

ARTICLE V. SIGN REGULATIONS

SECTION 405.230: PERMIT

A building permit must be approved by the City prior to construction, reconstruction, movement, alteration, placement or repair of any permanent sign except for: signs painted on the surface of a wall or fence; signs erected by a jurisdiction for street direction; or signs designating the location of a transit line, a railroad station or other public carrier when not more than three (3) square feet in area. (CC 1988 §29-77; Ord. No. 2788 §4, 10-21-85; Ord. No. 3689 §1, 6-19-06)

SECTION 405.240: REQUIRED SETBACK

Signs and structures, where permitted, shall be set back from the established right-of-way line of any street at least as far as the required front yard depth for a principal building in the zoning district where located and may be attached flat against the building in any case. (CC 1988 §29-78; Ord. No. 2788 §4, 10-21-85)

SECTION 405.250: SUSPENDED SIGNS

Suspended or hanging signs shall maintain a minimum clearance of eight (8) feet from the bottom of the sign to the sidewalk or ground surface. (CC 1988 §29-79; Ord. No. 2788 §4, 10-21-85)

SECTION 405.260: MAINTENANCE

All allowable signs shall be in good repair, shall be free of unsightly or hazardous conditions and shall be firmly anchored. All signs showing excessive weathering or fading, broken or missing letter, materials, bulbs, supporting elements or attachments shall be repaired to good condition or shall be removed within thirty (30) days after receiving proper notice for permanent signs. Temporary signs shall be repaired to good condition or shall be removed within ten (10) days after receiving proper notice. (CC 1988 §29-80; Ord. No. 2788 §4, 10-21-85; Ord. No. 3689 §1, 6-19-06)

SECTION 405.270: NON-CONFORMING SIGNS

A non-conforming sign damaged fifty percent (50%) or more of its replacement value must conform to the current sign regulations. A non-conforming sign damaged less than fifty percent (50%) of its replacement value may be repaired and continue as a non-conforming sign. (CC 1988 §29-81; Ord. No. 2788 §4, 10-21-85)

SECTION 405.280: RESERVED

Editor's Note--Ord. no. 3689 §1, adopted June 19, 2006, repealed section 405.280 "real estate signs" in its entirety. Former section 405.280 derived from CC 1988 §29-82; ord. no. 2788 §4, 10-21-85. At the editor's discretion, this section has been reserved for the city's future use.

SECTION 405.290: TEMPORARY SIGNS

All so-called "advertising signs" or other signs involving the advertisement of political issues, special events or real estate signs shall be considered temporary signs and are subject to the following rules and regulations:

1. *Size.* Such sign shall not exceed six (6) square feet in area. Signs shall not exceed, in the aggregate, fifteen (15) square feet on any one (1) lot.
2. *Duration of time.* Any temporary sign may be posted for a maximum period of thirty (30) days before such sign must be removed or replaced.
3. *Placement.* Placement of any temporary sign(s) shall be consistent with the other Sections of this Chapter, except that:
 - a. Placement of all real estate signs shall be limited to private property;
 - b. Political signs shall be allowed on private property only; and
 - c. One (1) special events banner may be placed on the fence at the intersection of Main and Boyd Streets. (CC 1988 §23.1-1; Ord. No. 3450 §1, 3-5-01; Ord. No. 3689 §1, 6-19-06)

SECTION 405.310: IN ANY RESIDENTIAL DISTRICT

- A. Any permanent sign accessory to a dwelling, a home occupation or a professional office in a residence shall not exceed one (1) square foot in area, shall be attached flat against the building concerned and shall not be illuminated.
- B. Any temporary sign may be set back from the right-of-way line of any street in minimum of one-half (½) the depth of the required front yard of the lot which it is maintained.
- C. A church, educational institution or any public or institutional building may have for its own use a bulletin board not over twenty (20) square feet in area which, if not attached flat against the building, shall be at least one-half (½) the distance of the required front yard in the district in which it is located. (CC 1988 §29-84; Ord. No. 2788 §4, 10-21-85; Ord. No. 3689 §1, 6-19-06)

SECTION 405.320: IN ALL OTHER DISTRICTS

There may be a temporary sign or billboard provided:

1. Exterior signs shall not exceed a total of two hundred (200) square feet in area or ten percent (10%) of the total wall area of the building facing the public street, whichever is less.
2. Signs, where permitted and there is no front yard, shall be integral with or attached to the principal building and shall not project more than six (6) feet from the front thereof and shall not extend beyond the street curb nor more than three (3) feet above the parapet wall or roof line.
3. For any motor vehicle service station, motor vehicle sales establishment, motel, restaurant, financial institution or planned shopping center, in all zoning districts where these uses are permitted, there shall be one (1) exterior business sign displaying the identifying name and/or symbol of such business or planned shopping center. In addition, in the planned shopping center such sign may contain the identifying name and/or symbol of all establishments contained therein. Such signs shall be supported on a freestanding structure located in front of such use and shall meet the setback requirements of the district and shall not be located within twenty-five (25) feet of the side lot line of an adjoining lot in any residential district. Such free-standing sign

shall be not less than seven (7) nor more than thirty (30) feet in height and shall not exceed twenty (20) feet in width.

4. In case of a use involving no building or structure, signs shall be set back from the right-of-way line of any street at least one-half (1/2) as far as the required front yard depth for a principal building in the districts where located and shall not be located closer than twenty-five (25) feet to the side of an adjacent lot in any residential district. (CC 1988 §29-85; Ord. No. 2788 §4, 10-21-85; Ord. No. 3689 §1, 6-19-06)

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ARTICLE VI. ADDITIONAL USE REGULATIONS

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SECTION 405.330: ADDITIONAL USE REGULATION

Whenever there is an intended use which does not exactly fit into an existing permissive or conditional use category, the intended use shall be classified under the category to which it is most similar in nature. In such case the Planning Commission shall have the authority to further condition the operation of the intended use such that there can be no changes or alterations in the intended use. (CC 1988 §29-86; Ord. No. 2788 §4, 10-21-85)