



City of Dripping Springs Sign Ordinance Update 2025

Location of Change	Change	Comments
26.01.002 Purpose and Findings	Added purpose and findings.	Assists with reasonable basis and municipal purpose for regulations.
26.01.004 Summary of Regulations by Type	Added sign chart reference – Appendix A.	Sign Chart has been available since the last comprehensive sign rewrite but this points to it at the beginning of the ordinance.
26.01.006 Administration	Added administration section for clarity related to sign administrator.	Sign Administrator handles most aspects of sign permitting.
26.01.007 Violations and Penalties	Violations and Penalties Reference	
26.01.009 Authorized Signs without a Permit	Clarified Vehicle Signs are allowed without a permit so long as it does not extend far above or around the vehicle Moved directional signs to signs that require permits	Makes it easier to regulate since many vehicles have wraps now. The point of this regulation is to avoid using vehicles that are non-functional as signs without a permit.
26.01.012 Compliance with Outdoor Lighting Ordinance	Expanded authorization to use lighting in signs as it relates primarily to menu boards so long as the changes are not too often to be distracting	Updated in line with new technology, especially considering that the majority of menu signs are not visible from the right-of-way.
26.01.016 Large Real Estate Signs	Large Real Estate Signs – Separate Large and Small Real Estate Signs – Large signs require a permit	This change was made so that homeowners and others who want

		to use a small sign do not need a permit, but larger signs that could cause safety or aesthetic issues do require a permit.
26.01.017 Small Real Estate Signs	Small Real Estate Signs – Separate Large and Small Real Estate Signs – Small signs do not require a permit and additional small signs can be used for each unit that is for lease or for sale	See above.
26.02.001 Residential Districts	Combined all types of Residential Monument Signs for ease of regulation and fees Allows additional extensions of construction/development signs at one year intervals as long as the residential development is under construction. Moved Traffic Control Signs to signs that do not require a permit.	Easier to regulate and fees are in line with how other building projects are treated. Recognizes that construction projects can take more than 24 months.
26.02.002 Multifamily Districts	Combined all types of Multifamily Monument Signs for ease of regulation and fees Allows additional extensions of construction/development signs at one year intervals as long as the residential development is under construction. Moved Traffic Control Signs to signs that do not require a permit.	Easier to regulate and fees are in line with how other building projects are treated. Recognizes that construction projects can take more than 24 months.
26.02.004 Commercial Districts	Clarifies what corner means for multiple signs – customer entrances. Allows additional extensions of commercial district construction/development signs at one year intervals as long as the residential development is under construction. Restaurant Menus – allows lighted signs in reference to technology that allows for screened restaurant menus. Also allows lanes for both	This helps with making sure it is clear where a “corner” is and to reflect the purpose of the additional signage – visibility.

	pedestrian and vehicular lanes. Finally, allows 2 restaurant menus by right because that is currently the norm and the menu signs are not facing the right-of-way.	
26.02.005 Industrial, light industrial, government, utility, institutional, public recreation, public park or preserve, and agriculture.	Allows daily display signs in industrial/gui/parks without permits	Matches other districts.
26.02.007 Banners	Allows Banners that are attached to buildings or fences to remain so long as they are in good condition rather than being limited to certain times per year. Banners that are attached to poles or similar items may only stay for up to three months a year. Added a small commercial banner of 24 sq ft all of the time so long as it is in on nonresidential property and securely fixed to a wall, fence, or building	Easier to regulate and assists businesses with allowing them to keep banners that are in good condition.
26.03.001 Permit Required	Removed reapplication process/fee for sign applications. Removed duplication of list of application materials, while eliminating the required site visit where that is not needed. References licensed electrician as needed only where a sign has electrical components.	Reapplication for signs takes less time and effort than other types of reviews.

26.03.003 Variances	Removes reference to changeable copy/led signs now that they are allowed by right with a permit. Added variances for fees as an item that the Sign Administrator can approve or deny. Any sign administrator decision on variances may be appealed to city council.	LED signs related to menus and gas stations are regularly approved so they will be allowed by right so long as they are not outward facing.
Throughout	Remove reference to permit stickers.	The building department does not use these anymore. Their software and in the field technology is able to judge whether a sign has a permit and when it was approved.