

3.31 COMMERCIAL AND NONRESIDENTIAL SIGNAGE

A. APPLICABILITY

The following permanent and temporary signs shall be permitted in all districts where associated with a permitted commercial or nonresidential use(s) on the same property.

B. ATTACHED SIGNS

1. Attached signs shall be allowed on all sides of a business. The total allowable building face signage shall not exceed 25% of the front building face and may be apportioned among any/all building faces. A building face shall be measured from ground level at the foundation to the roof overhang (or junction of roof and front wall line) and from side-to-side of building.
2. If utilized, projecting signage shall have a clearance of at least 10 feet between the adjacent ground level and the lowest portion of the sign. No attached sign shall project more than four (4) feet from the building facade. In the CBD, where buildings are adjacent to a right-of-way, a projecting sign shall be allowed to encroach up to two (2) feet into the right-of-way subject to required ground level clearance.
3. Canopy/awning signs shall be considered as attached signs. In no instance shall a canopy/awning sign exceed the canopy awning area.

C. DIRECTIONAL SIGNS

1. On-premises directional signs.
 - a) On-premises directional signs shall be limited to not more than four (4) square feet and shall not exceed three (3) feet in height.
 - b) For every driveway cut, two (2) directional signs shall be allowed on private lot adjacent to the right-of-way.

D. PERMANENT FREESTANDING SIGNS

1. Unless stated elsewhere in the article, no business/property or lot shall have more than one (1) freestanding sign.
2. A permanent freestanding sign shall have a minimum setback of 10 feet from all lot lines.
3. Maximum size equals one-half a square foot of sign area per one (1) linear foot of road frontage or 25 square feet per commercial and/or residential unit located on the development site, whichever is greater, but not to exceed the below requirements.

Table 3.10 Nonresidential Sign Area and Height	
Maximum Area (Square Footage) per Face	
Type of Development	Max. Area Per Face (square feet)
Multi-family Residential	50
Nonresidential up to 2,500 square feet of building area	50
Nonresidential 2,500 to 15,000 square feet of building area	64
Nonresidential greater than 15,000 square feet of building area	100
Maximum Height	
Zoning District	Height (feet)
CBD, NB, MB-1, T-1, MF, CT and MX	20

E. TEMPORARY SIGNS WHICH REQUIRE A SIGN PERMIT

1. Each business shall be allotted one (1) temporary freestanding or attached sign year-round. Permits for temporary signage shall be issued annually with the following limitations:
 - a) A-frame signs not exceeding eight (8) square feet per side in area with a maximum height of four (4) feet.
 - b) Portable signs not exceeding 10 square feet and five (5) feet in height.
 - c) Banner signs not exceeding 24 square feet and eight (8) feet in height.
 - d) Commercial flagging shall be limited to 24 square feet in area and shall have the same height restrictions as permanent freestanding signs.
 - e) Feather flags shall be limited to 20 square feet and 10 feet in height.
2. Temporary signs may be placed on public sidewalks in the CBD. In all other districts, such signs may be placed up to the right-of-way but shall not encroach into the right-of-way. No temporary sign shall be placed where the unobstructed space for the passageway of pedestrians is reduced to less than four and one-half (4.5) feet.

(Ord. No. 24-1230, 7-9-2024)