



MEMORANDUM

Development Services

MEMORANDUM NO. 17-068

DATE: February 14, 2017

TO: Asceleta Hammond, City Clerk

VIA: Dennis W. Beach, City Manager

VIA: Robin M. Bird, Development Services Director 

FROM: Karen Friedman, Principal Planner 

SUBJECT: City Commission Hearing February 14, 2017, Agenda Item #26
Text Amendments to Ch. 156, Sign Code
Replace three pages

During a final review of the proposed text amendments, Staff and outside counsel determined there were three revisions necessary. The revisions do not impact the Ordinance title and have been reviewed with the City Attorney's office.

The pages to be replaced are 41, 46, and 47.

The revised information is highlighted on the replaced pages and are described below:

Page	Section	Revision
41	Table 156.07(B)	Revise language for Multi-Tenant Building Sign for buildings on corner lots to clarify signage is per building, not per tenant
46	Table 156.09	Split the "Temporary Sign for Parcel With Active Building Permit" into two categories :#1 Signs for Single Family and Two Family Districts and #2 Signs for Multifamily and Nonresidential Districts
46	Table 156.09	Limit the "Temporary Sign for Parcel With Active Building Permit for Single Family and Two Family Districts" to 4 sq ft and 4 ft height (same sign size allowed for noncommercial signs or real estate signs in single family and two family districts)
47	Table 156.09	Combine the "Temporary Noncommercial Sign" for Multifamily Districts and Nonresidential Districts
47	Table 156.09	Increase the "Temporary Noncommercial Sign" for Multifamily Districts to the same size permitted in Nonresidential Districts – 24 sq ft and 10 ft height

<p><u>Nonresidential Tenant Flat Sign</u></p>	<ul style="list-style-type: none"> • <u>One per tenant with a public entrance on the first floor.</u> • <u>Tenants in a corner unit may be permitted a maximum of one sign per elevation.</u> 	<p><u>10% of tenant's frontage along building façade;</u> <u>Maximum 200 sq ft</u></p>	<p><u>Frontage is calculated as the height of façade multiplied by the length of the facade</u></p>
<p><u>Nonresidential Tenant Window Sign</u></p>		<p><u>20% of the gross window area per tenant's frontage.</u></p>	<ul style="list-style-type: none"> • <u>Signs are only permitted on first floor windows.</u> • <u>Permitted for tenants with a public entrance on the first floor.</u>
<p><u>Multi-Tenant Building Sign</u></p>	<ul style="list-style-type: none"> • <u>One per building for buildings with more than one tenant with a public entrance on the first floor</u> • <u>Buildings on a corner lot may be permitted one sign per street frontage.</u> 	<p><u>10% of building façade;</u> <u>Maximum 200 sq ft</u></p>	<p><u>Shall only be a Flat Sign or a Marquee Sign</u></p>

(C) Non-Commercial Permanent Signage Standards. One permanent non-commercial sign per property is allowed in any nonresidential zoning district and will not be counted in the total number of signs allowed for the property where it is located, provided the sign shall not exceed 32 square feet in sign area and shall not exceed 16 feet in height.

TABLE 156.09: STANDARDS FOR TEMPORARY SIGNS

<u>Sign Type</u>	<u>Maximum</u>			<u>Permit Requirement and Additional Standards</u>
	<u>Number of Signs</u>	<u>Sign Area and Height</u>	<u>Time</u>	
<u>Temporary Sign for New Business Tax Receipt Holder</u>	One	24 sq ft	May be displayed within 60 days of the issuance of the new BTR and shall be displayed for a maximum period of 20 days	<ul style="list-style-type: none"> • <u>Sign Code Compliance Permit Required</u> • <u>The sign is restricted to non-illuminated banner(s) provided that pennants and streamers without text may be displayed in conjunction with the temporary sign(s).</u> • <u>Not allowed in RS and RD Zoning Districts</u>
<u>Temporary Sign Replacing Damaged Sign During City-Declared Disaster</u>	One for each permanent sign that has sustained significant or severe damage or destruction related to City-wide disaster	Size of the sign may not exceed the size of the sign being replaced	May be displayed for 6 months from the date of the effective date of implementing resolution declaring a disaster triggering this section, or until placement of the permanent sign, whichever is shorter.	<ul style="list-style-type: none"> • <u>Sign Code Compliance Permit Not Required</u> • <u>Location and placement of the sign must be the same as the sign being replaced.</u> • <u>The time period for display of temporary replacement signs throughout the city pursuant to this section may be extended by resolution of the City Commission if the Commission determines that the six month period is insufficient to allow for the permanent replacement of the damaged or destroyed signs.</u>
<u>Temporary Sign for Parcel With Active Building Permit in Single-Family and Two-Family (RS and RD) Zoning Districts</u>	One	<ul style="list-style-type: none"> • <u>4 sq ft per sign</u> • <u>4 ft in height</u> 	May be displayed while construction related to the active building permit for the parcel is actively ongoing, and shall be removed before issuance of a certificate of occupancy or certificate of completion.	<ul style="list-style-type: none"> • <u>Sign Code Compliance Permit Required if sign is larger than 16 sq ft or sign height is greater than 6 ft or sign is illuminated</u>
<u>Temporary Sign for Parcel With Active Building Permit in Multiple-Family (RM) and Nonresidential Zoning Districts</u>	One	<ul style="list-style-type: none"> • <u>24 sq ft per sign</u> • <u>10 ft in height</u> 		
<u>Temporary Commercial Sign in Nonresidential Zoning Districts</u>	One per street frontage	24 sq. ft. 10 ft. in height	May be displayed for a maximum of four consecutive days, no more than four times a year	<ul style="list-style-type: none"> • <u>Sign Code Compliance Permit Not Required</u> • <u>Non-illuminated banner(s), provided that pennants and streamers without advertising may be displayed in conjunction with the temporary commercial sign(s).</u> • <u>The sign allowance for two or more street frontages may be combined in one sign.</u>

<p><u>Temporary Window Sign in-lieu-of Permanent Window Sign</u></p>	<p>One in lieu of permanent window sign permitted per Table 156.15(C)(4): Building Signage Standards</p>	<p>Size of the sign may not exceed the size of the permanent window sign being replaced</p>	<p>May only be displayed while the permanent window sign is missing, for a maximum of 60 days</p>	<ul style="list-style-type: none"> • <u>Sign Code Compliance Permit Not Required</u> • <u>Must be located behind glass.</u>
<p><u>Temporary Non Commercial Signs in Single-Family and Two-Family (RS and RD) Zoning Districts</u></p>	<p>One. Corner properties shall be permitted one additional sign.</p>	<ul style="list-style-type: none"> • 4 sq ft per sign • 4 ft in height 		<ul style="list-style-type: none"> • <u>Sign Code Compliance Permit Required if sign is larger than 16 sq ft and/or sign height is greater than 6 ft.</u> • <u>Shall not be illuminated</u> • <u>Shall not be attached to or painted on the principal structure</u> • <u>The sign allowance in Nonresidential Zoning Districts for two or more street frontages may be combined in one sign</u>
<p><u>Temporary Non Commercial Signs in Multiple-Family (RM) and Nonresidential Zoning Districts</u></p>	<p>Two. Corner properties shall be permitted one additional sign.</p>	<ul style="list-style-type: none"> • 24 sq ft per sign • 10 ft in height 	<p>May be displayed for 90 days.</p>	
<p><u>Temporary Real Estate Sign in Single-Family and Two-Family (RS and RD) Zoning Districts</u></p>	<p>One per street frontage.</p>	<ul style="list-style-type: none"> • 4 sq ft per sign • 4 ft in height 		<ul style="list-style-type: none"> • <u>Sign Code Compliance Permit Required if sign is larger than 16 sq ft and/or sign height is greater than 6 ft</u> • <u>Shall not be illuminated</u> • <u>The sign allowance in Nonresidential Zoning Districts for two or more street frontages may be combined in one sign.</u>
<p><u>Temporary Real Estate Sign in Multiple-Family (RM) Zoning Districts</u></p>	<p>One per street frontage.</p>	<ul style="list-style-type: none"> • 12 sq ft per sign • 6 ft in height 	<p>May be displayed for 45 days.</p>	
<p><u>Temporary Real Estate Sign in Nonresidential Zoning Districts</u></p>	<p>One per street frontage.</p>	<ul style="list-style-type: none"> • 24 sq ft per sign • 10 ft in height 		