



**DRIPPING SPRINGS**  
Texas

# Sign Ordinance Update

**Laura Mueller, City Attorney**

# Update to the Sign Ordinance

1. Update ordinance to more closely match approved variances
2. Simplified Monument Signs
3. Simplified Construction/Development Signs
4. Simplified Real Estate Signs
5. Modernized lighting of signs (menu)
6. Allowed additional Banners and simplified process

# Monument Signs

- **Change from 2 signs (large and small) to one type of sign with fee cost based on size**
- **Residential and Multifamily**

9/29/2025

Monument sign. A sign permanently affixed to the ground at its base or by poles that are enclosed by natural stone, stucco, brick, or wood and not mounted to a part of a building. Pole(s) may be used to construct a monument sign so long as the poles are not visible below the sign.

|                                                         |            |       |                  |     |           |
|---------------------------------------------------------|------------|-------|------------------|-----|-----------|
| Multifamily residential complex monument sign           | 24 sq. ft. | 6 ft. | One per entrance | yes | 26.02.002 |
| Residential developments — monument identification sign | 24 sq. ft. | 6 ft. | 1                | yes | 26.02.001 |



# Construction/Development Signs

- 48 sq ft maximum
- Annual Renewals
- Kept in good condition
- Removed when Construction has ceased

Construction/development sign. A commercial sign placed on a piece of property advertising planned construction and providing related information, including but not limited to the name of the contractor, the name of the owner, the planned date of completion, and information indicating the future use or occupation of the site.

|                                   |            |       |     |                                                      |                                       |
|-----------------------------------|------------|-------|-----|------------------------------------------------------|---------------------------------------|
| Construction/<br>development sign | 48 sq. ft. | 8 ft. | One | yes —<br>project<br>completion<br>Annual<br>Renewals | 26.02.001;<br>26.02.002;<br>26.02.004 |
|-----------------------------------|------------|-------|-----|------------------------------------------------------|---------------------------------------|

9/29/2025



# Real Estate Signs

- Change to 2 separate types of Real Estate Signs based on size
- Large Real Estate Signs – Require Permits
  - 32 sq ft; Height – 8 feet
  - Annual Renewals
  - nonilluminated
- Small Real Estate Signs – No Permit Required
  - 6 sq ft; height 3 feet
  - Remains until sale
  - Allowed for multiple units
  - Nonilluminated



# Menu Signs

- Electronic Signs are now allowed by right if remain static.
- No variance required now.
- Must comply with Outdoor Lighting Ordinance.
- Two Menu Signs for each lane – vehicular or pedestrian.
- Cannot change more than one an hour – otherwise static.



# Banners

- Expanded banners and no permits for first banner:
- One banner allowed on a nonresidential property at all times so long as:
  - Attached to fence, wall, or building
  - Good Condition
  - One at a time
  - Thirty-two (32) sq feet
- Small Commercial Banner – nonresidential property
  - One at a time
  - Twenty-four (24) sq feet
  - Good Condition
  - Affixed to building, wall, or fence
- One banner allowed on a nonresidential property three months in a calendar a year so long as:
  - Attached to pipes, poles
  - Good Condition
  - One at a time
  - Thirty-two (32) sq feet



***Can have total of two banners on residential property without a permit. One up to 24 sq ft and one up to 32 sq ft. If attached to a pole/pipes it is limited in time.***

# Additional Changes

- Updated Vehicle Sign regulations
- Multiple Entrances can have multiple wall or hanging signs:
  - Is on a corner or has two public customer entrances into the building on different sides of the building in which it is located
- Daily Display Signs in Industrial Districts do not require permits
- Simplified Application language to remove duplication
- Allows fee variance waivers to be handled by the sign administrator
- Added Administrative Sections to mirror other ordinances

# Signs that Businesses can Display

- Construction/Development Sign when in Construction
- Wall or Hanging Sign
- Individual business monument signs
- Monument Sign
- 24 sq foot banner
- 32 sq foot banner
- Directional Signs
- Window Signs
- Equipment Signs
- Non-commercial Sign
- Daily Display Sign
- New Business Temporary Signs – 32 sq ft
  - 60 days sign between time of issuance of building permit and CO
  - 60 days prior to opening



**Questions?**