

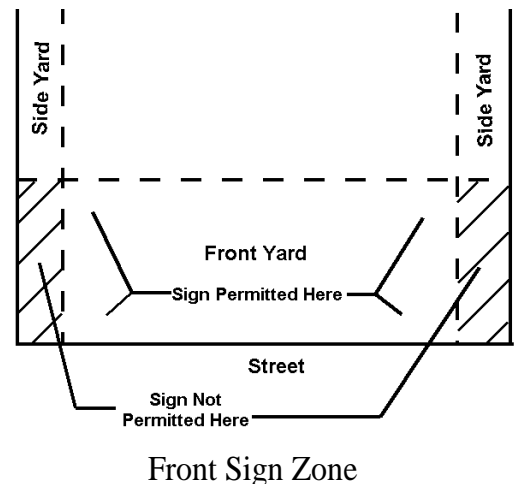
Section 7.03 Sign Regulations.

D. Signs in Residential Districts (R-30, R-20, R-15, R-10, R-8, R-MF-8, or R-MF-15 District)

1. Signs for Single Family Dwellings, Two Family Dwellings, Group Homes, and Family Care Home Uses.

- a. Type of Signs – *Freestanding signs*, limited to a *ground sign* or *post & arm sign*; or, *building signs* limited to a *wall sign*.
- b. Maximum Number of Signs – Signs shall be limited to: one (1) *freestanding sign* per *front sign zone*; or, one (1) *building sign*.
- c. Location of *Freestanding Signs* – *Freestanding signs* shall be located in a *front sign zone* on a *lot* in accordance with the following regulations:

- (1) the *freestanding sign* may be located anywhere in a *front sign zone*;
- (2) the *freestanding sign* shall not encroach into any *public right-of-way* and shall comply with the regulations of Section 1.22 – Sight Distance Requirements of this UDO.



- d. Maximum Sign Surface Area of *Freestanding Signs* – The maximum *sign surface area* of a *freestanding sign* shall not exceed two (2) square feet.
- e. Maximum Height of *Freestanding Signs* – *Freestanding signs* shall not exceed thirty-six (36) inches in height;
- f. *Building Signs* – *Building signs* shall be limited to one (1) *wall sign*, located adjacent to the main entrance of the *dwelling*, and not exceeding a *sign surface area* of two (2) square feet; and,

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- g. Materials – *Sign* shall be constructed of a durable material(s) which blends in with the residential character of the neighborhood, such as but not limited to, wood or stone.
- h. *Temporary Signs* – *Temporary signs* may be erected, placed or located on a *lot* subject to the following regulations:
 - (1) Number – One (1) additional *freestanding sign* shall be permitted for each: *street frontage* of a *lot*; each *lot line* abutting a platted common area; and, each *lot line* abutting a recreational area developed as part of the same *subdivision*.
 - (2) Time – may be erected, placed, or located up to four (4) times per calendar year for a maximum of twenty-one (21) consecutive days per occurrence. There shall be a minimum thirty (30) day separation between each occurrence. [Amended Ordinance #13-07]*
 - (3) Manner – Temporary signs:
 - (a) shall not exceed an overall height of six (6) feet above *grade*;
 - (b) shall not exceed six (6) square feet in *sign surface area* for the main portion of the *sign surface area*, plus one (1) square foot in *sign surface area* for a rider panel;
 - (c) shall be in accordance with all regulations of this sub-Section, provided, however, any temporary *sign* shall not be subject to the regulation regarding materials; and [Amended Ordinance #13-07]*
 - (d) shall be required to obtain a *UDO permit* prior to the erection or placement of the *temporary sign*. [Added Ordinance #13-07]*

2. Signs for Multifamily Dwelling Uses.

- a. Type of *Signs* – *Freestanding signs*, limited to *ground signs*; and, *building signs*, limited to *wall signs*.
- b. Maximum Number of *Freestanding Signs* – The number of *freestanding signs* shall be limited as follows:
 - (1) Basic Allowance – one (1) double faced *sign* or two (2) single faced *signs* per *front sign zone*.
 - (2) Additional Allowance – if a *multifamily dwelling project* has:

- (a) a *front sign zone* over three-hundred (300) feet in length; and,
 - (b) more than one (1) *driveway* or *entrance street*,

one (1) additional double faced *sign* or two (2) additional single faced *signs* shall be allowed per *front sign zone*.
- c. Location of *Freestanding Signs* – *Freestanding signs* shall be located in a *front sign zone* in accordance with the following regulations:
- (1) Double Faced Signs – If one (1) double faced *sign* is selected, such double faced *sign* may be located anywhere in a *front sign zone*;
 - (2) Single Faced Signs – If two (2) single faced *signs* are selected, such *signs* shall be located:
 - (a) with one (1) single faced *sign* in the *front sign zone* located immediately adjacent to, and on either side of, a *driveway* or *entrance street*; and,



Example of a Sign Located on Fence or Wall on Either Side of a Driveway

- (b) if on a *corner lot*:
 - (i) one (1) *sign face* may be located on either side of a *driveway* or *entrance street*, as regulated above, and one (1) *sign face* may be located anywhere else in the *front sign zone* subject to the separation requirement below; or,
 - (ii) two (2) *sign faces* may be placed on one (1) *sign structure* located at the corner of the *lot* with one (1)

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sign face visible from each *street frontage*, provided:

- if two (2) *sign faces* are placed on one (1) *sign structure*, the two (2) *sign faces* shall be allocated one (1) from each *front sign zone*; and,
 - notwithstanding the regulations of Section 7.03, G., 1. – Calculation of Sign Surface Area regarding the limitation that *sign faces* shall not be more than 15 degrees from being parallel, the angle of separation between the *sign faces* located at the corner of a *lot* may be between 15 and 120 degrees.
- (3) Location of Additional *Sign Faces* – If an additional double faced sign or two (2) additional single faced *signs* are allowed as provided for in sub-Section 2., b., (2) above, such additional freestanding *signs* shall be subject to the same location regulations specified in sub-Section 2., c., (1) & (2) above.
- (4) Separation – In no case shall any *freestanding sign* be located closer than two-hundred (200) feet from another *freestanding sign* in a *front sign zone* in the same *multifamily dwelling project*, provided, however, *signs* located on either side of the same *driveway* or the same entrance *street*, or *signs* placed at the corner of a *lot* on one (1) *sign structure* for a *multifamily dwelling project*, shall not be deemed to be in violation of this separation requirement.
- (5) *Right-of-Way / Sight Distance* – *Freestanding signs* shall not encroach into any *public right-of-way* and shall comply with the regulations of Section 1.22 – Sight Distance Requirements of this UDO.
- d. Maximum Sign Surface Area for Freestanding Signs – The sign surface area for each sign face shall not exceed:
- (1) Single Faced *Sign* – twenty-four (24) square feet.
 - (2) Double Faced *Sign* – forty (40) square feet.
- e. Maximum Height of *Freestanding Signs* – *Freestanding signs* shall not exceed six (6) feet in height above *grade*, provided that if the *sign* is

integrated into a fence, wall or column, the *sign* shall not exceed the maximum height permitted for a fence in the applicable *district*;

- f. *Building Signs* – *Building signs* shall be limited to one (1) *wall sign*, located adjacent to the main entrance of any club house and leasing office, and not exceeding a *sign surface area* of two (2) square feet; and,
- g. *Materials* – All *signs* shall be constructed of ornamental metal, stone, brick, masonry, or other permanent material.

3. Signs for Recorded, Platted Residential Subdivisions.

- a. *Type of Signs* – *Freestanding signs* shall be limited to *ground signs*.
- b. *Maximum Number of Freestanding Signs* – The number of *freestanding signs* shall be limited as follows:
 - (1) *Basic Allowance* – one (1) double faced *sign* or two (2) single faced *signs* per *front sign zone*.
 - (2) *Additional Allowance* – if a recorded, platted residential *subdivision* has:
 - (a) a *front sign zone* over three-hundred (300) feet in length; and,
 - (b) more than one (1) entrance *street*,one (1) double faced *sign* or two (2) additional single faced *signs* shall be allowed per *front sign zone*.
 - (3) *Phase Identification Sign*-No more than one (1) identification *sign* for each clearly identifiable phase entrance internal to a *subdivision*, within a recorded *sign* easement, up to a maximum of two (2) *signs* per phase. [Added Ordinance #09-20]*
- c. *Location of Freestanding Signs* – *Freestanding signs* shall be located in a *front sign zone* in accordance with the following regulations:
 - (1) *Double Faced Signs* – If one (1) double faced *sign* is selected, such double faced *sign* may be located anywhere in a *front sign zone*;
 - (2) *Single Faced Signs* – If two (2) single faced *signs* are selected, such *signs* shall be located with one (1) single faced *sign* in the *front sign zone* located immediately adjacent to, and on either side of, a *driveway* or entrance *street*.

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- (3) Location of Additional *Sign Faces* – If an additional two (2) single faced *signs* are allowed as provided for in sub-Section 3., b., (2), above, such additional *freestanding signs* shall be subject to the same location regulations specified in sub-Section 3., c., (1) above;
- (4) Separation – In no case shall any *freestanding sign* be located closer than two-hundred (200) feet from another *freestanding sign* in a *front sign zone* in the same *subdivision*, provided, however, *signs* located on either side of a entrance *street* shall not be considered to be in violation of this spacing requirement; and,
- (5) *Right-of-Way / Sight Distance* – *Freestanding signs* shall not encroach into any *public right-of-way* and shall comply with the regulations of Section 1.22 – Sight Distance Requirements of this UDO.



Single Faced Sign on One Side of an Entrance Street

- d. Maximum *Sign Surface Area* for *Freestanding Signs* – The *sign surface area* for each *sign face* shall not exceed:
 - (1) Single Faced *Sign* – twenty-four (24) square feet.
 - (2) Double Faced *Sign* – forty (40) square feet.
 - (3) Phase Identification *Sign*- eight (8) square feet. [Added Ordinance #09-20]
- e. Maximum Height of *Signs* – *Signs* shall not exceed six (6) feet in height, provided that if the *sign* is integrated into a fence, wall or column, the *sign*

shall not exceed the maximum height permitted for a fence in the applicable *district*; and,

- f. Materials – The *signs* shall be constructed of ornamental metal, stone, brick, masonry, or other permanent material.

4. Signs for Business Uses and Other Uses.

The following regulations shall apply to *signs* for all business *uses* and other *uses* permitted in the Residential *Districts* by *Special Exception*. *Signs* for any Local Business *use* authorized in a Residential *District* pursuant to the grant of a *development option* set forth in Section 2.09 – Development Option of this UDO shall be subject to the regulations of Section 7.03 F. – Signs in the TV – Town Village District, of this UDO. [Amended Ordinance #06-14, #13-07]*

- a. Freestanding *Signs*.
 - (1) Type of signs – *Freestanding signs* may be *ground signs* or *post & arm signs*.
 - (2) Maximum Number of *Freestanding Signs* – The number of *freestanding signs* shall be limited as follows:
 - (a) Basic Allowance – one (1) double faced *ground sign*, one (1) double faced *post & arm sign*, or two (2) single faced *ground signs* per *front sign zone*.
 - (b) Additional Allowance – if a *business* has:
 - (i) a *front sign zone* of over three-hundred (300) feet in length; and,
 - (ii) more than one (1) *driveway* or entrance *street*, one (1) additional double faced *ground sign*, one (1) additional *post & arm sign*, or two (2) additional single faced *ground signs* shall be allowed per *front sign zone*.
 - (3) Location of *Freestanding Signs* – *Freestanding signs* shall be located in a *front sign zone* in accordance with the following regulations:
 - (a) Double Faced Sign – If one (1) double faced *sign* is selected, such double faced *sign* may be located anywhere in a *front sign zone*;

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- (b) Single Faced Sign – If two (2) single faced *ground signs* are selected, such *signs* shall be located:
 - (i) with one (1) single faced *sign* in the *front sign zone* located immediately adjacent to, and on either side of, a *driveway* or entrance *street*; and,
- (c) if on a *corner lot*:
 - (i) one (1) *sign face* may be located on either side of a *driveway* or entrance *street*, as regulated above, and one (1) *sign face* may be located anywhere else in the *front sign zone* subject to the separation requirement below; or,
 - (ii) two (2) *sign faces* may placed on one (1) *sign structure* located at the corner of the *lot* with one (1) *sign face* visible from each *street frontage*, provided:
 - if two (2) *sign faces* are placed on one (1) *sign structure*, the two (2) *sign faces* shall be allocated one (1) from each *front sign zone*; and,
 - notwithstanding the regulations of Section 7.03, G., 1. – Calculation of Sign Surface Area regarding the limitation that *sign faces* shall not be more than 15 degrees from being parallel, the angle of separation between the *sign faces* located at the corner of a *lot* may be between 15 and 120 degrees.
- (4) Location of Additional *Sign Faces* – If an additional double faced *sign* or two (2) additional single faced *signs* are allowed as provided for in sub-Section 4., a., (2)(b) above, such additional *freestanding signs* shall be subject to the same location regulations specified in sub-Section 4., a., (3)(a) & (b) above.
- (5) Separation – In no case shall any *freestanding sign* be located closer than two-hundred (200) feet from another *freestanding sign* in a *front sign zone* on the same *lot*, provided, however, *signs* located on either side of a entrance *street* shall not be considered to be in violation of this spacing requirement; and,

- (6) *Right-of-Way / Sight Distance – Freestanding signs* shall not encroach into any *public right-of-way* and shall comply with the regulations of Section 1.22 – Sight Distance Requirements of this UDO.

- (7) *Maximum Sign Surface Area for Freestanding Signs* – The *sign surface area* for each *sign face* shall not exceed:
 - (a) *Ground Sign* – eight (8) square feet, provided, however, if such *ground sign* is illuminated, the maximum *sign surface area* shall be four (4) square feet, however, Educational uses except *family care home*, Governmental Uses, and Religious uses shall not exceed thirty-two (32) square feet. [Amended Ordinance #06-14]

 - (b) *Post & Arm Sign* – three (3) square feet.

- (8) *Configuration* – The shape of the *sign surface* of a *freestanding sign* shall be such that the ratio between the minimum dimension and maximum dimension necessary to form a single square or rectangle which encompasses the extreme outer limits of the *sign surface* shall not exceed a ratio of two to one (2:1) in either direction.

- (9) *Maximum Height of Freestanding Signs*.
 - (a) *Ground Sign* - The maximum height of a *freestanding ground sign* shall not exceed four (4) feet in height above *grade*, however, Educational uses except *family care home*, Governmental Uses, and Religious uses shall not exceed 6 feet in height. [Amended Ordinance #06-14]

 - (b) *Post & Arm Sign* - The maximum height of a *freestanding post & arm sign* shall not exceed eight (8) feet in height above *grade*, provided, however, decorative post elements may extend to a maximum height of ten (10) feet above *grade*.

- (10) *Materials* – The signs shall be constructed of ornamental metal, stone, brick, masonry, or other permanent material. [Added Ordinance #13-07]*

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b. *Building Signs.*

(1) Type of *Signs*.

Building signs shall be *wall signs*.

(2) Number of *Building Signs*.

(a) *Single Use Sites* –

There shall be no limit on the number of *wall signs* permitted per façade provided that:

- (i) the total *sign surface area* of all *wall signs* located on each *building* façade shall not exceed the maximum *sign surface area* for the *building* façade upon which such *signs* are located; and,
- (ii) all *signs* or message elements on the same *building* façade shall be considered parts of the same *sign* for the purpose of calculating *sign surface area* and shall be measured as set forth in Section 7.03, G., 1. – Calculation of Sign Surface Area.

(b) *Integrated Centers* –

Where multiple *uses* are located within the same *building*, there shall be no limit on the number of *wall signs* per façade, provided that the total *sign surface area* of all *wall signs* located on each *building* façade comply with the following regulations:

- (i) for tenants that have outside entrances serving the general public, the *sign surface area* shall be calculated individually for each tenant with an outside entrance serving the general public;
- (ii) for tenants utilizing common outside entrances to serve the general public, all *signs* or message elements shall be on common wall areas (i.e., not a façade on a tenant space with an outside entrance serving the general public), and all signs or message elements on the same *building* façade shall be considered parts of the same *sign* for the purpose of calculating *sign surface area*;

- (iii) the maximum *sign surface area* shall be based upon the lesser of the *building* façade or tenant space upon which such *signs* are located; and,
- (iv) the *sign surface area* of all *wall signs* or message elements shall be measured as set forth in Section 7.03, G., 1. – Calculation of Sign Surface Area.

(3) *Maximum Sign Surface Area of Building or Structure.*

The total *sign surface area* of all *Buildings* or *Structures* oriented to an individual facade shall not exceed:

- (a) *Front Façade* – three (3) percent of the total area of a front facade of a *building* or *structure*, provided, however, that for any *building* or *structure* which has more than one (1) façade oriented toward a *street*, the maximum *building sign surface area* of three (3) percent shall apply to all *building* or *structure* façades oriented toward a *street*; and,
 - (b) *Side and Rear Facades* – two (2) percent of a side or rear facade of a *building* or *structure*, provided, however, any *wall sign* oriented toward an abutting residential *use* shall not be illuminated. [Amended Ordinance #06-14]*
- (4) *Percent of Façade Length* – The linear measurement of a *wall sign* shall not exceed eighty (80) percent of the linear width of the façade of the *building*, *structure* or tenant space on which the *sign* is located.
- (5) *Wall signs* shall not cover or interrupt major architectural elements or features of a *building* or windows of a *building*. (See separate regulations for *window signs* in sub-Section 7.03, D. 5. – *Window Signs*) [Added Ordinance #13-07]*

c. *Incidental Signs.*

(1) *Type of Signs.*

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

(2) *Number and Location of Signs.*

One (1) *incidental sign* shall be permitted in each *incidental sign zone* designated to contain a *sign* on an approved *Master Sign Plan*.

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(3) Maximum *Sign Surface Area* of *Incidental Signs*.

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

(4) Maximum Height of *Incidental Signs*.

The maximum height of an *freestanding, incidental ground sign* shall not exceed three (3) feet in height above *grade*.

5. Window Signs.

Window sign for any individual *lot* in any R-30, R-20, R-15, R-10, R-8, R-MF-8, or R-MF-15 *District* shall not exceed twenty-five (25) percent of the area of the window, provided, in the case of multi-pane windows the surface area of the window shall be the combined surface area the individual panes, or in the case of a glass curtain wall the surface area of the window shall be the combined surface area of the individual glass panels. [Amended Ordinance #13-07]*

6. Temporary Signs.

In addition to *signs* authorized in sub-Section 7.03, D., 2, sub-Section 7.03, D., 3., and sub-Section 7.03, D., 4., above, temporary *signs* shall be allowed subject to the regulations contained in each sub-Section and the following regulations:
[corrected typographical errors: Supplement #14]*

a. Number – One (1) additional *freestanding sign* shall be permitted for each *street frontage*, or in the case of temporary *signs* for construction or marketing of a *subdivision* or *project* may be allowed one (1) sign per entrance. [Amended Ordinance #06-14]

b. Time:

(1) *Temporary sign* – may be erected, placed, or located up to four (4) times per calendar year for a maximum of twenty-one (21) consecutive days per occurrence. There shall be a minimum thirty (30) day separation between each occurrence. [Amended Ordinance #13-07]*

(2) *Construction/Development sign* – may be erected, placed or located in connection with construction or development of a *project* not more than thirty (30) days prior to the start of construction or development and shall be removed not more than fifteen (15) days after the end of the construction or development. [Amended Ordinance #06-14, #13-07]*

c. Manner – Temporary *signs*: [Corrected typographical errors Supplement #8] [Amended Ordinance #13-07]*

- (1) shall not be subject to the regulations regarding materials;
- (2) shall not be illuminated;
- (3) If a *freestanding sign*:
 - (a) shall not exceed four (4) feet in height;
 - (b) shall not exceed six (6) square feet in *sign surface area*;
 - (c) shall comply with the regulations of Section 1.22 – Sight Distance Requirements of this UDO;
 - (d) shall not be located within any *public right-of-way*; and
 - (e) shall be located in compliance with the regulations for a permanent *sign* in a *front sign zone*.
- (4) If a *freestanding sign* for the commencement of construction or development of a *subdivision* or *project* the *sign* shall not exceed thirty-two (32) square feet in *sign surface area*; and shall not exceed eight (8) feet in height.
- (5) If a *temporary sign* for a business or event within an *integrated center*, shall be attached tautly to the façade of the *building* or tenant space and shall not exceed six (6) square feet in *sign surface area*; and [Amended Ordinance #13-07]*
- (6) shall be required to obtain a *UDO permit* prior to the erection or placement of the *temporary sign*.

d. Temporary Real Estate Office and Open House *Sign* – notwithstanding anything above to the contrary, *temporary signs*, which are *A-frame*, *T-frame*, menu board or sandwich board *signs* may be located outside of *temporary real estate offices* and open houses subject to the following time and manner regulations:

- (1) Time – shall only be displayed during business and/or open house hours;

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- (2) Manner – shall be within ten (10) feet of the main customer entrance and shall not be located in any *public right-of-way*;
- (3) Manner – shall not exceed six (6) square feet in *sign surface area*; and,
- (4) Manner – shall not exceed a maximum height of four (4) feet above *grade*.
- (5) Manner- shall not be illuminated.

[Added Ordinance #09-20]