

Proposed Changes to Zoning Regulations Regarding Billboards

Article 27: Signs

27-301. The following signs are exempt from regulation under this Article except for those regulations set out in Section 27-5.

d. ~~Interior signs shall also be exempt from these regulations.~~

Commented [JW1]: Confusing language. Interior to the site signs would be covered in d and e above. Signs on the interior of the building need not be spelled out and are not regulated by the City.

27-1002. In the C-2 District the following regulations apply:

d. ~~Off premises billboards are allowed in the C-3 District upon the issuance of a conditional use permit, as provided in Section 27-13. This signage does not apply towards the maximum square footages in a. above.~~

Commented [JW2]: This language was added to 27-1304 since this signage is also allowed in other districts. The first sentence is also redundant with that section as currently written.

SECTION 27-13 BILLBOARDS/OFF-PREMISES SIGNS

27-1301. Off-premises billboard signs are allowed in the C-3, I-1 and I-2 Districts upon the issuance of a conditional use permit, and subject to the requirements of this section. All sign structures must meet the requirements as provided by the Kansas Department of Transportation.

Commented [JW3]: Need guidance on location. We must keep in mind that this will also effect off-premises signs and not just billboards.

27-1302. Location:

- a. Billboard signs shall not be located within 300 feet of any structure occupied as a residential or other non-commercial or non-industrial use.
- b. ~~Billboard signs shall not be located within shall be setback fifty (50) feet of any state or federal highway, as measured from the edge of the right of way.~~
- c. b. Billboard signs shall not be attached to the roof or wall of any building.

Commented [JW4]: Setbacks are not required for on-premise signs so its not clear why setbacks would be needed for off-premise signs if we reduce the sign area. This is also a small concession to the industry since we are adding restrictions.

27-1303. Maximum Height: The top edge of any billboard sign shall not exceed ~~fifty (50)~~ twenty-five (25) feet above average grade.

Commented [JW5]: Height was a common concern that was mentioned in the public feedback. 25 feet is the maximum height allowed for on-premise signage in the C-3 district.

27-1304. Maximum Sign Area:

- a. The maximum sign area of any billboard sign shall not exceed a total of ~~750~~ 300 square feet.
- b. For purposes of this subsection, each face of a billboard sign, whether back-to-back, V-shaped, or some other configuration, shall be considered a separate sign.
- c. Billboard signs do not apply towards the maximum square footages for on-premises signage.

Commented [JW6]: Size was a major concern from the public feedback. 300 would be half the size of the proposal at 2113 N Summit St. This would be per face as noted in b below. So a 2 sided billboard could effectively only be 150 square feet. This is slightly larger than what would be allowed as on premise signage in the C-3 district (100 per face).

27-1305. Lighting: Billboard signs may be indirectly illuminated but shall not cast glare upon any adjacent ~~highway roadway and shall be directed upward so as to pose a hazard to vehicular traffic.~~ Billboard signs containing digital graphics, or an electronic message center are not permitted.

Commented [JW7]: Added for clarification and also removed from 27-1003.

27-1306. Minimum Spacing Requirements: No billboard sign hereafter erected shall be less than ~~300~~ 800 feet from any other existing billboard sign on the same side of the street. Such minimum spacing distance shall be measured along the center line of the frontage street or highway from a point opposite any edge of a billboard sign and perpendicular to the center line of each street or highway.

Commented [JW8]: Added for clarification. This language was present in Manhattan's regulations. The statement was also revised for conciseness.

Commented [JW9]: Added for clarification that we do not allow electronic billboards.

Commented [JW10]: Increasing this separation will also limit the total number allowed in an area. 800 matches Manhattan, they increase to 5,000 if it is an electronic sign. We don't currently allow those. See new language in 27-1305. Topeka has a separation of 1,320.