

MEMORANDUM

Development Services

MEMORANDUM NO. 17-078

DATE: February 27, 2017

TO: Greg P. Harrison, City Manager

VIA: Robin M. Bird, Development Services Director *RS*

FROM: Karen Friedman, Principal Planner *KBF*

SUBJECT: City Commission Hearing February 28, 2017, Agenda Item #20
Text Amendments to Ch. 156, Sign Code
Recommended revision to Table 156.09: Standards for Temporary Signs

At the February 22, 2017 Planning and Zoning Board hearing, Staff addressed comments and concerns related to the proposed standards for Temporary Signs. A concern was raised about the 45-day limit for real estate signs. Staff reviewed the concern with the City Attorney's office and outside counsel. As a result, Staff is recommending the following revision to Table 156.09: Standards for Temporary Signs (Page 46). The revision would allow real estate signs to remain on the property as long as the property is for sale (rent or lease) and would need to be removed within 7 days of the sale. This change does not impact the Ordinance title.

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 Real Estate Sign in Single-Family and Two-Family (RS and RD) Zoning Districts</u>	<u>One per street frontage.</u>	<ul style="list-style-type: none"> • 4 sq ft per sign • 4 ft in height 	<p><u>May be displayed for 45 days.</u></p> <p><u>May be displayed while the property is offered for sale, rent, or lease, and shall be removed within seven days of closing or the signing of a lease agreement.</u></p>	<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>
<u>Temporary Real Estate Sign in Multiple-Family (RM) Zoning Districts</u>	<u>One per street frontage.</u>	<ul style="list-style-type: none"> • 12 sq ft per sign • 6 ft in height 		
<u>Temporary Real Estate Sign in Nonresidential Zoning Districts</u>	<u>One per street frontage.</u>	<ul style="list-style-type: none"> • 24 sq ft per sign • 10 ft in height 		