

ORDINANCE 031, 4TH SERIES

AN ORDINANCE AMENDING CHAPTER §156.033 TO THE ST. JAMES CITY CODE
PERTAINING TO SIGNS

The City of St. James does ordain:

Section 1. Title XV of the City Code is amended by adding Chapter §156.033(O) to read as follows:

§ 156.033 SIGNS.

(O) Sign Material Standards in Business Districts.

- (1) Applicability. This subsection applies to all permanent signs in the B-2, B-3, and B-4 Business Districts. It does not apply to temporary signs as defined in § 156.033(B), monument signs subject to (N), or signs specifically exempt under § 156.033(A).
- (2) Permitted materials. Permanent signs in the business districts must be constructed from high-quality, durable materials that are weather-resistant and suitable for long-term outdoor use, including but not limited to:
 - (a) Painted or sealed wood;
 - (b) Aluminum, steel, or other corrosion-resistant metals;
 - (c) High-density urethane (HDU) or other durable synthetic materials designed for sign construction;
 - (d) Glass, acrylic, or similar rigid materials;
 - (e) Fabricated composite panels;
 - (f) Approved metal shrouds and architectural elements that match building design.
- (3) Prohibited materials. The following materials shall not be used for permanent signs in business districts:
 - (a) Cardboard, paper, foam board, or similar temporary substrates;
 - (b) Plywood or raw wood not sealed or painted;
 - (c) Vinyl banners used in place of a permanent sign;
 - (d) Plastic that is prone to fading, yellowing, warping, or cracking;
 - (e) Any material that poses a safety hazard due to poor structural integrity.

- (4) Existing Signs. Existing permanent signs constructed from materials not listed in § 156.033(O)(2) shall be allowed to remain until they are replaced, reconstructed, or become non-conforming under § 156.033(M).
- (5) Administrative discretion. The Planning and Zoning Commission may approve alternative materials upon determination that the material is of equal or greater durability, weather resistance, and visual quality to those listed above.

Section 2. Effective Date. The effective date of this ordinance shall be effective upon passage and publication.

First Reading: _____

Second Reading: _____

Date of Publication: _____

Date Ordinance Takes Effect: _____

Adopted by the City Council this _____ day of August, 2025.

Christopher Whitehead, Mayor

ATTEST:

Kristin K. Hurley, City Clerk-Treasurer