing more than one building for which an application has been submitted requesting approval of more than one sign on that property; (ii) any property that has frontage along two or more streets for which an application has been submitted requesting approval of more than one sign on that property; and (iii) any multiple tenant building for which an application has been submitted requesting approval of more than one sign on that building. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(C) Contents of Sign Package. An application for approval of a Sign package shall include details regarding the design and location of all proposed Signs for which a Sign permit is required. The Sign package shall clearly define the areas of the building or property for which approval of a Sign package is requested. At a minimum, the following details shall be provided in the application submittal for approval of a Sign package:

1. Sign design, material(s), anchorage, and support(s)
2. Sign location(s)
3. Sign color(s)
4. Sign dimensions
5. Method of illumination (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(D) Standards. No Sign package shall be approved by the Design Review Commission unless the Design Review Commission shall find that the Sign package incorporates Signage that is:

1. unified and consistent throughout the building or property; and
2. of a higher quality than would be otherwise required under the applicable Sign regulations; and
3. compatible with the design and materials of the building or buildings, and consistent with the area surrounding the building or property. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(E) Notwithstanding any other provision of this Article, an approved Sign package shall govern the installation and maintenance of all Signage requiring a Sign permit on the building or property, or portion thereof, for which the Sign package has been approved. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

Sec. 150.2031 Variances.

Notwithstanding any other provision of this Chapter, variances from any provision contained in this Article XX shall be granted only pursuant to the procedures contained in this Section 150.2031. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(A) Procedure.

(1) Application. If a variance is required pursuant to Section 150.2031, upon submittal of a completed Sign permit application as required pursuant to Section 150.2029 of this Chapter, the Director of Community Development shall refer the application and all other relevant documents to the Design Review Commission, or to the City Council, as the case may be, for its consideration and decision. The application shall include sketches, drawings, or photographs of the Lot and the proposed Sign and a written petition explaining in what manner the Sign varies from the provisions of this Article and why a variance is requested. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(2) Notice. Notice of the public meeting shall be provided in accordance with the provisions of Subsection 176.045(D) of this Code.

(3) Meeting Before the Design Review Commission. The Design Review Commission shall consider the variance application at a public meeting commenced within 30 days after the completed Sign permit application is submitted to the Director of Community Development.

(4) Decision. The Design Review Commission shall either (i) approve the variance as requested; (ii) approve the variance with modifications or conditions; or (iii) deny the variance. The Design Review Commission's decision shall be forwarded in writing to the applicant and the Building Department within 30 days of the Design Review Commission's decision.

(B) Standards. No variance from the requirements of this Article XX shall be granted unless the Design Review Commission or the City Council, as the case may be, determines that (i) the requested variance is appropriate due to a particular hardship or special unique circumstance, and (ii) the requested variance will not defeat the fundamental purposes and intent of this Article as expressed in Section 150.2002 of this Chapter, and (iii) the requested variation will not be detrimental to the public welfare or injurious to property in the vicinity of the Lot for which a variance is granted. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(C) Specific Authorized Variances.

(1) Design Review Commission. The Design Review Commission shall have the right to grant or deny a variance for the following specific purposes, but only in

accordance with the standards and procedures set forth in this Section 150.2031. Except as specifically authorized pursuant to Section 150.2031(C)(1)(k) of this Article, this Section 150.2031(C)(1) shall not apply to Temporary Signs (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05; Ord. 54-07, J. 33, p. 372-407, passed 6/25/07)

- (a) To increase the Sign Area of a Sign by no more than 33 1/3 percent.
- (b) To increase the height of a Sign by no more than 33 1/3 percent.
- (c) To permit one additional Sign on any Lot, provided that no variation shall be granted to permit an additional Ground Sign.
- (d) To permit two or more additional Wall, Window, or Awning Signs on a Lot, provided that the total Sign Area of all proposed additional Wall, Window, or Awning Signs does not exceed the Sign Area permitted in the applicable zoning district regulations for the respective Wall, Window, or Awning Signs. (Ord. 27-03, J. 29, p. 106-111, passed 3/10/03)
- (e) To permit a variance from the Sign locational restrictions contained in Section 150.2015 of this Chapter, provided that no variance shall be granted from the right of way setback requirements or view triangle restrictions contained in this Chapter.
- (f) To permit a variance from the Sign illumination restrictions contained in Section 150.2007 of this Chapter.
- (g) To permit a Projecting Sign on a Lot, but only when that Sign is pedestrian-oriented, is of an artistic nature, and is part of a Sign package. The mounting brackets of the Projecting Sign shall be an integral part of the Sign and complementary to the design of the Sign.
- (h) To permit a Pole Sign on a Lot located in the B3 or I Districts for an automobile dealership, subject to the Ground Sign regulations of this Chapter.
- (i) To permit a Temporary Banner Sign on a Lot.
- (j) To permit a variance from any provision of this Article for (i) any City-owned Sign, (ii) any Sign in the HC District, (iii) any Sign that is approved as part of a Sign package and that is reviewed by the Design Review Commission, or (iv) any Sign that is contemplated to be part of, or in connection with, a planned unit development that is required to be reviewed by the Design Review Commission pursuant to Section 150.2029(A)(1). (Ord. 27-03, J. 29, p. 106-111, passed 3/10/03, Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)
- (k) To permit the installation of one additional Temporary Sign on a Lot in any instance in which the erection and maintenance of a second Wall Sign on the Lot would be permitted pursuant to this Article, which variation, if granted, shall expire upon the adoption by the City Council of any amendment to this Article that causes the additional Temporary Sign to be in non-conformance with the provisions of this Article. (Ord. 54-07, J. 33, p. 372-407, passed 6/25/07)

(2) City Council. The City Council shall have the right to either (a) grant any variance to this Article XX or (b) authorize the Design Review Commission to consider and recommend to the City Council any variance to this Article XX; provided that the granting of any such variance shall be in accordance with the procedures set forth in Section 150.2031 (A) and the standards set forth in Section 150.2031 (B). (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

Sec. 150.2032 Appeals.

Notwithstanding any other provision of this Chapter, appeals from any decision under this Article XX shall be permitted only pursuant to the procedures contained in this Section 150.2032. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

(A) From Director of Community Development Decision. Appeals from any decision of the Director of Community Development issuing or denying a Sign permit application, or revoking a Sign permit, may be taken by the applicant, Sign permit holder, or any other Person adversely affected by any such decision within 30 days after a decision. If no appeal is filed within 30 days after a decision by the Director of Community Development, such decision shall be final. All such appeals shall be taken to the Design Review Commission by filing a written notice of appeal with the City Manager within five days following receipt or notice of the decision from which the appeal is taken. The Design Review Commission shall review the relevant Sign permit application and any other reliable and relevant evidence, documents, or information, and may receive and consider new evidence at a public meeting. Within 30 days after receipt of the written notice of appeal of the decision from which the appeal is taken, the Design Review Commission shall render its written decision at a regularly scheduled meeting.

(B) From Design Review Commission Decision. Appeals from any decision of the Design Review Commission (1) approving a Sign permit application pursuant to Section 150.2029 of this Chapter; (2) denying a Sign permit application pursuant to Section 150.2029 of this Chapter; (3) denying approval of a Sign package pursuant to Section 150.2030 of this Article; (4) granting or denying a variance pursuant to Section 150.2031 of this Chapter; or (5) denying an appeal pursuant to Subsection 150.2032(A) of this Chapter may be taken by the applicant or any other Person adversely affected by any such decision within 30 days after the decision. If no appeal is filed within 30 days after a decision by the Design Review Commission, such decision shall be final. All such appeals shall be taken to the City Council by filing a written notice of appeal with the Director of Community Development within five days following receipt or notice of the decision from which the appeal is taken. The City Council shall review the relevant Sign permit application and any other reliable and relevant evidence, documents, or information, and may receive and consider new evidence. Within 45 days after receipt of the written notice of appeal of the decision from which the appeal is taken, the City Council shall render its written decision at a regularly scheduled meeting. The action taken by the City Council shall be final. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

Sec. 150.2033 Continuation of Legal Nonconforming Signs.

(A) Authority to Continue. Any Nonconforming Sign may be continued so long as it otherwise remains lawful, and shall be maintained in good condition, subject to the regulations contained in Subsections (B) through (H) of this Section.

(B) Ordinary Repair and Maintenance. Normal maintenance and incidental repair, or replacement of non-load-bearing Sign elements and electrical wiring and fixtures, may be performed on any Nonconforming Sign; provided, however, that any repair or replacement shall, whenever possible, eliminate or reduce any nonconformity in the element being repaired or replaced; and, provided further that this Subsection (B) shall not be deemed to authorize any violation of Subsections (C) through (H) of this Section. Maintenance shall include the replacing, repairing, or repainting of any portion of a Sign or its Structural Elements, including, without limitation, the periodic changing of bulletin board panels or the renewing of copy that has been made unusable by ordinary wear and tear, weather, or accident. The replacing or repairing of a Sign or its Structural Elements that has been damaged to an extent exceeding 50 percent of the appraised replacement cost (as determined by the Director of Community Development) shall be considered maintenance only when the Sign conforms to all of the applicable provisions of this Article and when the damage has been caused by an act of God or violent accident.

(C) Alteration; Enlargement; Moving. No Nonconforming Sign shall be:

- (1) changed or altered in any manner that would increase the degree of its nonconformity;
- (2) enlarged or expanded;
- (3) structurally altered to prolong its useful life;
- (4) moved in whole or in part to any other location where it would remain nonconforming;
- (5) changed to another Nonconforming Sign; or
- (6) modified to change the content of the Sign.

(D) Change of Sign. A Nonconforming Sign that has been changed to eliminate its nonconformity, or any element of its nonconformity, shall not thereafter be changed to restore such nonconformity or nonconforming element.

(E) Damage or Destruction. Any Nonconforming Sign damaged or destroyed, by any means, to an extent of 50 percent or more of its replacement cost new shall not be restored but shall be removed or brought into conformity with the provisions of this Article.

(F) Termination of Temporary Signs. Any Nonconforming Temporary Sign erected or displayed for a period of more than 60 days prior to the effective date of this Article shall be removed immediately upon notice given by the Director of Community Development to the Owner of the Lot upon which the Temporary Sign is located.

(G) Termination by Abandonment. Any Nonconforming Sign, the use of which is discontinued for a period of 90 days, regardless of any intent to resume or not to abandon such use, shall be deemed to be abandoned and shall not be reestablished or resumed. Every such Sign shall be immediately removed or brought into conformity with the provisions of this Article.

(H) Termination by Change in Business or Activity. Any Nonconforming Sign advertising, identifying, or pertaining to a business or activity shall be terminated upon the cessation or change of the business or activity to which the Sign pertains.

Sec. 150.2034 Compliance or Removal.

Any Nonconforming Sign that loses its status as a legal Nonconforming Sign pursuant to Section 150.2033 shall be brought immediately into compliance with the provisions of this Article, or shall be immediately removed. (Ord. 55-05, J. 31, p. 184-236, passed 9/12/05)

Sec. 150.2035 Violations.

(A) It shall be unlawful and a violation of this Article for any Person to maintain any prohibited Sign, to perform or order the performance of any act prohibited by this Article, or to fail to perform any act which is required by the provisions of this Article.

(B) Any Sign erected, altered, or maintained in violation of any of the clauses or provisions of this Article, or in violation of any of the laws or ordinances of the City or the State of Illinois, or both, are declared to be a public nuisance and subject to treatment and abatement of the nuisance. Any Sign erected, altered, or maintained contrary to law shall be abated as a common nuisance by the Director of Community Development.

Sec. 150.2036 Abatement.

(A) If the Director of Community Development shall find that any Sign has been erected, altered, or is being maintained in violation of this Article, or is otherwise in an unsafe condition as to be a menace to the safety, health, or welfare of the public, then the Director of Community Development shall give written notice to the Person that owns the Sign or the Person entitled to possession of the Sign and the Owner of the Lot upon which the Sign is located.

(1) The notice shall notify the Person that owns the Sign, the Person entitled to possession of the Sign, and the Owner of the Lot of the specific violation or violations and direct that alterations, repairs, or removal, whichever may be applicable, be made to bring the violation in conformance with the terms and conditions of this Article within 15 days of the receipt of such notification.

(2) In the event the Person notified fails or neglects to comply with or conform to the requirements of the notice, the Director of Community Development may issue a Violation Notice in accordance with Chapter 38, entitled "City Administrative Hearing System," file an appropriate complaint in an appropriate court of law, or take whatever other legal action may be necessary to cause the Sign to be altered or removed or brought into compliance with this Article.

(a) The cost of any action taken by the Director of Community Development, including attorney's fees, shall be borne by the Owner of the Lot upon which the Sign had been located.

(b) Upon the determination of such costs, the Director of Community Development shall certify the costs to the Director of Finance of the City.

(B) Upon receipt of the Director of Community Development's certificate that any given Sign violation has been abated, the Director of Finance shall notify the Owner of the Lot upon which the Sign had been located. In the event the Owner shall fail to pay the entire costs and expenses of the repair, alteration, or removal within 30 days after the date of the notification then those costs and expenses shall become a lien against the Lot upon which the Sign had been located.

(C) Notwithstanding the abatement procedures contained in this Section, any Sign unlawfully located or maintained on public property, including right of way, may immediately, and without notice, be removed by the Highland Park Police Department.

(Ord. 19-67, J. 4, p. 473-492, passed 6/5/67; Ord. 23-72, J. 9, p. 477, passed 4/24/72; Ord. 8-73, J. 10, p. 675, passed 2/12/73; Ord. 37-84, J. 15, p. 632-53, passed 9/10/84; Ord. 32-02, J. 28, p. 227-264, passed 5/13/02)

Sec. 150.2037 Penalty.

Any Person owning, maintaining, or in possession or control of any Sign located within the City or any Owner of the Lot upon which the Sign is located who neglects or refuses to comply with the provisions of this Article, or who erects, alters, or maintains any Sign that does not comply with the provisions of this Article shall be fined in the amount established by the Annual Fee Resolution. Each day on which any Person shall permit or allow any Sign owned, maintained, or controlled by him to be erected, altered, or maintained in violation of any of the provisions of this Article, shall constitute a separate and distinct offense. (Ord. 19-67, J. 4, p. 473-492, passed 6/5/67; Ord. 37-84, J. 15, p. 632-53, passed 9/10/84; Ord. 32-02, J. 28, p. 227-264, passed 5/13/02)

Sec. 150.2038 Amendments to Article XX.

Notwithstanding any other provision of this Code, including specifically, but without limitation, the provisions governing amendments to the Zoning Code set forth in Article 15 of this Chapter, the City Council may consider and approve the amendment of any provision of Article XX without a prior public hearing, consideration, or recommendation by the Plan Commission. Before exercising its powers under this Section, the City Council shall set, notice, and conduct a public hearing. No other procedure shall be required. Any amendment to this Article XX shall be evidenced by an ordinance duly adopted. The concurrence of four members of the City Council shall be sufficient to approve any ordinance adopted pursuant to the authority and power granted by this Section.

(Article XX added by Ord. 32-02, J. 28, p. 227-264, passed 5/13/02; Amended in toto by Ord. 55-05, J. 31, p. 184-236, passed 9/12/05 – effective November 1, 2005)

Sec. 150.2039 Political Election Signs on Public Property.

No Political Election Sign may be installed or located on any public property or right-of-way in the City, except as permitted pursuant to this Section 150.2039. (Ord. 75-09, J. 35, p. 291-301, passed 12/14/09)

(A) Political Election Signs on City-Owned Property.

(1) The City Council declares that the erection of Political Election Signs pursuant to this Section 150.2039(A) shall not, and is not intended to, create a public forum on any City-owned property on which the Sign is located. This Section 150.2039 is intended merely to preserve the rights of persons to congregate and engage in electioneering beyond the campaign free zone during early voting periods only. (Ord. 75-09, J. 35, p. 291-301, passed 12/14/09)

(2) Political Election Signs may be installed on property owned by the City during any period in which early voting is permitted pursuant to Article 19A of the Illinois Election Code, 10 ILCS 5/19A-5 et seq., only in strict accordance with the following: (Ord. 75-09, J. 35, p. 291-301, passed 12/14/09)

(a) Political Election Signs may be installed only on property owned by the City that is contiguous to the property on which the early voting polling place is located. (Ord. 75-09, J. 35, p. 291-301, passed 12/14/09)

(b) Political Election Signs shall not be installed within the "campaign free zone" established pursuant to Section 17-29 of the Illinois Election Code, 10 ILCS 5/17-29. (Ord. 75-09, J. 35, p. 291-301, passed 12/14/09)

(c) Political Election Signs may be installed only within the first 60 feet beyond the "campaign free zone" established pursuant to Section 17-29 of the Illinois Election Code, 10 ILCS 5/17-29, but in no event within any building located within the 60-foot area. (Ord. 75-09, J. 35, p. 291-301, passed 12/14/09)

(d) Political Election Signs shall not be installed within five feet of any vehicular public right-of-way, vehicular accessway, or parking lot. (Ord. 75-09, J. 35, p. 291-301, passed 12/14/09)

(e) Political Election Signs installed pursuant to this Section 150.2039(A) shall not be installed prior to the opening of the polling place on the first day of the early voting period, and shall be removed within 24 hours after the closing of the polling place on the last day of the early voting period. (Ord. 75-09, J. 35, p. 291-301, passed 12/14/09)

(B) Political Election Signs on Public Rights-of-Way. A Political Election Sign may be located on a public right-of-way, adjacent to a Lot that is zoned in a Residential District or occupied by a Residential Structure, only if all three of the following conditions have been satisfied: (Ord. 75-09, J. 35, p. 291-301, passed 12/14/09)

(1) There is no sidewalk immediately adjacent to that portion of the public right-of-way on which the Political Election Sign is to be located; (Ord. 75-09, J. 35, p. 291-301, passed 12/14/09)

(2) The Owner of the Lot whose Front Lot Line abuts, and is on the same side of, that portion of the public right-of-way on which the Political



Election Sign is to be located has consented to the installation; and (Ord. 75-09, J. 35, p. 291-301, passed 12/14/09)

(3) The Political Election Sign is located no closer than five feet from the paved portion of the public right-of-way. (Ord. 75-09, J. 35, p. 291-301, passed 12/14/09)

(C) Compliance with Applicable Regulations. All Signs installed on public property or rights-of-way pursuant to this Section 150.2039 shall be installed and maintained in compliance with all applicable regulations of this Article and this Code, including, without limitation, the provisions applicable to the zoning district in which the Sign is located. (Ord. 75-09, J. 35, p. 291-301, passed 12/14/09)