

Code Interpretation

Subject: Freestanding On-Premises Signage for Non-residential Uses Located Within Residential Zoning Districts

Date: November 21, 2024

Code Sections Impacted: Sec. 106-14(a) – Permanent On-Premises Sign Regulations – Sign Dimensional Standards

Purpose: To set standards for freestanding, on-premises signage for non-residential uses that are allowed in residential zoning districts.

Proposal: This interpretation clarifies that non-residential uses allowed in the following zoning districts (R-1, R-1A-4, R-1A-5.5, R-1A-6.6, R-1A-8, R-1A-12, R-1A-43.5, R-2, R-2A, B-1, B-1A, B-1B, ZH, ZH-A, SND-1 and ADSD), may construct at least one freestanding on-premises sign that aligns with the sign dimensional standards for freestanding on-premises signage in the APD, R-3, R-3L, R-3H, TH, and TH-A zoning districts.

Analysis:

- Dimensional standards and allowances for freestanding on-premises signage are set under Section 106-14 of the Code of Ordinances.
- Section 106-14(a) outlines freestanding on-premises signage allowances based upon the zoning district and roadway frontage of a property.
- Currently freestanding on-premises signage is not allowed in the following zoning districts: R-1, R-1A-4, R-1A-5.5, R-1A-6.6, R-1A-8, R-1A-12, R-1A-43.5, R-2, R-2A, B-1, B-1A, B-1B, ZH, ZH-A, SND-1 and ADSD.
- The listed zoning districts allow for specified non-residential uses by right, such as churches, schools, plant nurseries, cemeteries, etc.
- Non-residential uses often seek freestanding on-premises signage to provide property identification for a business or organization.
- Properties zoned APD, R-3, R-3L, R-3H, TH, and TH-A currently allow for freestanding on-premises signage for non-residential uses.
- The sign dimensional allowances granted to properties zoned APD, R-3, R-3L, R-3H, TH, and TH-A are reasonable for residential areas.

Interpretation:

- With there being an allowance of non-residential uses within residential zoning districts, the uses should be allowed to identify the non-residential operation/use on the property with the aid of at least one freestanding on-premises sign.
- Residential zoning districts often allow for a specified list of non-residential uses within the district. The non-residential uses allowed within the district should have the ability to construct at least one freestanding on-premises sign to; promote the business or organization; and provide clear identifier for the non-residential use.

- Currently Section 106-14(a) specifies where freestanding on-premises signage is allowed, it shall only be allowed for non-residential uses, ensuring that freestanding on-premises signage would not be utilized for residential uses to maintain the character of the residential area.

Determination:

Where a non-residential use is allowed in a residential zoning district, the non-residential use shall be allowed the construction of at least one freestanding on-premises monument sign not to exceed 32-square-feet in overall sign area, nor an overall height of 8-feet; or at least one freestanding on-premises low-profile pole sign not to exceed a sign area of 20-square-feet nor an overall height of 6-feet; these signs must be setback a minimum of 5ft from property lines.

Recommended Code Amendment:

Revise the sign dimensional standards chart from Sec.106-14(a) to include freestanding on-premise signage allowances for non-residential uses within the R-1, R-1A-4, R-1A-5.5, R-1A-6.6, R-1A-8, R-1A-12, R-1A-43.5, R-2, R-2A, B-1, B-1A, B-1B, ZH, ZH-A, SND-1 & ADSD zoning districts, comparable to freestanding on-premises signage allowances in the APD, R-3, R-3L, R-3H, TH, and TH-A zoning districts.


Sec. 106-14. Permanent on-premises sign regulations.

(a) *Sign dimensional standards.*

ZONING DISTRICT	CLASSIFICATIONS	MAX. AREA PER SIGN (square feet)	MAX. HEIGHT (feet)	MIN. SETBACK (feet)	MAX. NUMBER PER LOT	CONDITIONS
R-1 R-1A-4	Freestanding Monument Sign	32	8	5	1 per 300' of frontage	106-14(b)(1)
R-1A-5.5 R-1A-6.6	Low Profile Pole Sign	20	6	5	1 per 300' of frontage	106-14(b)(1)
R-1A-8 R-1A-12 R-1A-43.5 R-2 R-2A B-1 B-1A B-1B ZH ZH-A SND-1 ADSD (Non-Residential uses only)	Flag/Flag Pole	40	25	5	-	106-14(b)(4)

C-1 C-1A (Non-Residential uses only)	Freestanding Monument Sign or Low Profile Pole Sign	32 20	8 6	10 10	1	106-14(b)(1)
	Flag/Flag Pole	40	25	5	-	106-14(b)(4)
APD R-3 R-3L R-3H TH TH-A (Non-Residential uses only)	Freestanding Monument Sign or Low Profile Pole Sign	32 20	8 6	5 5	1 per 300' of frontage	106-14(b)(1)
	Flag/Flag Pole	40	25	5	-	106-14(b)(4)
C-O (Non-Residential uses only)	Freestanding Monument Sign or Low Profile Pole Sign	32 20	8 6	5 5	1 per 300' of frontage	106-14(b)(1)
	Flag/Flag Pole	40	25	5	-	106-14(b)(4)
	Electronic Message Monument Sign or Electric Message Pole Sign	32 20	8 6	15	1	106-14(c)
C-1B C-2 C-2A C-3 C-4 C-4A C-4B MU-A MU-B M-1 M-1A M-2 M-2A (Non-Residential uses only)	Freestanding Monument Sign	48	10	5 (10) in M districts (industrial)	1 per 300' of frontage	106-14(b)(1)
	Low Profile Pole Sign	20	10	5 (10) in M districts (industrial)	1 per 300' of frontage	106-14(b)(1)
	Flag/Flag Pole	40	25	5	-	106-14(b)(4)
	Electronic Message Monument Sign or Electric Message Pole Sign	48 20	10	15	1	106-14(c)
LOOP 337 SH 46 BUS. 35 FM 306 FM 725	Freestanding Monument Sign	60	10	5	1 per 300' of frontage	106-14(b)(1)
	High Profile Monument Sign	225	28	5	1 per 400' of frontage	106-14(b)(5)
	Flag/Flag Pole	40	25	5	-	106-14(b)(4)

	Electronic Message Monument Sign or Electronic Message High Profile Monument Sign	60 200 with a maximum of 100 square feet per sign face	10 28	15	1	106-14(c)
IH 35	Pole Signs on property with IH 35 frontage	400	40	5	1 per 400' of IH 35 frontage	106-14(b)(3)
	Electronic Message Monument Sign or Electric Message Pole Sign	200 with a maximum of 100 square feet per sign face	40	15	1	106-14(c)
Downtown Business Corridor	Electronic Message Monument Sign	48	5	10	1	106-14(c)

 11/21/24
 Director, Planning and Development Services