

## City of Iowa Colony - Sign Ordinance

For purposes of applying these regulations, all signs are defined and classified as follows:

- (1) Freestanding signs. This article allows only the following three types of freestanding signs and, regardless of any other provision, all other freestanding signs are hereby prohibited:
  - a. Monument signs;
  - b. Temporary freestanding signs (not including temporary freestanding special activity signs); and
  - c. Temporary freestanding special activity signs.
- (2) Wall signs.
- (3) Window and door signs.
- (4) Stake signs.
- (5) Wind device signs.
  - a. Banner signs; and
  - b. Balloon signs.
- (6) Flags and flagpoles.

(Ord. No. 2017-11-1, § 4, 5-30-2017)

### Sec. 30-62. - Freestanding signs.

#### (a) *Manner of measurement.*

- (1) *Size.* The size of a sign is determined by its effective area.
  - a. For monument signs, the effective area includes the entire structure on which the sign is placed or mounted, but not including the portion of the sign base that extends directly below the sign face (see Figure 30-62A).

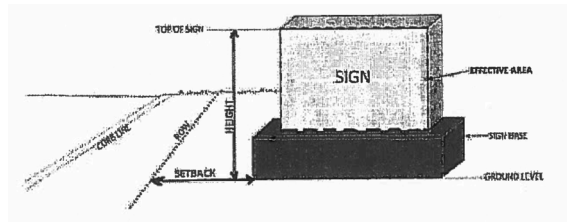


Figure 30-62A

- b. Temporary freestanding signs, temporary freestanding special activity signs and subdivision entrance signs are measured by the length and height of the sign face or display area only, not including the measurements of the support structure (see Figures 30-62B and 30-62C).

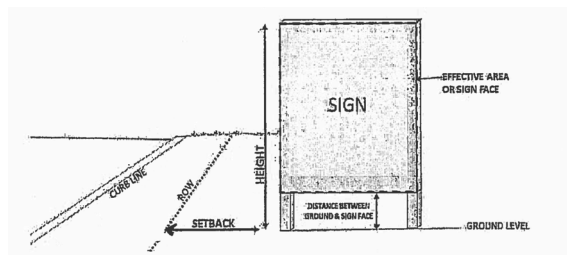


Figure 30-62B

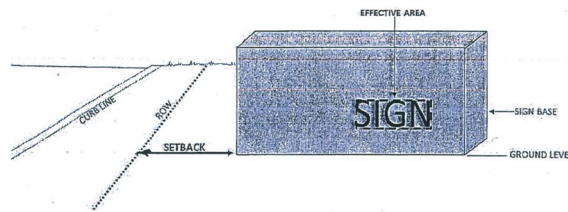


Figure 30-62C

- (2) *Setback*. The setback is measured perpendicularly from the property line to the closest point of the sign.
- (3) *Height*. The height of a freestanding sign is measured from the natural ground level at the base of the sign to the highest point of the sign.
- (4) *Width*. The width of a freestanding sign is measured along a line drawn from the outermost edges of the sign, parallel to the ground.
- (b) *Monument signs*. Except as otherwise provided in this section, monument signs must comply with the following requirements:
- (1) *Size*. The following table details size requirements for monument signs:

Table 30-62. Requirements for Monument Signs

Requirements	<i>Residential Zoning District or Residential Use</i>	<i>Nonresidential Zoning District or Nonresidential Use Not Having Frontage on State Highway 288 or Having Frontage on State Highway 6</i>	<i>Nonresidential Zoning District or Nonresidential Use with Frontage on State Highway 288</i>
Maximum effective area (sq. ft.)	36	60	96
Maximum height (ft.)	4	6	8
Minimum setback (ft.)	3	0	0
Number per feet of frontage	1/500	1 for the first 250, 1 for each additional 250, maximum 2 per tract	1 for the first 250, 1 for each additional 500

- (2) *Location; additional spacing requirements.*

- a. A monument sign may not be located within 50 feet of another freestanding sign on another premises.

- b. A monument sign may not be located within 125 feet of another freestanding sign on the same premises.
  - c. A monument sign may not be placed or located within the public right-of-way unless the city gives its written consent to the encroachment.
- (3) *Materials.* All monument signs must be designed and constructed to substantially appear as a solid mass, such as a cinderblock, rectangle, or square, from ground level to the highest portion of the sign. All monument signs must be made of masonry, metal, routed wood planks or beams, or durable plastic, with durable surface ornamentation such as ceramic tile or such.
- (4) *Number.* All signs with one common supporting structure are counted together as one sign for purposes of applying the regulations on the number of monument signs allowed on any one premises.
- (5) *Permit.*
  - a. It is unlawful for any person to place, locate, relocate, erect, construct, replace or alter the size or shape of any part of a monument sign, including the face or other integral part, or to thereafter make use of a sign without having first secured a sign permit from the city as required, except as otherwise provided in this article.
  - b. A sign permit is not required to repaint a sign or to restore a conforming sign to its original condition if the sign otherwise complies with this article, or to periodically change only the letters, numbers or message portion of a conforming sign.
  - c. Unless earlier revoked, a sign permit to construct, erect or place a monument sign is valid for 180 days from the date of issuance.
- (6) *Additional regulations.*
  - a. Size exception for monument signs in nonresidential districts or nonresidential uses with State Highway 288 frontage. Any real property located in a nonresidential district or nonresidential use with State Highway 288 frontage that would be allowed to have three or more monument signs under Table 30-62 may choose to have one monument sign with a maximum effective area of 120 square feet and a maximum height of ten feet and another monument sign with a maximum effective area of 96 square feet and a maximum height of eight feet, in lieu of all other monument signs allowed under Table 30-62.
  - b. Off-premises signs and on-premises signs in the ETJ. The regulations of Table 30-62 applicable to nonresidential zoning districts apply to all off-premises and on-premises monument signs located in the city's extraterritorial jurisdiction based on land use.
  - c. Subdivision entrance signs must meet the requirements for monument signs in this article but have a different method of calculating the maximum effective area, see subsection (a) of this section.
  - d. A monument sign shall not contain off-premises advertising.
- (c) *Temporary freestanding sign.*
  - (1) *Size.* A temporary freestanding sign must have a maximum effective area of 32 square feet and a maximum height of eight feet.
  - (2) *Location.* A temporary freestanding sign must comply with the following spacing requirements:
    - a. For properties in residential zoning districts or residential uses, spacing requirements are one per 500 feet.

- b. For properties in nonresidential zoning districts or nonresidential uses, spacing requirements are one per the first 125 feet and one per each additional 250 feet.
  - c. A temporary freestanding sign may not be located within 50 feet of any freestanding sign on other premises.
  - d. A temporary freestanding sign may not be located within 125 feet of any freestanding sign on the same premises.
  - e. A temporary freestanding sign may not be placed or located within the public right-of-way unless the city gives its written consent to the encroachment.
- (3) *Materials.* A temporary freestanding sign must be made of plywood, fiber cement board, or durable plastic. Temporary freestanding signs may not be lighted or illuminated and may not be an electronic sign.
- (4) *Permit.*
- a. It is unlawful for any person to place, locate, relocate, erect, construct, or alter the size or shape of any part of a temporary freestanding sign, including the face or other integral part, or to thereafter make use of a sign without having first secured a sign permit from the city as required, except as otherwise provided in this article.
  - b. A new sign permit is not required to repaint or maintain a temporary freestanding sign or to restore a conforming and permitted temporary freestanding sign to its original condition if the sign otherwise complies with this article, or to periodically change only the letters, numbers or message portion of a conforming temporary freestanding sign.
  - c. A temporary freestanding sign permit is valid on any one temporary freestanding sign on one premises for a maximum of 75 days in any one calendar year. If locating a temporary freestanding sign for more than 75 days, the temporary freestanding sign permit must be renewed prior to the expiration of the then valid sign permit.
- (5) *Additional regulations.* A temporary freestanding sign shall not contain off-premises advertising.
- (d) *Temporary freestanding special activity signs.*
- (1) *Types of temporary freestanding special activity signs.*
- a. *Temporary special events signs.* Signs announcing special events, including, but not limited to, auction, grand opening, new management, going out of business, and events sponsored by religious, charitable, or public service groups and organizations. Businesses, individuals, or organizations may display up to six times in a 12-month period, a maximum of two signs for up to seven continuous days prior to a special event. Such signs shall not exceed 16 square feet in area, and shall be removed immediately following the end of the event.
  - b. *Temporary farm products signs.* Temporary on-premises signs announcing the availability of seasonal farm products for 60 days which may be renewed on a case-by-case basis. The number of signs shall not exceed two and the total area of all such signs shall not exceed 20 square feet, nor shall any sign exceed six feet in height.
  - c. *Temporary business occupation signs.* Temporary on-premises signs identifying a business in shopping centers, multiple establishment on the same lot, or office and/or industrial centers until the completion of the signs of the shopping center, office and/or industrial center. The length of time for displaying a temporary business occupation sign shall not exceed 90 days.

- d. *Temporary construction signs.* Temporary construction signs announcing new buildings or projects, temporary geographical directional signs, erected after the commencement of building construction or site development shall be limited to two construction signs per construction site, each sign not to exceed 24 square feet in area and eight feet in height. The temporary sign shall be removed by the time a permanent sign is erected or a certificate of occupancy for the building is issued, whichever occurs first. Temporary geographical directional signs shall be removed when the initial development of the subdivision is complete.
- (2) *Size.* If not indicated otherwise in this section, a temporary freestanding special activity sign must have dimensions of four feet in width and eight feet six inches in height. The plywood face of the sign must be four feet by eight feet where no part of the frame or posts extend beyond the sign faces at the sides or top of the sign. The face of the sign must extend down to within six inches of the ground.
  - (3) *Location.* If not indicated otherwise in this section, a temporary freestanding special activity sign shall comply with the following setback and spacing requirements:
    - a. For properties in residential zoning districts or residential use, spacing requirements are one sign per 500 feet of frontage.
    - b. For properties in nonresidential zoning districts or nonresidential use, spacing requirements are one sign for the first 125 feet of frontage and one sign for each additional 125 feet of frontage.
    - c. A temporary freestanding special activity sign may not be located within 50 feet of any freestanding sign on another premises.
    - d. A temporary freestanding special activity sign may not be located within 125 feet of any temporary freestanding special activity sign on the same premises.
    - e. An off-premises temporary freestanding special activity sign may not be located within 2,000 feet of another off-premises temporary freestanding activity sign.
    - f. A temporary freestanding special activity sign may not be placed or located within the public right-of-way unless the city gives its written consent to the encroachment.
    - g. Temporary freestanding special activity signs located on sites with State Highway 288 frontage shall be allowed a maximum area and height of two times the standard required herein, but spaced twice the minimum distance indicated.
  - (4) *Materials.* If not indicated otherwise in this section, a temporary freestanding special activity sign shall be constructed as follows:
    - a. The sign face must be fabricated of one-half inch thick medium density overlay plywood or treated wood or fiber cement board mounted on both sides of a frame if the sign is placed perpendicular to the property line;
    - b. A temporary freestanding special activity sign may not be electronic, lighted or illuminated;
    - c. A temporary freestanding special activity sign must be anchored by two- to four-inch by four-inch treated wood posts or steel posts anchored in sand or concrete filled holes extending down at least two feet in the ground; and
    - d. The plywood face must be securely held to the frame by galvanized nails or screws installed with the heads flush to the surface, all seams are tight, all holes are filled and sanded smooth, and all surfaces are coated with primer and painted with good quality exterior-grade paint.

(5) *Permit.* Unless indicated otherwise in this section:

- a. It is unlawful for any person to place, locate, relocate, erect, construct, replace or alter the size or shape of any part of a temporary freestanding special activity sign including the face or other integral part, or to thereafter make use of a temporary freestanding special activity sign without having first secured a sign permit from the city as required, except as otherwise provided in this article.
- b. A sign permit, valid for one year and renewable for one additional year, may be issued for one temporary freestanding special activity sign on any one premises.
- c. Unless earlier revoked, a sign permit to construct, erect or place a temporary freestanding special activity sign is valid for 180 days from the date of issuance.

- (6) *Master signage plan.* An overall master plan signage plan if submitted for recommendation by the planning commission will substitute for the requirements of this section with only one sign permit required for all signs indicated in the approved master signage plan.

(Ord. No. 2016-19, § 24, 8-15-2016)

## Sec. 30-63. - Wall signs.

(a) *Manner of measurement.*

- (1) *Size.* The size of a sign is determined by its effective area. For wall signs, the effective area includes the entire area enclosing the extreme limits of the sign display, excluding any adjacent parts of the sign structure (see Figure 30-63A).
- (2) *Height.* The height of a wall sign is measured between the lowest and highest vertical extremes of the sign display.
- (3) *Width.* The width of a wall sign is measured between the right-most and left-most horizontal extremes of the sign display.
- (4) *Illustration.*

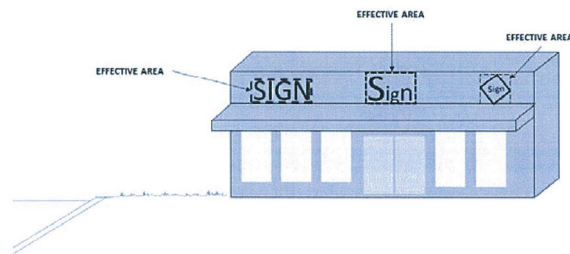


Figure 30-63A

(b) *Sign requirements and regulations.*

- (1) *Size.* The following effective area and size regulations apply:

- a. *Maximum effective area.*

1. *Principal buildings.* The effective area of all wall signs located on a principal building devoted to a residential use may not exceed one percent of the area of the wall or façade upon which they are located. The effective area of all wall signs located on a principal building serving as a nonresidential use may not exceed 15 percent of the area of the wall or façade upon which they are located, or 300 square feet, whichever is less.

2. *Accessory buildings and structures.* Wall signs are prohibited on accessory buildings serving a single-family or two-family residential use. The effective area of all wall signs located on an accessory building or structure serving a nonresidential use may not exceed five percent of the area of the wall or façade upon which they are located, or 100 square feet, whichever is less.
3. *Measurements.* In measuring the area of the wall or façade of a principal building or an accessory building or structure in this section, the area of all doors and windows are included. In measuring the area of a wall or façade of an accessory structure that contains open space (i.e., not occupied by walls, glass, or other material used to permanently enclose the interior space) such as a canopy or porte cochere, the area of the open space is not included (see Figures 30-63B and 30-63C).

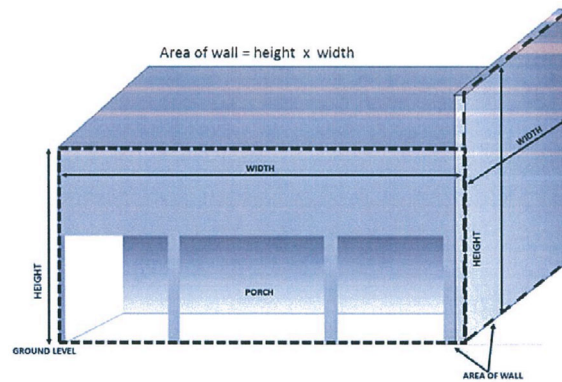


Figure 30-63B

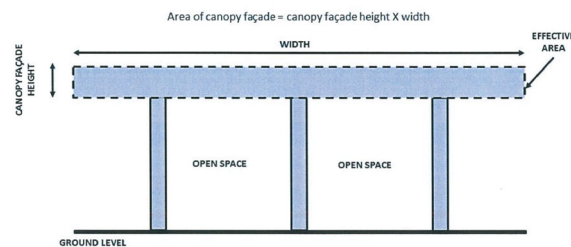


Figure 30-63C

- b. *Multi-tenant buildings.* For multi-tenant buildings, the effective area regulations apply to that portion of the building façade leased by each tenant.

(2) *Height.*

- a. For buildings containing 10,000 square feet or more of floor space, the maximum height of the wall sign is two inches in height for every one foot of height of the wall to which it is attached.
- b. For buildings containing less than 10,000 square feet in floor area, the maximum height of the wall sign is 1½ inches for every one foot of height of the wall to which it is attached. Under this provision, the height of the wall is measured from the base of the wall vertically to the highest point of the wall to which the sign is affixed.
- c. For wall signs on motor vehicle canopies, such as drive-thrus or gas sales, the maximum height of the sign shall be two inches in height for every one foot of height of the canopy. Under this provision, the height of the canopy is measured from ground level to the top of the vertical canopy façade. In no case shall the sign extend below or above the vertical façade of the canopy (see Figure 30-63D).

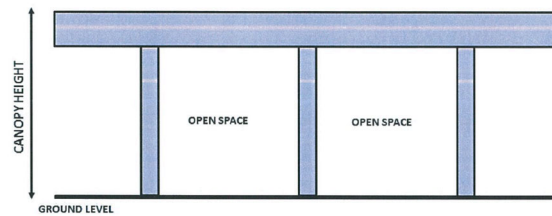


Figure 30-63D

(3) *Location.*

- a. A wall sign may not extend more than 12 inches beyond the perimeter of any part of the wall to which it is attached. A wall sign may be placed on a canopy or roof if there is a solid wall of the same building visible behind the entire sign.
- b. Wall signs may be illuminated; however, illuminated wall signs on rear building façades shall be prohibited if facing a residential zoning district or use.

(4) *Materials.*

- a. Wall signs should be constructed of durable, weather-resistant materials such as metal, plastic, or other durable materials approved by the building official or his assigns.
- b. Wall signs must be attached to the wall of a building in accordance with current building code.

(5) *Permit.*

- a. It is unlawful for any person to place, locate, relocate, erect, construct, replace or alter the size or shape of any part of a wall sign, including the face or other integral part, or to thereafter make use of a sign without having first secured a sign permit from the city, except as otherwise provided in this article.
- b. Unless earlier revoked, a wall sign permit to construct, erect or place a wall sign is valid for 180 days from the date of issuance.

(Ord. No. 2016-19, § 25, 8-15-2016)



# City of Manvel Sign Ordinance

- (6) Signs which use the words "stop," "look," "go slow," "caution," "danger," "warning," or any other word, phrase, symbol or character in a manner that interferes with, misleads, or confuses traffic;
- (7) Signs which constitute a hazard to safety or health by reason of inadequate design, construction, repair, or maintenance;
- (8) Signs which are illuminated with lights that cause a glare into or upon the surrounding area or any property used for residential purposes or which distract operators of vehicles or pedestrians on a public right-of-way;
- (9) Signs which display any matter in which the dominant theme of the material taken as a whole appeals to a prurient interest in sex, or is patently offensive because it affronts contemporary community standards relating to the description or representation of sexual matters, and is utterly without redeeming social value;
- (10) Signs which are painted on or attached to a motor vehicle used primarily for the display of such sign. This section shall not prohibit the identification of a business or its products or services on a vehicle operated and parked in a manner appropriate to the normal course of business;
- (11) Signs attached to or located upon outdoor exposed amenities such as trees, street signs, utility poles, or fences, which are visible from any street;
- (12) Signs which are off-premises signs;
- (13) Signs or portions thereof which are located on, or project or extend over, any public right-of-way, any public sidewalk, street, alley, or other public property;
- (14) Snipe signs or bandit signs except as pre-permitted between the hours of 5:00 p.m. on Friday and 7:00 a.m. on Monday, provided no such sign shall be located less than 100 feet from another such sign;
- (15) Pole signs; and
- (16) Sign types not strictly permitted in section 53-10.

(Ord. No. 2023-O-24, § 1, 8-7-2023; Ord. No. 2023-O-47, § 1, 12-4-2023; Ord. No. 2024-O-05, § 1, 1-16-2024)

## **Sec. 53-12. Additional signs allowed in sign district A.**

Business establishments within sign district A shall be allowed signage in accordance with section 53-10 and the provisions of this section. If, however, such business establishment is part of a shopping center or an integrated business development, the signage allowed shall be as provided in section 53-16. A permit is required for the signs allowed under this section.

- (1) *Column signs.*
  - a. Each business establishment in sign district A is permitted one column sign, which shall be supported by not less than two columns, with the depth of the column not less than the depth of the sign; provided, however, that the width of the column shall not be less than three feet. The message area of such column sign shall not exceed 550 square feet in area. The height of such column shall not exceed 40 feet in height, including the supporting structure, above the surrounding finished grade level. Additionally, each monument sign shall not exceed 22 feet in width. The bottom of such sign message area shall not be less than 15 feet above the surrounding finished grade level. Such column sign shall not exceed 22 feet in width. Such column sign may have a reader panel attached to it, however, a reader panel shall be included in the calculation of total sign area. Each column sign shall be positioned perpendicular to the roadway on which the property on which the sign is located faces. The support structure shall be visibly marked if such column sign is located in a parking area. Each business establishment in

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sign district A with more than 200 feet of frontage on State Highway 288 or its frontage road shall be permitted one additional sign as described in this section. No single business shall exceed 20 square feet of sign space on any one column sign.

- b. A column sign shall be located such that all parts of such sign are a minimum of ten feet from all property lines.

(2) *Monument signs.*

- a. In lieu of, and not in addition to, a column sign, each business establishment is permitted one single or double-faced monument sign not exceeding 50 square feet in area and not exceeding 12 feet in height above the surrounding finished grade level.
- b. The location of a monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection.

(Ord. No. 2023-O-24, § 1, 8-7-2023; Ord. No. 2023-O-47, § 1, 12-4-2023; Ord. No. 2024-O-05, § 1, 1-16-2024)

### **Sec. 53-13. Additional signs allowed in sign district B.**

Business establishments within sign district B shall be allowed signage in accordance with section 53-10 and the provisions of this section. If, however, such business establishment is part of a shopping center or an integrated business development, the signage allowed shall be as provided in section 53-16. A permit is required for the signs allowed under this section.

- (1) *Column signs.* Column signs are prohibited.

(2) *Monument signs.*

- a. Each business establishment with frontage on State Highway 6 is permitted one single or double-faced monument sign not exceeding 50 square feet in area and not exceeding 12 feet in height above the surrounding finished grade level.
- b. The location of a monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection. In addition, monument signs in sign district B shall have a minimum distance of 200 feet between them when possible.

(Ord. No. 2023-O-24, § 1, 8-7-2023; Ord. No. 2023-O-47, § 1, 12-4-2023; Ord. No. 2024-O-05, § 1, 1-16-2024)

### **Sec. 53-14. Additional signs allowed in sign district C.**

Business establishments within sign district C shall be allowed signage in accordance with section 53-10 and the provisions of this section. If, however, such business establishment is part of a shopping center or an integrated business development, the signage allowed shall be as provided in section 53-16. A permit is required for the signs permitted under this section.

- (1) *Column signs.* Column signs are prohibited.

(2) *Monument signs.*

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- a. Each business establishment is permitted one single or double-faced monument sign not exceeding 24 square feet in area and not exceeding six feet in height above the surrounding finished grade level.
  - b. The location of a monument sign is subject to approval by the sign administrator to ensure that such location does not cause an obstruction to the view of traffic or create a hazard to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection. In addition, monument signs in sign district C shall have a minimum distance of 200 feet between them when possible.

(Ord. No. 2023-O-24, § 1, 8-7-2023; Ord. No. 2023-O-47, § 1, 12-4-2023; Ord. No. 2024-O-05, § 1, 1-16-2024)

### **Sec. 53-15. Additional signs allowed in sign district D.**

Business establishments within sign district D shall be allowed signage in accordance with the provisions of section 53-10 and this section. If, however, such business establishment is part of a shopping center or an integrated business development, the signage allowed shall be as provided in section 53-16. A permit is required for the signs permitted under this section.

- (1) *Column signs.* Column signs are prohibited.
- (2) *Monument signs.*
  - a. Each business establishment is permitted one single or double-faced monument sign not exceeding 24 square feet in area and not exceeding six feet in height above the surrounding finished grade level.
  - b. The location of a monument sign is subject to approval by the sign administrator to ensure that such location does not cause an obstruction to the view of traffic or create a hazard to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection. In addition, monument signs in sign district D shall have a minimum distance of 200 feet between them when possible.

(Ord. No. 2023-O-24, § 1, 8-7-2023; Ord. No. 2023-O-47, § 1, 12-4-2023; Ord. No. 2024-O-05, § 1, 1-16-2024)

### **Sec. 53-16. Shopping center and integrated business developments.**

Shopping centers and integrated business developments shall be allowed signage in accordance with section 53-10 and the provisions of this section. A permit is required for the signs allowed under this section.

- (1) *Sign district A.*
  - a. Each shopping center or integrated business development with more than 200 feet of frontage on State Highway 288, or its frontage road is permitted one column sign not exceeding 550 square feet in area. Such column sign shall not exceed 40 feet in height, including the supporting structure, above the surrounding finished grade level. Additionally, each monument sign shall not exceed 22 feet in width. The bottom of such sign shall not be less than 15 feet above the surrounding finished grade level. Such column sign may have a reader panel attached to it, however, a reader panel shall be included in the calculation of total sign area. The support structure shall be visibly marked if such column sign is located in a parking area.
  - b. A column sign shall be located such that all parts of such sign are a minimum of ten feet from all property lines.

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- c. In lieu of a column sign, a shopping center or integrated business development is permitted one single or double-faced monument sign not exceeding 50 square feet in area and not exceeding 12 feet in height above the surrounding finished grade level.
  - d. The location of a monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection.
- (2) *Sign district B.*
- a. Each shopping center or integrated business development is permitted one single or double-faced monument sign not exceeding 100 square feet in area plus an additional ten square feet for each business establishment located in such shopping center or integrated business development, or 150 square feet, whichever is less, and not exceeding 15 feet in height above the surrounding finished grade level. Additionally, each monument sign shall not exceed 22 feet in width.
  - b. The location of a monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection.
  - c. An additional monument sign may be permitted for each shopping center or integrated business development that is on the corner of an intersection of two public streets. One sign shall face each adjacent street. Such additional sign shall not exceed 15 feet in height above the surrounding finished grade level. The total sign area of both signs combined shall not exceed 250 square feet.
- (3) *Sign district C.*
- a. Each shopping center or integrated business development is permitted one single or double-faced monument sign not exceeding 50 square feet in area plus an additional five square feet in area for each business establishment located in such shopping center or integrated business development, or 100 square feet, whichever is less, and not exceeding ten feet in height above the surrounding finished grade level.
  - b. The location of a monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection.
  - c. An additional monument sign may be permitted for each shopping center or integrated business development that is on the corner of an intersection of two public streets. One sign shall face each adjacent street. Such additional sign shall not exceed ten feet in height above the surrounding finished grade level. Such additional sign shall not exceed 50 square feet in area. The total sign area of both signs combined shall not exceed 150 square feet.
- (4) *Sign district D.*
- a. Each shopping center or integrated business development is permitted one single or double-faced monument sign not exceeding 50 square feet in area plus an additional five square feet in area for each business establishment located in such shopping center or integrated business development, or 100 square feet, whichever is less, and not exceeding ten feet in height above the surrounding finished grade level.

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- b. The location of a monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection.
  - c. An additional monument sign may be permitted for each shopping center or integrated business development that is on the corner of an intersection of two public streets. One sign shall face each adjacent street. Such additional sign shall not exceed ten feet in height above the surrounding finished grade level. Such additional sign shall not exceed 50 square feet in area. The total sign area of both signs combined shall not exceed 150 square feet.

(Ord. No. 2023-O-24, § 1, 8-7-2023; Ord. No. 2023-O-47, § 1, 12-4-2023; Ord. No. 2024-O-05, § 1, 1-16-2024)

### **Sec. 53-17. Permanent identification signs.**

- (a) *Single-family residential subdivisions.* Single-family residential subdivisions are permitted permanent monument signs at each major entrance to the subdivision. The total sign surface area at each entrance shall not exceed 32 square feet in area and shall not exceed six feet in height above the surrounding finished grade level. The location of the monument sign shall be outside of the sight distance triangle corresponding to the nearest street intersection and is subject to approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians. Subdivisions which consist of more than one platted section are allowed an additional monument sign of not more than 16 square feet in area and not exceeding six feet in height for each major entrance to each section therein; however, in the case where the major entrance to the subdivision is also a major entrance to a section of the subdivision, that entrance shall be limited to a monument sign of not more than 32 square feet.
- (b) *Multifamily dwelling complexes.* A townhouse, condominium, or apartment complex is permitted one single or double-faced monument sign on the premises, not exceeding 50 square feet in area and not exceeding 12 feet in height above the surrounding finished grade level. The location of the monument sign is subject to the approval of the sign administrator to ensure that such location does not create hazards to traffic or pedestrians; provided, however, all monument signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection. In addition to a monument sign, each multifamily dwelling complex is permitted one wall sign not exceeding in total square feet ten percent of the facade to which it is affixed. A wall sign may not project above the roof line of a building, except for buildings with parapet walls, in which case the signage shall be flush with the wall and shall not project above the parapet.
- (c) *Permit required.* A permit is required for the signs allowed under this section.

(Ord. No. 2023-O-24, § 1, 8-7-2023; Ord. No. 2023-O-47, § 1, 12-4-2023; Ord. No. 2024-O-05, § 1, 1-16-2024)

### **Sec. 53-18. Portable signs.**

- (a) *Portable signs for business establishment.* An on-premises portable sign shall be permitted for use by a business establishment for the initial opening of such business for a period not exceeding 30 days. An on-premises portable sign may also be permitted for use by a business establishment for a maximum period of 30 days per calendar year.
- (b) *Portable signs for nonprofit organization.* On-premises portable signs shall be permitted for use on a temporary basis by nonprofit organizations for a maximum period of 15 days per calendar year.
- (c) *Permit required.* A permit is required for any portable sign allowed under subsections (a) and (b) of this section. The location of a portable sign must be approved by the sign administrator to ensure that such location does not create hazards to traffic or pedestrians.

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- (d) *Maximum area.* The maximum area per side of a portable sign shall not exceed 32 square feet.
  - (e) *Conformance to city building code and electrical code.* Portable signs shall be securely anchored and constructed and erected in accordance with the city's building code and electrical code.
  - (f) *Location; property lines and intersections.* Portable signs shall be located outside of the sight distance triangle corresponding to the nearest street intersection.

(Ord. No. 2023-O-24, § 1, 8-7-2023; Ord. No. 2023-O-47, § 1, 12-4-2023; Ord. No. 2024-O-05, § 1, 1-16-2024)

### **Sec. 53-19. Nonconforming signs.**

A permanent sign erected within the city prior to the effective date of the ordinance from which this section is derived, which does not conform to the regulations of this chapter, shall be deemed to be a nonconforming sign which shall be allowed to continue, with normal maintenance and repair only; provided, however, a nonconforming sign may not be enlarged upon, expanded, or extended. It is not the intent of this section to encourage the survival of nonconforming signs; to the contrary, nonconforming signs are discouraged and contrary to the intent and purpose of this chapter.

- (1) *Obsolescence or destruction.* A nonconforming sign shall not be enlarged, expanded, extended, replaced, or rebuilt in case of obsolescence or total destruction by any means or cause.
- (2) *Repair or reconstruction if damaged.* In the event a nonconforming sign is damaged by any means or cause and the repair or reconstruction cost, whichever is applicable, equals or exceeds 50 percent of the fair market value of the sign at the time of the damage, it must be removed or brought into compliance with this chapter.
- (3) *Removal of unlawful signs.* In case any nonconforming sign is enlarged, expanded, extended, replaced, or rebuilt in violation of any of the terms of this chapter, the sign administrator shall give written notice by personal service or by certified mail, return receipt requested, to the owner, lessee, or person responsible for said sign, to remove the sign or bring the sign into compliance with this chapter. If such order is not complied with within ten days, the sign administrator shall revoke the sign permit.
- (4) *Placement and removal of signs.* All signs shall be placed by the owner or the party in control of the property or with the permission of such owner or party in control, and the owner or party in control shall be responsible for the prompt removal of any sign in accordance with the provisions of this chapter.
- (5) *Conformance.* Nonconforming temporary business signs and portable signs shall be removed or made to conform with the provisions of this chapter within 30 days after the effective date of the ordinance from which this section is derived.

(Ord. No. 2023-O-24, § 1, 8-7-2023; Ord. No. 2023-O-47, § 1, 12-4-2023; Ord. No. 2024-O-05, § 1, 1-16-2024)

### **Sec. 53-20. Periodic inspection.**

The sign administrator shall inspect periodically, or whenever deemed necessary, each sign or other advertising structure regulated by this chapter for the purpose of ascertaining whether the sign structure is unsafe, in need of repair, not in conformance with the permit application, or otherwise in violation of the provisions of this chapter.

(Ord. No. 2023-O-24, § 1, 8-7-2023; Ord. No. 2023-O-47, § 1, 12-4-2023; Ord. No. 2024-O-05, § 1, 1-16-2024)

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**Sec. 53-21. Reserved.**

**Sec. 53-22. Penalty.**

Any person who shall intentionally, knowingly, recklessly, or with criminal negligence violate any provision of this chapter shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

(Ord. No. 2023-O-24, § 1, 8-7-2023; Ord. No. 2023-O-47, § 1, 12-4-2023; Ord. No. 2024-O-05, § 1, 1-16-2024)

# City of League City

Last Updated: April 22, 2025

**Table 3: Freeway and Arterial Frontage – Permanent Signs**

	Freeway Frontage	Arterial Frontage
Free Standing Signs (Pylon & Monument Signs)		
Pylon Sign Maximum Area	1 sq. ft. of sign area per 1 linear foot of roadway frontage to a maximum of 200 sq. ft.	1 sq. ft. of sign area per 1 linear foot of roadway frontage to a maximum of 100 sq. ft.
Pylon Sign Maximum Height	42.5 ft.	20 ft.
Monument Sign Maximum Area	1 sq. ft. of sign area per 1 linear foot of roadway frontage to a maximum of 200 sq. ft.	1 sq. ft. of sign area per 1 linear foot of roadway frontage to a maximum of 100 sq. ft.
Monument Sign	15 ft.	10 ft.
Maximum Number of Free standing Signs per site	1 pylon or monument sign plus freestanding art defined as signage	
Maximum number of Free standing signs per site, multi-tenant site	1 pylon sign per 1,000 linear feet and 1 monument sign per 150 linear feet plus freestanding art defined as signage	
Maximum Area allowed as Reader Board (Digital portion must comply with applicable Energy Codes)	50% of total area allowed	
Attached Signs (Wall, Projecting & Awning Signs)		
Ground Floor	1.5 sq. ft. sign area per 1 linear foot of business frontage	
Second Floor or higher	1.5 sq. ft. sign area per 2 linear feet of business frontage	
Primary and second building face	100%	
Third and fourth building face	25%	
Amount of free standing sign area that may be relocated to the Attached Sign area	30%	
Wall Sign (does not include mural/art attached to the structure defined as art)		
Maximum Wall Coverage	50% of building face	
Maximum Height	Greater of 20 ft. or top of visible roof line	Greater of 15 ft. or top of visible roof line
Projecting Sign/Awning Signs (Restricted to pedestrian ROW or Private Property)		
Maximum Number	1 sign per 50 ft. per business	
Maximum Area per Face	36 sq. ft.	
Minimum Clearance Below Sign	9 ft	
Window Sign		
Maximum Window Coverage (No permit required if inside structure)	50%	
Residential Subdivision Signage		
Maximum Number	1 sign per 100 linear feet	
Maximum Area (per sign)	16 sq. ft	
Maximum Height	8 ft	
Location	Not within the ROW	



Ord. No. 2000T-25, Section 4.2.5.1, June 26, 2017.

Ord. No. 2000T-30, Section 4.2.5.1, August 26, 2019.

## **Section 4.2.5.2 On-Premise Attached Signs**

(a) **Standards.** Permanent on-premises attached signs are subject to the following standards:

- (1) Extension: Attached signs shall not extend vertically more than four feet (4') above the highest point of the roofline adjacent to the facade. Attached signs shall not extend into a required building setback area.
- (2) Zoning Districts Allowed: Attached signs are permitted for all façades in the following zoning districts: the Multiple-Family (MF) district, all mixed use districts (SPD, C-MU, G/O-MU, and OT), and all nonresidential districts.
- (3) Area: The area of attached signs is limited according to the land use of the premises as follows:
  - a. Multiple-family residential uses, residential condominiums and group quarters may have identification signs having a total aggregate area of up to five percent (5%) of the area of the facade on which they are located;
  - b. Office/professional and institutional uses may have signs with a total aggregate area of up to ten percent (10%) of the area of the building façade or lease space façade of a multi-tenant building on which they are located;
  - c. All other nonresidential uses may have signs, including window signs, with a total aggregate area as follows:
    - i. up to twenty percent (20%) of the area of the building façade or lease space façade of a multi-tenant building on which they are located if the façade faces a street;
    - ii. up to ten percent (10%) of the area of other facades if the building houses one business;
    - iii. up to fifteen percent (15%) of the area of other facades if the building houses more than one business; and
  - d. Premises containing two or more uses having different standards under this section shall have the allowable area determined by the use allowing the greater area.

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Ord. No. 2000T-2, Section 4.2.5.2, February 26, 2007.

Ord. No. 2000T-12, Section 4.2.5.2, June 28, 2010.

## **Section 4.2.5.3 On-Premise Ground Signs**

- (a) **Applicability.** An on-premise ground sign shall be permitted only on lots with one (1) use or business. A multi-tenant sign shall be required on lots with more than one (1) use or business in conformance with Section 4.2.5.4.

(b) **Standards.** Permanent on-premise ground signs are subject to the following standards:

(1) Number Allowed: The number of on-premise ground signs on one (1) site is limited to one (1) per street frontage of at least one hundred feet (100'). The following are not counted in this limitation:

- a. Additional directional signs up to two (2) square feet in area each, provided the number of these signs does not exceed the number of driveways; and,
- b. Subdivision, Builder, or Model Home Signs as described in (b) (5).
- c. Subdivision identification signs as described in (b) (6).
- d. For Sale/Lease signs as described in (b) (8).
- e. Construction signs as described in (b) (9).
- f. Business Opening signs as described in (b) (10).
- g. Holiday signs as described in (b) (11).
- h. Special event signs as described in (b) (12).
- i. Marquee signs as described in (b) (13).
- j. Government signs as described in (b) (14).

(2) Maximum Height: The maximum height of any on-premise ground signs shall not exceed eight feet (8') (refer to *Figure 4-6* on the following page). The portion of the base of the sign within two feet (2') of the grade of the ground shall not be included in the height calculation.

(3) Maximum Sign Area:

- a. The maximum effective sign area per side per sign shall not exceed the following:
  1. MF, MH and OP zoning districts – thirty-five (35) square feet;
  2. NS zoning district – fifty (50) square feet;
  3. GB zoning district – seventy-five (75) square feet;
  4. BP-288, GC, M-1, and M-2 zoning districts – one hundred (100) square feet;
  5. Mixed use districts (SPD, C-MU, G/O-MU, and OT) – unless otherwise specified within the SPD or OT regulations, fifty (50) square feet for nonresidential uses; not permitted for residential uses;
  6. Planned Developments (PD) – as specified on the Site Plan, if different from the base zoning district;
  7. Non-residential uses in residential districts – thirty two (32) square feet. Other signs in residential districts are prohibited except where expressly allowed under this UDC.

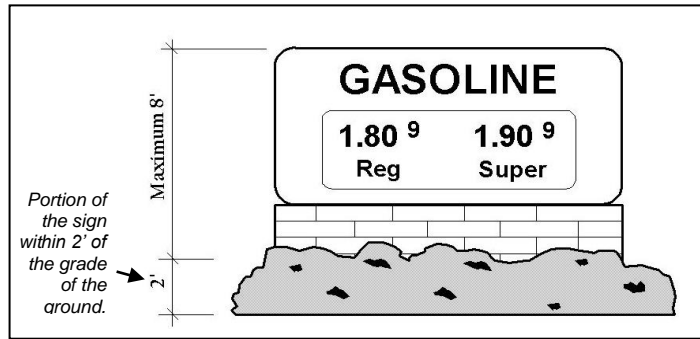


Figure 4-6  
Measuring the Height of a Sign

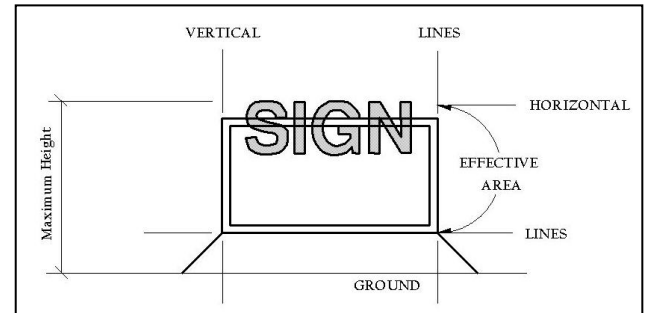


Figure 4-7  
Measuring the Effective Sign Area

- b. The effective area shall be measured from the highest point on the sign to the elevation of the center of the base of the sign by the width at the highest point (refer to Figure 4-7). Changeable message signs or marquee signs may be part of a ground sign, but shall not cover more than seventy-five percent (75%) of the effective area.
- (4) Location: No ground sign shall be closer than five feet (5') to any property line.
  - (5) Subdivision, Builder, or Model Home Sign: A sign advertising a new residential subdivision under active construction and sales or a model home therein shall be allowed subject to the following conditions:
    - a. The sign must be located on: (1) a lot on which a model home is located; or (2) a lot, tract, or reserve that is not intended for sale and the maintenance of which is the responsibility of the builder, developer, or homeowners association.
    - b. The sign may not exceed ten feet (10') in height or thirty-two square feet (32 square feet) in area per sign face.
    - c. Only one sign in this category is allowed per three hundred feet (300') of local street frontage. Signs on model home lots do not count against this limit.
    - d. "Active construction and sales" means: (1) the subdivision has lots for sale; (2) there is at least one (1) pending building permit for new construction of a home within the subdivision; and (3) there is a model home in the subdivision open during regular business hours where potential buyers may review and select available home floor plans, options, and upgrades.
    - e. All signs erected pursuant to this subsection must be removed within five (5) years.
  - (6) Subdivision Identification Sign: A permanent subdivision identification(s) sign that is a maximum of one hundred and twenty (120) square feet in area per sign may be displayed on private property at a street entrance to the subdivision, in addition to other ground signs permitted by this division. The sign is subject to the following:
    - a. The size, material, and location of the sign shall be indicated on the construction plans for the subdivision;

- b. A "Reserve" shall be shown on the Final Subdivision Plat or Final Development Plat, indicating the location of the sign; and,
  - b. There shall not be more than two (2) such signs per street entrance to the subdivision.
- (7) Electronic Changeable Message Sign (ECMS): An electronic changeable message sign that conforms to the size and locational requirements of this Section shall be permitted with adherence the following:
- a. A Monument sign may include either an electronic changeable message board or a scrolling sign, but not both, with the following restrictions:
    - 1. Each message displayed on an electronic changeable message sign must be static or depicted for a minimum of four (4) before a new screen or message is displayed, with fading transition of less than one (1) second.
    - 2. Messages displayed on a scrolling sign are permitted, and must conform to the minimum of two (2) seconds static display with a maximum scrolling transition time of one (1) second.
    - 3. Screens which change at a more rapid rate will be considered flashing and are prohibited. Scrolling messages designed to resemble flashing signs are also prohibited. All other animations, including videos, flashing / blinking, and other visual motion effects, are not permitted. No content may resemble any sort of traffic control, warning, or regulatory devices in its shape, symbol, text, or effects.
  - b. The Electronic display (i.e., changeable message) portion of an electronic changeable message board sign shall not exceed twenty-five (25) percent of the total allowable effective sign area. For scrolling signs the height of the scrolling display area shall not exceed 12" inches.
  - c. There will be no restriction of color use for any ECMS, with the exception that scrolling signs shall be limited to two colors, one color for the background and the second color for the message.
  - d. The addition of any flashing display (i.e., changeable message) to any nonconforming sign is prohibited.
  - e. All new ECMS (message boards and scrolling) shall be equipped with automatic dimming technology that adjusts brightness in direct correlation with ambient light conditions. Existing electronic signs (message boards and scrolling) that lack this technology shall be required to conform to this requirement if they are enlarged, replaced, upgraded, or modified in any other manner except for repair or routine maintenance.
  - f. No ECMS, pre-existing or new, shall exceed a brightness level of three-tenths (0.3) of a foot candle above ambient light as measured using a foot candle meter at a preset measuring distance from the sign face. Measuring distance shall be determined by taking the square root of the product of the electronic display portion of the sign area and one hundred.

Example: For a 12 square foot sign, measuring distance =  $\sqrt{(12 \times 100)} = 34.6$  feet from the sign.