

AN ORDINANCE OF THE CITY COUNCIL AMENDING TITLE IV ("LAND USE"), CHAPTER 415 ("SIGN REGULATION"), SECTION 415.120 ("COMMERCIAL SIGN OVERLAY DISTRICT") OF THE MUNICIPAL CODE OF THE CITY OF REPUBLIC, MISSOURI

WHEREAS, the City of Republic, Missouri, ("City" or "Republic") is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, the City routinely reviews its Municipal Code to ensure conformity with governing state and federal law, enhance clarity, and eliminate ambiguity, as well as to further promote the City's mission, vision and values, in the best interest of the City and its citizenship body as a whole; and

WHEREAS, the intent of City Code Section 415.120 ("Commercial Sign Overlay Districts") is to provide flexibility with respect to restrictions imposed on detached signage in proximity to major thoroughfare intersections such as U.S Highway 60, State Highway 174, James River Freeway, State Highway MM, and Interstate 44; and

WHEREAS, in some instances, Section 415.120 imposes more stringent restrictions than what the City believes is necessary or appropriate to meet the intent of the section, and thus City staff are requested revisions be made to the affected provisions; and

WHEREAS, upon review of all pertinent materials and having heard presentation by City staff, the Council finds it appropriate and in the best interests of the City to adopt the proposed amendments to City Code Section 415.120 consistent with this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

Section 1: Title IV ("Land Use"), Chapter 415 ("Sign Regulation"), Section 415.120 ("Commercial Sign Overlay District") of the Municipal Code of the City of Republic, Missouri, is hereby amended to read as follows:

415.120 Commercial Sign Overlay Districts

A. Purpose. The purpose of the Commercial Sign Overlay Districts is to permit on-premises **and off-premises** detached signs in proximity to the intersection of major highways and expressways, freeways or interstates. Larger and taller on-premises **and off-premises** detached signs are deemed appropriate in these areas due to the orientation of the commercial activity located at these intersections.

1. *Highway Overlay District*. All signs located on a highway in a commercial district shall conform to Section **415.080**, Provisions for Signs in Business Areas, except for the following:

- a. Property located within a one thousand two hundred (1,200) feet radius from the center of the intersection of the rights-of-way of U.S. Highway 60 and State Highway 174.

- b. Property located within a one thousand two hundred (1,200) feet radius from the center of the intersection of the rights-of-way of U.S. Highway 60 and State Highway M.
 - c. The maximum effective area for any on-premises **and off-premises** detached sign in a Highway Overlay District shall be three hundred **and fifty (300) (350)** square feet and shall have a maximum height of ~~thirty-five (35)~~ **forty-five (45)** feet.
- 2. *Expressway Overlay District.* All signs located in an Expressway Overlay District shall conform to Section **415.080**, Provisions for Signs in Business Areas, except for the following:
 - a. Property located within a radius of one thousand five hundred (1,500) feet from the center of the intersection of the rights-of-way of U.S. Highway 60 or Sunshine Street and James River Freeway, Brookline Avenue or State Highway MM and James River Freeway or State Highway MM and I-44.
 - b. The maximum effective area for any on-premises **and off-premises** detached sign in an Expressway Overlay District shall be four hundred (400) square feet and shall have a maximum height of sixty (60) feet.
- 3. *Railroad Overlay District.* Due to the restricted view caused by the railroad overpass and elevated road bed located near the intersection of U.S. Highway 60 and State Highway 174, a sign allowed by paragraph (1) and located on the west side of the railroad right-of-way within the radius described in paragraph (1)(a) shall have a maximum height of sixty (60) feet.
- 4. A premises that has any portion of the premises located within the radius established in paragraphs (1), (2) or (3) is authorized to have located on any portion of the premises the sign allowed under this Section so long as not otherwise prohibited by this Code.

EXPLANATION: Matter shown above in **bold-face/underlined font** (except for the Title, Chapter, and Section titles) is added language. Matter shown above in ~~strikethrough font~~ is deleted language.

- Section 2:** All other Sections of the Municipal Code of the City of Republic, Missouri, not specifically referenced in this Ordinance shall remain unmodified and in full force and effect.
- Section 3:** The City Administrator or his/her designee, on behalf of the City, is authorized to take the necessary steps to execute this Ordinance.
- Section 4:** The whereas clauses are hereby specifically incorporated herein by reference.

Section 5: The provisions of this Ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this ____ day of January, 2025.

Attest:

Eric Frankin, Mayor

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote: