

7-4-1: ADOPTION OF UNIFORM SIGN CODE¹:

A. There is hereby adopted for the purpose of prescribing regulations governing signs, that certain code known as the Uniform Sign Code recommended by the International Conference of Building Officials being particularly the latest edition thereof and the whole thereof, save and except such portions as are hereinafter deleted, modified or amended. Three (3) copies of the latest edition being adopted shall be approved by the City Council and placed on file in the office of the City Clerk. From the date on which such edition of said code shall take effect, the provisions thereof shall be controlling within the limits of the City. Said code is hereby adopted as the rules and regulations for the governing of signs. In the event any of the provisions of the latest edition of the Uniform Sign Code conflict with any of the provisions of this Chapter, the provisions of this Chapter shall govern and be controlling.

B. All supplements to the Uniform Sign Code issued by the International Conference of Building Officials between editions and approved by the City Council and filed in triplicate in the office of the City Clerk shall become part of this Uniform Sign Code effective twenty (20) days after the City Clerk has the supplements published by the title only, together with an adequate summary, once in a newspaper published in the City, if any, otherwise in a newspaper published in the County and having a general circulation in the City.

C. Three (3) copies of this Uniform Sign Code, with all amendments and supplements thereto, hereinafter adopted shall be kept on file in the office of the City Clerk for use and examination by the public. (Ord. 91-13, 6-4-1991)

D. The provisions of Sections [7-4-2](#) through [7-4-18](#) of this Chapter, inclusive, shall govern and be controlling in the event of a conflict with the Uniform Sign Code. (Ord. 96-11, 12-17-1996)

7-4-2: AMENDMENTS:

The following amendments to the Uniform Sign Code are hereby made and adopted to make the code applicable to conditions in the City:

Sec. 103 (c) entitled BOARD OF APPEALS, is hereby amended by adding the following at the end of such section:

"Notwithstanding any of the provisions of the Uniform Sign Code, the City Council shall have the power to review and may revise, amend or repeal any final order of the Board of Appeals on its own motion. Such final order or the City Council shall be considered a final administrative

order."

Sec. 103 (d) entitled VIOLATIONS, is hereby amended to read as follows:

"It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use or maintain any sign or sign structure in this jurisdiction, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this Code."

Sec. 1302 (a) entitled INSTALLATION, is hereby amended by adding the following sentence at the end thereof:

"Every sign shall have a main disconnect or switch located in the sign so as to be readily accessible or on the structure or exterior of the building upon which the sign is constructed or which it is attached."

(Ord. 91-13, 6-4-1991)

7-4-3: PURPOSE, SCOPE AND AUTHORITY:  

A. The purpose of the remaining provisions of this Chapter are to promote the public health, safety, general welfare and aesthetics by regulating and controlling the size, number, height, location and maintenance of all on-premises signs, off-premises directional signs, and other advertising displays or advertising structures. This Chapter is designed to accomplish the following:

1. To protect and enhance the character and property values of residential neighborhoods by prohibiting obtrusive and incompatible signs;
2. To promote and maintain healthy commercial centers by providing for effective communication of the nature of goods and services available, and eliminating wasteful and unsightly competition in signs;
3. To encourage good sign design, integrated with and harmonious to the building and sites occupied;
4. To add to the attractiveness of the City by minimizing sign clutter;
5. To attract and direct persons to various activities and enterprises, thereby providing for the maximum public convenience;
6. To enhance the economic value of the community through sign regulation;
7. To provide for a reasonable uniformity of signs and advertising displays. (Ord. 96-11, 12-17-1996)

7-4-4: DEFINITIONS PERTAINING TO ON-PREMISES SIGNS:

For the purposes of this Chapter the following words or terms shall have the following meanings:

ABANDONED SIGN: A sign which does not display a currently valid advertising message or which has not been maintained in good repair. This definition shall also include any sign structure which no longer supports the sign for which it was designed.

ADVERTISING DISPLAY: The copy, symbols, logo type or graphics on a sign which convey the advertising message.

ADVERTISING MESSAGE: Any copy, symbol, logo type or graphics which identify, promote or advertise any product, service, business, institution or activity.

ALLOWABLE SIGN AREA: The total sign area permitted under this Chapter for any site or business.

ANIMATED SIGN: A sign which uses lights or mechanical devices to simulate or create the effect of motion in the advertising display.

ARCHITECTURAL GRAPHIC: A painted design, mural, relief, mosaic or similar feature which is incorporated into the architectural design of a building and conveys no advertising message.

AREA IDENTIFICATION SIGN: A permanent, decorative sign used to identify a neighborhood, subdivision, commercial or office complex, industrial district or similar distinct area of the community.

BUILDING FRONTAGE: The length of the face or wall of a completely enclosed building which fronts directly on a public street or other public area.

BUSINESS FRONTAGE: The length of building frontage occupied by an individual building occupant. An occupant may have more than one business frontage if it occupies building frontage facing two (2) or more streets or public areas.

CANOPY: A structure of rigid material covered with fabric, metal or other materials and supported by columns or posts imbedded in the ground. It may also be partially supported by a building and may be illuminated.

CHANGEABLE LETTER PANEL: A sign or the area of a sign which may be lighted or unlighted and which contains tracks or fasteners to hold letters or pictures which may be changed at reasonable intervals. Changeable letter panel signs shall not be considered animated or flashing.

CIVIC DISPLAY: A temporary display of banners, balloons, flags, lights or similar decorations erected on a public street or other public property in connection with a holiday, civic event or celebration.

COMMUNITY DIRECTORY SIGN: A sign, or a group of signs designed as a single display, which gives information about local churches or civic organizations.

DIRECTIONAL SIGN: A permanent sign which directs the flow of traffic or pedestrians on private property and which contains no advertising message except for the name of the business.

DIRECTORY SIGN: A sign, or a group of signs designed as a single display, which gives information about the location of businesses, buildings or addresses within a residential, office, commercial or industrial complex.

ELECTRIC AWNING SIGN: An internally illuminated space frame structure with translucent covering designed in awning form and with graphics or copy applied to the visible surface of the awning.

ELECTRONIC MESSAGE CENTER: A sign panel which contains a grid of electrically or electronically activated light panels which may be changed by means of computer-driven electronic impulses. Electronic message signs shall not be considered as flashing or animated.

FLASHING SIGN: A sign which uses blinking, flashing or intermittent illumination, either direct, indirect or internal.

FREESTANDING SIGN: A sign exceeding six feet (6') in height which is supported by its own structure apart from a building.

FRONTAGE: See definitions of Building Frontage, Business Frontage and Site Frontage.

FUEL PRICE SIGN: A sign which displays prices of various types of gasoline or diesel fuel available at a service station. A fuel price sign may include a brand name if it does not occupy more than one-third ($\frac{1}{3}$) of the area of advertising display.

GROUND-BASED YARD SIGN: A sign not exceeding four feet (4') in height from the ground and which is permanent in nature. Such signs are generally constructed of metal, wood or hard plastic and utilize either a single or double post to be mounted on.

HEIGHT: The vertical distance from the topmost part of a sign to the grade of the nearest point on a street or road other than an elevated roadway.

HOLIDAY DECORATION: Any display commonly associated with a local, State, national or religious holiday, and which is not left in place for more than forty five (45) days during any single observance.

INDIRECT ILLUMINATION: Illumination which is cast on a sign from a source outside the sign with the source of the light shielded from direct view.

INFLATABLE SIGN: Any device which is supported by air pressure or inflated with air or gas

which is used to attract the attention of the public, whether or not it displays any specific advertising message.

INTERNAL ILLUMINATION: Illumination produced by a light source contained within a sign and not directly visible from outside.

KIOSK: A structure not exceeding six feet (6') in any horizontal dimension or twelve feet (12') in vertical dimension which is used to provide surfaces for the posting of notices.

MARQUEE: A permanent roof-like structure of rigid materials supported by and attached to a building facade.

MERCHANDISING POSTER: A temporary sign or poster displayed inside a show window of a building for a period not to exceed forty five (45) days to provide information about a specific product, price or event.

MOBILE SIGN: Any sign attached to or supported by a vehicle, including a trailer. This definition shall not include a sign on the body of a vehicle which displays only the name, address, telephone number, emblem and slogan of a business, or a sign attached to a mass-transit vehicle or taxicab which has a valid business license with the City.

MOVING SIGN: Any sign which includes visible moving or rotating parts.

NAMEPLATE: A sign which is constructed of metal, wood or hard plastic and is flush mounted to the building. A nameplate simply identifies the name of the occupant or business located in the building and includes no advertising message.

NEIGHBORHOOD BULLETIN BOARDS: Any surface outside a building provided if specifically to allow the posting of notices.

NONCONFORMING SIGN: Any sign which was lawfully erected prior to the adoption of the Ordinance codified in this Chapter, or amendments thereto, which would not be permitted under the current provisions of this Chapter.

OFF-PREMISES DIRECTIONAL SIGN: Any sign which directs the public to a building, business, institution or activity not located on the same site as the sign. This definition does not include any sign which displays an advertising message other than the name and address of the building, business, institution or activity.

OFF-PREMISES SIGN: Any sign which identifies or advertises a business, activity, product or service not located or offered on the same site as the sign.

OFFICIAL SIGN: Any sign erected by or at the direction of a governmental agency.

ON-PREMISES SIGN: Any sign which identifies or advertises a business, activity, product or service located or offered on the same site as the sign.

PERMANENT SIGN: Any sign which is designed, constructed or affixed at the site in such a manner that it cannot be conveniently moved from place to place.

POLITICAL SIGN: A sign which carries an advertising message supporting or opposing a candidate or proposition appearing on the ballot of a primary, general or special election.

PORTABLE SIGN: Any sign which is designed and constructed in such a manner that it can conveniently be moved from place to place. This definition shall include cardboard, paper, fabric, canvas and plastic banners and signs.

PROJECT SALES SIGN: A sign which is erected for the purpose of promoting the sale or lease of property in a residential, commercial or industrial project on the site where the sign is located, and which is under construction or has been substantially complete for less than one year.

PROJECTING SIGN: A sign which is supported by a decorative bracket or hanger and extends at right angles from the face of a building. This definition shall also include any sign which, because of its shape or thickness, extends more than twelve inches (12") from the face of the building, but shall not include a marquee which is designed as an integral part of a building.

REAL ESTATE SIGN: A sign offering for sale, rent or lease the real property on which it is located.

ROOF: A horizontal or sloping surface of a building which serves as cover for the building or its entry, portico or other appurtenances. This definition shall include any part of a building, which resembles a roof in form or structure.

ROOF SIGN: A sign painted on, supported by or attached to the roof or roof structure of a building. This definition shall not include a sign attached flat against the wall of a penthouse, or other integral part of a building, which projects above the main roof.

SIGN: A design or device displayed to the public for the purpose of identifying, advertising or promoting the interests of any person, persons, firm, corporation or other entity by conveying an advertising message or attracting the attention of the public. This definition shall include all parts of such a device, including its structure and supports and shall also include balloons, pennants, streamers or other devices which are used to attract the attention of the public, whether or not they convey a specific advertising message.

SIGN STRUCTURE: Those parts of a sign designed to support it in place.

SITE: A lot or parcel, or contiguous lots or parcels of land on which a building or complex of buildings is located.

SITE FRONTAGE: The linear dimension of a site abutting on a public or private street right of way.

SUSPENDED SIGN: A sign supported from, and below, a building soffit or permanent canopy.

TEMPORARY SIGN: A sign which is allowed by this chapter to remain in use for a limited time only.

TIME AND TEMPERATURE SIGN: A sign which displays only the current time, temperature, and/or news of current events and carries no advertising message. A "time and temperature sign" shall not be considered a flashing or animated sign.

WALL SIGN: A sign which is painted on, or supported by or attached to a wall or other vertical surface of a building. (Ord. 96-11, 12-17-1996; amd. Ord. 99-14, 10-5-1999)

7-4-5: GENERAL STANDARDS:  

A. Location Of Signs: Freestanding and projecting signs located on private property shall not extend across property lines into adjacent property. Freestanding signs shall not extend across property lines into a public right of way without obtaining a conditional use permit. Projecting signs in the C-2 or C-3 zones may extend across property lines into a public right of way in accordance with the requirements of the international building code. Freestanding or projecting signs may be located within, or project into, setbacks except that no sign shall be located in a manner that would create a hazard for traffic or pedestrians. (Ord. 96-11, 12-17-1996; amd. Ord. 2005-07, 12-20-2005)

B. Sign Height And Width: In areas zoned R-1, R-2, RMF, RMH, RC and P the maximum allowable sign height is six feet (6'). In areas zoned C-1, M-1 and M-2 the maximum allowable sign height is thirty five feet (35'). In areas zoned C-2 and C-3 the maximum allowable sign height is one hundred feet (100'). In areas zoned C-1, C-2, C-3, M-1 and M-2 the width of a pole sign may not be more than sixty percent (60%) of the overall height and all pole signs shall maintain an eight foot (8') minimum clearance from ground elevation. (Ord. 96-11, 12-17-1996, amd. Ord. 98-09, 10-6-1998)

C. Sign Area Computation; Wall Signs: Except for signs covered in sections [7-4-6](#) through [7-4-10](#) of this chapter, the allowable sign area shall be no more than fifty percent (50%) of the building area for the elevation of that building wall where the sign is to be located. The elevation of a building wall shall be calculated by using the average height and width of said wall to calculate the area. An exemption can be given when a conditional use permit is granted as in section [7-4-10](#) of this chapter. If the display is enclosed in a cabinet or frame, or has an integrated background, the entire area within the frame, cabinet or background shall be included. Where a sign consists of individual letters, numbers or symbols, painted on or attached directly to a building, which are without an integrated background and are not enclosed in a frame or cabinet, the area of the display shall be the average height of the display times the average width.

D. Maintenance, Repair And Appearance: All signs shall be maintained in good repair and shall be neat in appearance. Any sign which is determined by the city building official to be unsafe or unsightly because of bent, broken or missing parts or poor maintenance generally may be declared a public nuisance and may be ordered to be abated by the city councilor a court of competent jurisdiction. (Ord. 96-11, 12-17-1996)

7-4-6: REGULATED ON PREMISES SIGNS:  

All on premises signs erected or located in the city, which are not exempted by section [7-4-8](#) of this chapter, are subject to the provisions of this chapter as to their location, size, height, type and function. Engineering and construction of signs are subject to the regulations of the uniform sign code and the city building code. Common types of signs, such as wall signs and suspended signs, which are not specifically mentioned elsewhere, are permitted subject to the general regulations contained in this chapter. (Ord. 96-11, 12-17-1996)

7-4-7: PROHIBITED ON PREMISES SIGNS:  

The following types of signs and displays are prohibited within the city:

A. Private signs on public property without a lease agreement or right of way or signs attached to utility poles, streetlight standards, fences, barns, sheds or similar accessory structures;

B. Signs which constitute a hazard to traffic or pedestrians;

C. Signs located within any drainage channel;

D. Mobile signs or portable signs except as provided in section [7-4-10](#) of this chapter;

E. Inflatable signs except as provided in section [7-4-10](#) of this chapter;

F. Signs which produce odor, smoke or flame;

G. Signs which imitate or simulate official signs, or which use lights which resemble danger or warning signs except for those signs that are for community service and are approved by the public works director;

H. Signs using strobe lights exceeding one hundred (100) watts;

I. Roof signs. (Ord. 96-11, 12-17-1996)

7-4-8: EXEMPTED ON PREMISES SIGNS:  

The following types of signs and displays are not subject to the provisions of this chapter:

A. Official traffic control or regulatory signs, signals or devices, street name signs or other signs required by law;

B. Changes in copy or advertising display on an existing sign which do not alter the structure, size or configuration of the sign;

C. Holiday decorations;

D. Safety or caution signs, legal notices, public utility signs;

E. Memorial tablets, plaques or markers of bronze, stone or concrete;

F. "Open", "Closed", "No Trespassing", "Warning" and similar signs not exceeding four (4) square feet;

G. Address numbers or plates and residential nameplates;

H. Civic displays;

I. Flags, emblems or insignia of any nation, state or political subdivision; provided that they are not used for commercial or advertising purposes;

J. Merchandising posters;

K. Architectural graphics;

L. Signs which are located within private property boundaries and are not visible from a public street, sidewalk or alley;

M. Directional signs;

N. Time and temperature signs. (Ord. 96-11, 12-17-1996)

7-4-9: PERMITS AND ENFORCEMENT REGARDING ON PREMISES SIGNS:  

A. Permit Required: Except as otherwise provided in this chapter, it is unlawful for any person to erect, enlarge, alter (except for normal maintenance) or relocate within the city, any sign without first having obtained a sign permit and paying the permit fees.

B. Application For Permit: Application for a sign permit shall be made on forms provided by the city and shall include, or be accompanied by, the following:

1. Name, address, telephone number and signature of property owner;
2. Name, address and telephone number of the applicant (owner of the sign);

3. Name, address and telephone number of the contractor (if applicable);
4. A plot plan showing the boundaries of the parcel on which the sign(s) is to be located, as well as the location of the sign(s) and all structures on the site. Parking, landscaping and other site features shall also be indicated;
5. Drawings of the proposed sign(s) showing the design, dimensions, mounting height, materials of construction and structural details;
6. Drawings of all existing signs on the site showing their sizes and locations;
7. Any other information deemed necessary by the building official.

C. Issuance Of Permits: When all requirements of this chapter, the uniform sign code and the city's building code have been satisfied and all fees paid, a sign permit shall be issued by the building official, city clerk or their representatives. (Ord. 96-11, 12-17-1996)

D. Fees: Fees for sign permits shall be based upon valuations of the signs to be constructed and fees shall be set in accordance with the international building code schedule or a minimum of fifty dollars (\$50.00), whichever is greater. (Ord. 96-11, 12-17-1996; amd. Ord. 2005-07, 12-20-2005)

E. Inspection: Any sign which is subject to this chapter shall be inspected by city inspectors to ensure compliance with all rules and regulations applicable.

F. Suspension And Revocation: Any permit issued in error, or in reliance on a falsified application, may be revoked by the building inspector or city clerk. Any sign erected or partially erected under a permit issued pursuant to a falsified application may be ordered removed at the owner's expense.

G. Enforcement: Any sign which is erected, altered, enlarged or relocated without a valid sign permit is a violation of this chapter and is subject to removal at the owner's expense and penalties in the following amounts:

First offense	\$ 100.00
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Second offense	250.00
Third offense	500.00
Each offense after third offense	1,000.00

(Ord. 96-11, 12-17-1996)

7-4-10: SPECIAL PURPOSE ON PREMISES SIGNS:  

The following types of signs are allowed under specified conditions: (Ord. 96-11, 12-17-1996)

A. Directory Signs And Directional Signs: Permit required. Directory signs shall be permitted at major entrances to residential, commercial, industrial or office complexes to identify occupants, addresses or building numbers for the convenience of visitors and to facilitate emergency services. Directory signs shall not exceed ten feet (10') in height in C-2 or C-3 zoned areas and shall not exceed six feet (6') in all other zoning areas. No more than three (3) square feet shall be devoted to any single occupant on signs located in areas zoned C-1, R-1, R-2, RMF, RMH, RC, M-1, M-2 and P. Directional signs likewise are permitted to facilitate the traffic flow and aid visitors. (Ord. 96-11, 12-17-1996; amd. Ord. 98-09, 10-6-1998)

B. Community Directory Signs: Permit required, but may be waived by City Clerk. Community directory signs shall be permitted at major entrances to the City and parts thereof.

C. Area Identification Signs: Permit required. Area identification signs shall be permitted at major entrances to neighborhoods, subdivisions, residential complexes, shopping centers, and office or industrial complexes. Area identification signs shall not exceed six feet (6') in height, or one hundred twenty (120) square feet in area. (Ord. 96-11, 12-17-1996)

D. Temporary Signs:

1. Political Signs: No permit required. Political signs, including their supporting structures, shall be permitted in all zones for a period forty (40) days prior to and ten (10) days following a general or special election, provided that:

a. The candidate, committee or any other authorized person or group posting political signs shall either fill out a signposting information sheet with the City Clerk or include the name, address and telephone number on all signs of the person posting the sign.

b. No sign shall be permitted on or to extend over any public property, public easement, public parkway, public utility property or in the public right of way. The City shall assess a charge against any person, candidate, entity, party or group posting or placing signs in violation of this subsection for the cost incurred in the removal.

Exception: Notwithstanding the prohibition on placement of political signs on public property, the City Council shall designate, by resolution, public properties upon which political signs may be placed. Each candidate or position on a ballot measure shall be limited to one sign for each public property location designated, and said sign shall not exceed sixteen (16) square feet in area. No sign shall be placed so as to impede the sightlines of a sign already placed. No sign shall be placed on any tree or shrub by any nail, tack, spike or other method which will cause physical harm to the tree or shrub.

c. Political signs shall not be posted on traffic or street signs or devices nor shall they be placed in a manner which obstructs traffic or street signs or devices.

d. The candidate, committee or any other authorized person or group posting or displaying political signs on private property shall obtain the property owner's permission before doing so. Failure to do so will be a violation of this Chapter.

e. If the City Clerk finds that any political sign has been posted or is being maintained in violation of the provisions of this subsection, the person(s) responsible for the sign(s) shall be given notice to remove said sign(s) within twenty four (24) hours from the time of said notice. The notice shall include a brief statement of the reasons for requiring removal. If the person so notified fails to correct the violation or remove the sign(s), the City Clerk may cause said sign(s) to be removed without further notice. If the owner of the sign cannot in good faith be located within a reasonable time, the sign shall be deemed abandoned. Any political sign that remains posted for more than fourteen (14) calendar days after the election to which it pertains shall also be deemed abandoned. The City Clerk may cause such abandoned signs and any signs which constitute an immediate peril to persons or property to be removed summarily and without prior notice. The City shall assess a charge against any person, candidate, entity, party or group posting or placing signs in violation of this subsection for the cost incurred in the removal. (Ord. 99-15, 11-2-1999)

2. Real Estate Signs: No permit required. Real estate signs shall be allowed on all properties being offered for sale or rent, provided that they are maintained in good condition. On residential property, one sign not to exceed eight (8) square feet in size shall be allowed for each street frontage. On commercial, industrial or office properties under one acre, one sign not to exceed thirty two (32) square feet in size shall be allowed for each street frontage. On commercial, industrial or office properties over one acre, one sign not to exceed thirty two (32) square feet in size for every two hundred feet (200') of street frontage for each street frontage.

3. Project Sales Signs: Permit required. Project sale signs shall be allowed during the period when a developer or builder is actively engaged in the sale of lots or houses, or the sale or lease of space in a commercial, industrial or office development, provided they are maintained in good

condition. One sign allowed for each major public entrance to the project area. Individual signs not to exceed one hundred twenty eight (128) square feet. (Ord. 96-11, 12-17-1996)

4. Mobile, Portable And Inflatable Signs: Provisional sign permit required. Temporary commercial signs, streamers, banners, balloons, pennants, sandwich-board signs, inflatable signs and other similar temporary signs shall be allowed only in connection with a special event such as a business grand opening or major promotion. Such signs and displays without a permit shall be allowed at a business location for not more than one period, not to exceed fourteen (14) days in any thirty (30) day period. Such signs and displays to be maintained beyond the fourteen (14) day period require the issuance of a provisional sign permit by the City Clerk. There will be no fee for a provisional sign permit. Such displays and signs cannot be maintained for longer than sixty (60) days, and there must be at least a thirty (30) day break before the same or a substantially similar display or sign may be used again. (Ord. 98-09, 10-6-1998)

E. Signs Which Exceed Allowable Sign Area: Conditional use permit required. Signs which will exceed the allowable sign area may be permitted with the granting of a conditional use permit by the City Council. Application for a conditional use permit shall be governed by the provisions of [Title 8, Chapter 10](#) of this Code. (Ord. 96-11, 12-17-1996)

F. Home Occupation Signs: Permit required. One nameplate with a maximum measurement of two (2) square feet shall be allowed. The nameplate shall be constructed of metal, wood, or hard plastic and shall not be illuminated either internally or externally. The nameplate shall be flush mounted to the home's exterior in a permanent fashion. (Ord. 99-14, 10-5-1999)

7-4-11: ABANDONED ON-PREMISES SIGNS:  

A. Removal Of Abandoned Signs: Any sign or sign structure which has been abandoned for a period of three (3) months shall be removed or restored to use within thirty (30) days after a notice of abandonment is issued to the owner of the sign. Notice shall be given by the City Clerk using certified mail. Cost of removal will be charged to the owner of the property on which the sign is placed. The City Clerk may allow an abandoned sign or sign structure to remain in place; provided that the sign or sign structure is maintained in good condition, and there is a reasonable possibility that the sign can be restored to use within a one year period.

B. Criteria For Establishing Abandonment: A sign or sign structure shall be considered abandoned when any of the following occurs:

1. Any copy thereon is out of date;

2. Any business advertised thereon is no longer located on the premises;
3. Any product or service advertised thereon is no longer offered on the premises;
4. The structure no longer supports a sign or the sign no longer contains an advertising display;
5. A sign, structure or advertising display is visibly damaged or partially missing. (Ord. 96-11, 12-17-1996)

7-4-12: DEFINITIONS PERTAINING TO OFF-PREMISES SIGNS:

ABANDONED SIGN: Any off-premises sign which has not supported an advertising display for a period of ninety (90) days.

ADVERTISING STRUCTURE: Any structure designed to support an off-premises sign.

BACK-TO-BACK SIGN: Any structure with two (2) parallel and directly opposite signs with their faces oriented in opposite directions. A back-to-back sign shall constitute one off-premises sign.

GROUND SIGN: Any off-premises sign erected on a freestanding framework supported and affixed by one or more uprights or braces in or upon the ground.

OFF-PREMISES SIGN: A sign, including the sign structure, which directs the attention of the general public to a business service or activity not usually conducted or a product not usually offered or sold upon the premises where such a sign is located.

ROOF SIGN: An off-premises sign which is attached to the roof of a building.

STACKED SIGN: Any two (2) or more signs affixed to the same standards which are not back to back signs and which vary in height from the ground.

TEMPORARY DIRECTIONAL SIGN: A temporary sign which provides direction to any new residential land development project.

V-TYPE SIGN: Two (2) or three (3) signs in the shape of the letter "V" or of a triangle, when viewed from above, and supported by integral structures with their faces oriented in different directions. A V-type sign shall constitute one outdoor advertising sign.

WALL SIGN: Any outdoor advertising sign attached to, affixed or painted to a wall or building. (Ord. 96-11, 12-17-1996)

7-4-13: GENERAL STANDARDS AND PROVISIONS OF OFF PREMISES SIGNS:

A. No off premises sign shall be established closer to the street than the building setback line, if such line exists. No portion of any outdoor advertising sign may be placed on or extend over the right of way line of any street or highway.

B. No off premises sign shall be constructed which resembles any official sign or marker erected by the city, state or any governmental agency, or which, by reason of position, shape, or color would conflict with the proper functioning of any traffic sign or signal.

C. No off premises sign, or part thereof, shall be located on any property without the consent of the owner, holder, lessee, agent or trustee.

D. All off premises signs, as well as supporting structures, shall be maintained in the proper state of repair and preservation. Display surfaces shall be neatly painted or posted. Premises immediately surrounding such structures or displays shall be kept in clean condition, free and clear of rubbish, weeds and debris. (Ord. 96-11, 12-17-1996)

7-4-14: PERMITS FOR OFF PREMISES SIGNS:

A. Permit Required: It shall be unlawful for any person to erect, enlarge, alter (except for normal maintenance or repair and copy change), or relocate within the city any "off premises sign" as defined in this chapter without first having obtained a permit from the city and paying the appropriate fees.

B. Application For Permit: Application for such permits shall be made upon forms provided by the city and shall include the following:

1. Name, address, and telephone number of the owner of the property, and a statement signed by the owner or authorized representative permitting the off premises sign;

2. Name, address, and telephone number of the applicant (owner of the off premises sign);

3. Name, address, telephone number, and license number of licensed contractor, as such is required by ordinance;

4. Two (2) copies of a plan showing:

a. Position of off premises sign;

b. Design, size and type of materials to be used;

c. A statement or diagram indicating the size and dimensions of all existing permanent off premises signs on the premises at the time of the application. Current dated photographs may be utilized for this purpose, or may be required by the city;

5. Such other information as the city shall reasonably require to ensure compliance with the provisions of this chapter or other ordinances of the city. (Ord. 96-11, 12-17-1996)

C. Fees: A fee shall be paid to the city for each off premises sign permit issued, based upon valuations of the sign to be constructed as shown in the international building code. (Ord. 96-11, 12-17-1996; amd. Ord. 2005-07, 12-20-2005)

D. Inspection: Every off premises sign erected in the city shall be subject to inspection by the city to assure compliance with this chapter.

E. Responsibility: The owner, or authorized representative of the owner, of the property upon which the off-premises sign exists and the party owning the message or advertisement shall be responsible for its proper maintenance and repair.

F. Suspension And Revocation: The City may, in writing, suspend or revoke a permit issued under the provisions of this Chapter whenever the permit is issued in error, or on the basis of incorrect information supplied, or in violation of any ordinance or regulation, or any of the provisions of this Chapter.

G. Interpretation: Questions of the reasonable interpretation of the provisions of this Chapter shall be resolved by the City Council. (Ord. 96-11, 12-17-1996)

7-4-15: PROHIBITED OFF-PREMISES SIGNS:  

The following types of signs shall be prohibited:

A. Roof signs;

B. Stacked signs;

C. Signs which constitute a hazard to traffic, or which have the appearance of an official traffic-control device, an emergency vehicle or an emergency warning, as determined by the Public Works Director;

D. Any other signs which would be prohibited under Section [7-4-7](#) of this Chapter. (Ord. 96-11, 12-17-1996)

7-4-16: PERMITTED LOCATIONS, HEIGHT, SPACING, SIZE AND CONDITIONAL USE
PERMIT REQUIREMENTS FOR OFF-PREMISES SIGNS:  

A. Off-premises signs shall be permitted only in the C-2 and C-3 Zoning Districts as identified on the Zoning Map of the City.

B. The construction of off-premises signs not in existence on the effective date of the ordinance codified in this Chapter shall be permitted only after the issuance of a conditional use permit.

C. Prior to granting a conditional use permit for an off-premises sign the Council shall make the following findings of fact:

1. That the off-premises sign will not block the air, light, and ventilation of any adjoining property;

2. That the off-premises sign will not significantly block the public view of any legally erected on-premises sign;

3. That the sign does not obstruct the free and clear vision of motorists at any location by reason of its position, shape or color and that it does not make use of a word, symbol, phrase, shape or color in such a manner as to interfere with or mislead or confuse the motorist;

4. The proposed sign is no closer than five hundred feet (500') to any existing off-premises sign;

5. The off-premises sign shall not exceed thirty feet (30') in height. However, the height of the sign may be increased to a maximum of fifty feet (50') when it is found that topographic or vegetative factors require an increased height to make the sign visible to motorists;

6. The maximum area of the one face of the sign does not exceed six hundred seventy two (672) square feet, inclusive of any border or trim, but excluding the base or apron supports and other structural members;

7. That there exists no other consideration which when viewed within the context of the City's master plan and aesthetic review code would have an adverse or deleterious effect on the neighborhood's immediate surroundings or long-term development objectives. (Ord. 96-11, 12-17-1996)

7-4-17: TEMPORARY OFF-PREMISES DIRECTIONAL SIGNS:  

Temporary directional signs may be permitted in all zoning districts. Signs shall be permitted only after the issuance of a conditional use permit. The conditional use permit shall expire one year from date of issuance or sale or lease of property of business, whichever occurs first. The following restrictions shall apply:

A. A total maximum number of four (4) signs shall be permitted for each development or business.

B. Signs shall be permitted adjacent to major arterial streets leading to the development or business.

C. Signs shall be installed on private property only with written approval of the property owner.

D. One sign only shall be permitted per major arterial intersection.

E. Signs shall be separated by a distance of at least one thousand feet (1,000') from any other directional sign.

F. Maximum size of any sign shall not exceed thirty two (32) square feet in area nor exceed ten feet (10') in height including posts.

G. Sign copy shall contain the name of the developer or business, directional information and "for sale" or similar language only. No price, phone number or other information will be allowed on the sign.

H. No illumination shall be allowed. (Ord. 96-11, 12-17-1996)

7-4-18: ILLUMINATION OF OFF-PREMISES SIGNS:  

Unless otherwise prohibited, off-premises signs may be illuminated subject to the following conditions:

A. Signs which are not effectively shielded so as to prevent beams or rays from being directed at any portion of the traveled ways and are of such intensity or brilliance to cause glare or impair vision of the driver of any motor vehicle, or which otherwise interfere with any driver's operation of a motor vehicle, are prohibited.

B. No sign shall be so illuminated that it interferes with the effectiveness or obscures an official traffic sign, device or signal, as determined by the Public Works Director. (Ord. 96-11, 12-17-1996)

7-4-19: NONCONFORMING OFF-PREMISES SIGNS:  

A. Off-premises signs which have not supported an advertising display or the advertising display has been out of date for a period of ninety (90) days shall be considered abandoned and shall be removed at the direction of the City.

B. Appeals from the decisions of the City Building Inspector relative to abandoned off-premises signs or structures may be made to the City Council. The appeal must be made in writing thirty (30) days after the initial decision of abandonment. The Council will hear the appeal at the next regularly scheduled meeting.

C. Any off-premises sign in existence on the effective date of the ordinance codified in this Chapter which does not comply with the provisions for off-premises signs may continue in existence as a matter of right, except that the enlargement, alteration (other than normal maintenance), or removal to other premises of any such sign will make such sign subject to the

new provisions. In addition, the sign must conform to all other provisions codified in this Chapter by one year from the effective date of this Ordinance. (Ord. 96-11, 12-17-1996)