

Plan Commission Sign Code Review
Simplified Guide and Policy Questions
May 14, 2026

- Review of Reed vs. Gilbert Law impact (Content Neutral Regulations)
- Review of main changes to code
- Policy questions or issues for Plan Commission attention
 - Most signs are proposed to be approved by staff
 - Discuss highway overlay which allows taller signs
 - Current = parcel based
 - Proposed = discuss. We could do 1,500 linear distances from centerline of Hwy 151
 - Instead of a downtown overlay, we just have specific standards to the DMU district
 - Overall many signs had very big size allowances – we’ve reduced them
 - Example – 100 sf projecting sign in downtown would have been huge
 - Change the way marquee signs are regulated
 - Currently only allowed for certain land uses (theaters, hotels, entertainment). Instead we will change to regulating by zoning districts.
 - Window signs
 - Proposed 25% of window maximum. Is this enough? Do you want to allow 50%?
 - Yard signs
 - Do you want to allow off-premise signs in yards?
 - Off-premises signs
 - Other than yard signs, we would prohibit other types (billboards, etc.)