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SECTION 700

SUPPLEMENTARY DISTRICT REGULATIONS – SIGNS

Section 701-Intent

Signs are herein regulated in the interest of promoting traffic safety, safeguarding public health and comfort, facilitating police and fire protection and preventing adverse community appearance. Regulations are designed to permit maximum legibility and effectiveness of signs, and to prevent their over-concentration, improper placement, and excessive height, bulk and area.

Section 702- Permit Required

It shall be unlawful for any person, firm or corporation to erect, repair, alter, relocate or maintain within the City of Nogales any sign as defined in this Ordinance, except as hereinafter provided, without first obtaining a Building Permit from the Building Inspector. All illuminated signs shall, in addition, be subject to all provisions of the Electrical Code: Building Permits shall not be required for: Name plate signs, home occupation signs, utility signs, real estate signs in residential districts, or for minor repairs or painting of any permitted sign.

Section 702.1- Application for Permits

In addition to information otherwise required for issuance of a Building Permit, application for Building Permits for signs shall include:

- a) Position of sign in relation to nearby buildings and structures.
- b) Tow blueprints of plans and specifications, including method of construction and attachment to the building or ground.
- c) Structural calculations providing that the sign is designed for wind pressures in accordance with requirement of this Code.
- d) Name of person, firm or corporation erecting structure.
- e) Written consent of the owner of the building, structure or premises on which sign is to be erected.
- f) Approval of all proposed wiring and connections of illuminated signs in compliance with the Electrical Code.

Section 702.2-Issuance of Permits

If, upon examination of plan specifications and the premises on which erection of the sign is proposed, the Building Inspector finds that the proposed sign complies with all provision of this Code and with all other ordinances of the City, he shall issue a Building Permit. If the work so

authorized has not been completed within six (6) months thereafter, said permit shall become null and void.

Section 702.3-Permit Revocable

All rights and privileges acquired under a building permit are mere licenses revocable at any time by the City Council, and all such permits shall so state.

Section 702.4- Liability Associated with Permit Issuance

The granting of a Building Permit shall not be deemed to be a permit for or approval of any violation of this Ordinance. The provisions of this Ordinance shall not be construed as relieving or limiting in any way the responsibility or liability of any person, firm or corporation, erecting or owning any sign, or resulting from the negligence or willful acts of such person, firm or corporation, has or its agents, employees or workmen, in the construction maintenance, repair or removal of any sign erected in accordance with a permit be construed as imposing upon the City of Nogales or its officers or employees, any responsibility or liability by reason of the approval of any signs, material or devices under the provision of this Ordinance.

Section 703- General Regulations

The following general regulations regarding signs shall pertain to all zoning districts in the City of Nogales:

- a) No sign shall be supported in whole or in part from any street, alley, sidewalk or public right-of-way.
- b) No part of any ground sign shall be erected within or project over any part of a public street, alley or sidewalk.
- c) Every sign and its supporting structure shall be designed and constructed to withstand a wind load in accordance with the UBC.
- d) Every sign and all parts of its supporting structure which are not constructed of galvanized or other rust-protected metal shall be properly painted at least once every two years.
- e) No sign shall be erected, relocated or maintained so as to prevent free ingress to or egress from any door, window or fire escape, nor shall any sign be attached to a standpipe or fire escape.
- f) No sign shall be erected or maintained at or near any intersection of streets in such a manner to obstruct free and clear vision; or at any location where, by reason of its position, shape, color, or illumination, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device; or with any device mounted on a police or fire protection vehicle; or which makes use of the words, "STOP," "LOOK," "DANGER," or any other word, phrase, symbol or character in such manner as to interfere with, mislead or confuse traffic.

- g) Every illuminated sign shall be so placed as to prevent any light or reflection from being cast directly on any adjoining residential district.

Section 704- Measurement of Sign

The following standards shall be utilized in measuring the area of signs:

- a) The area of signs composed of individual fabricated or painted letters mounted directly on a building façade without painted or other background shall be computed by measuring the squared-off area of individual letters and adding fifty (50) percent.
- b) For all other types of signs, the area shall include the entire area within a single continuous perimeter enclosing the extreme limits of the sign provided; however, that such perimeter shall not enclose any structural elements located outside the limits of the sign and not forming an integral part of the display.

Section 705-Exemptions

The following signs shall conform to all other applicable provisions of this Code and shall be permitted in all districts in which the use identified or advertised is permitted.

- a) Signs not are exceeding one (1) square foot in area and bearing only property numbers, post box numbers, name of occupants of premises, or other identification of premises not having commercial connotations.
- b) Professional name plates not exceeding two (2) square feet in area.
- c) Signs directing and guiding traffic and parking on private property in all districts but bearing no advertising matter, not to exceed three (3) square feet in area.
- d) Traffic or other municipal signs, directional sign for hospitals or emergency services, of governmental agencies, legal notices, crossing signs and anger signals.
- e) Memorial Signs or tablets, names of buildings, and dates of erection when cut into any masonry surface or when constructed of bronze or other non-combustible material not to exceed eight (8) square feet in area.
- f) Real estate signs in residential districts not exceeding three (3) square feet in area which advertise the sale, rental or lease of the premises upon which said signs are located.
- g) Signs of the purpose of directing the public to “open house” events, providing for sale, rental, or lease of premises other than upon which the sign is located provided said signs do not exceed three (3) in number and may remain for the life of the active development but In no instance for longer than two (2) years after the issuance of the building permits for the project being advertised. Said signs shall not be located in such a manner as to cause a public safety hazard or nuisance and further said signs may not exceed an area of six (6) square feet of display surface on each sign. Such signs shall not be located in the public right-of-way. Sign location on private property shall have the written approval of the property owner.

- h) One (1) temporary, non-illuminated sign for major projects under construction not exceeding thirty-two (32) square feet in area. Message limited to identification of architect, engineers, contractors, and other individuals or firms involved with the construction and the name of the building, purpose for which intended and expected completion city and shall be removed within twenty (20) days after the certificate of occupancy is issued for the building.
- i) Temporary political signs not exceeding thirty-two square feet advertising candidates or issues may be erected during the campaign for a period of forty-five (45) days prior to the election in which such candidates or issues are to be voted upon. Such signs shall be removed not later than the 15th day following such election.
- j) One (1) non-illuminated home occupation sign not exceeding two (2) square feet.
- k) Temporary signs which are intended for use at grand openings of new businesses only and limited to a maximum period of fourteen (14) calendar days, size of this sign shall not exceed thirty-two (32) square feet. This includes banners, pennants, A-frame signs and inflated objects.
- l) One (1) temporary sign per subdivision not exceeding thirty-two (32) square feet in area, message limited to the identification of the subdivision and its sales agent. Two (2) such signs are permitted if the subdivision is five (5) acres or larger or if the subdivision has more than one (1) street frontage. Such sign or signs may remain for the life of the active development, but in no instance for longer than two (2) years from the date approval of the subdivision.
- m) Garage sale type signs located on the permission of the owners of the premises upon which the sign is located. Such signs, not to exceed a total area of four (4) square feet shall be removed within five (5) days after erecting, not to be located in such a manner as to cause a public safety hazard or nuisance. Such signs shall not be placed in public right-of-way nor on utility poles or structures.
- n) One (1) temporary, non-illuminated sign per residential lot, not exceeding three (3) square feet in area per contractor or subcontractor working on the lot, not to exceed six (6) square feet in aggregate area; provided, however, that each such sign shall be removed from the premises within twenty (20) days after completion of such construction or repairs.
- o) Holiday lighting.
- p) Signs not visible beyond the boundaries of the lot or parcel upon which they are situated, or from any public thoroughfare of right-of-way.
- q) The U.S flag, pennants, or insignia of any nation, state, country, city or other political entity, or any church or religious organization, however, the multiple display of flags of other nations is not excepted.

- r) Tablets, grave markers, headstones, statuary or remembrances of person or events that are non-commercial in nature.
- s) Works of fine art when not displayed in conjunction with a commercial enterprise which enterprise may benefit direct commercial gain from such display.
- t) Temporary decorations or displays celebrating the occasion of traditionally accepted patriotic or religious holidays.
- u) Signs on a truck, car, boat, trailer or other motorized vehicle and equipment provided all the following conditions are adhered to:
 1. Primary purpose of such vehicle or equipment is not the display of signs
 2. Signs are painted upon or applied directly to an integral part of the vehicle or equipment
 3. Vehicle equipment is in operating conditions, currently registered and licensed to operate on public streets when applicable, and actively used in the daily function of the business to which such signs relate.
 4. Vehicles and equipment are not used primarily as static displays, advertising a product or services, nor utilized as storage, shelter or distribution points for commercial products or services for the general public.
 5. During periods of inactivity exceeding five work days such vehicle/equipment are not so parked or placed that the signs thereon are displayed to the public. Vehicles and equipment engaged in active construction projects and the on-premises storage of equipment and vehicles offered to the general public for rent or lease shall not be subjected to this condition.
- v) Temporary window signs
- w) Temporary signs for events of a general city-wide civic or public benefit nature.
- x) Nameplates, street address signs, and combination nameplate and street address signs containing no advertising copy, not exceeding two (2) square feet in area and limited to one (1) per street front per use for residential uses.
- y) Street address signs, wall mounted nameplates and wall mounted combinations nameplate and street address signs containing no advertising copy, not exceeding six (6) square feet in area for commercial and industrial uses.
- z) Religious outdoor fund solicitation signs displayed by bona fide religious organizations, limited to one sign of not more than eight (8) square feet in area per street front.

Section 706-Prohibited Signs

It shall be unlawful for any person to erect, display or maintain a sign or advertising structure falling within any of the following descriptions.

- a) Moving signs or flashing signs or any signs or advertising structures which have any visible moving part or visible mechanical movement of any description or other

apparent visible movement achieved by any means, including intermittent electrical pulsations; excepting clocks, barber poles, public service information signs, and time or temperature signs.

- b) Signs which are obscene, hazardous to traffic, initiative of official government sign: (i.e., Stop, Danger, Caution, etc.) or obstructive to visibility so as to create a hazard to the public.
- c) Windblown signs, such as posters, pennants, streamers, balloons or inflated objects, except as provided for in section 705 (3) (k) above.
- d) Temporary signs except as permitted in Section 705 (3).
- e) Except for time and temperature signs, no reflective type bulb or power spot bulb shall be used for, on, or in a sign except as herein and otherwise provided. All lamps or bulbs exposed to direct view shall be limited to twenty-five (25) watts or less capacity. On time and temperatures signs each bulb is limited to thirty-three (33) watts capacity. Strings of light bulbs and spot lights are included in this section, except for holiday decorations.
- f) Greet boards, except
 - a. one (1) sign on the premises of each person, firm or corporation selling or offering to the public at retail, fuel for use by internal combustion engines in motor vehicles. Such sign shall inform the public, subject to all regulations herein, in clear and legible numbers of uniform size, selling price or prices per gallon of such fuel sold or offered for sale on the premises.
 - b. Under marquee signs, except that (1) such sign may be used in connection with a theater; such advertising copy be restricted to attractions which the theater is currently offering or will be offering. (2) no marquee sign shall be used for general advertising purpose and no wooden, paper, cloth, or other temporary signs shall be hung or attached to a marquee.
- g) Off-premises signs including billboards, except as provided in section 705 (3) (g)
- h) No sign shall be erected in a residential zoning district containing information other than property numbers, post box numbers, names of occupants or premises, home occupations, or as hereinafter permitted in section 707.
- i) Sandwich signs or A-boards
- j) Roof sign
- k) No sign shall be located less than six (6) feet horizontally or twelve (12) feet vertically from overhead electrical conductors which are energized in excess of 44 volts. Overhead conductors used herein means any electrical conductor, either bare or insulated, installed above the ground, except such conductors that are enclosed in rigid iron conduit or other material covering of equal strength.

Section 707-Permitted Signs, Residential Districts

Signs as hereinafter provided may be erected in any SFR, MFR, or MH zones or RV special uses. Such signs shall conform as provided by this article.

a) Permanent Subdivision Signs.

Message limited to name of subdivision only.

1. Area

The total surface of permanent subdivision signs shall have a maximum area of thirty-two (32) square feet for each sign.

2. Maximum Height

The maximum height of the permanent subdivision sign shall be four (4) feet if not in conflict with any required clear vision area.

3. Number

Permanent subdivisions are limited to either one (1) wall sign or one (1) freestanding sign at each entrance.

4. Prior to issuance of the building permit, the Building Inspector shall have on file a copy of an acceptable finding and agreement describing the maintenance responsibility for the subdivision sign.

b) Permanent multi-dwelling structures signs.

Message limited to name of the complex, either one (1) freestanding or one (1) wall sign.

1. Free Standing Sign

a. Area

A free standing, permanent, sign is limited to two (2) square feet per dwelling unit to a maximum area of thirty-two (32) square feet. Sixteen (16) square feet per display surface if the sign has two display surfaces.

b. Height and/or Clearance

A free standing sign is limited to a maximum height of six (6) feet.

2. Wall Signs

a. Area

A permanent wall sign is limited to two (2) square feet per dwelling unit up to a maximum of thirty-two (32) square feet.

b. Height and/or Clearance

No wall sign shall extend above the roof line at the wall or the top of a parapet wall, whichever is higher.

3. Prior to issuance of the building permit, the Building Inspector shall have on file a copy of an acceptable agreement describing the maintenance responsibility for the multi-dwelling structures sign.

c) Sign Illumination

Signs in residential zoning districts may have external illumination of the display surface if properly shielded from direct glare onto streets and adjacent properties. Sign illumination shall be directed away from and not reflected upon adjacent premises.

d) Permitted Conditional Uses

Signs for conditional uses permitted and approved under the provision of the Code shall not exceed thirty-two (32) square feet in area and be located not closer than ten (10) feet to any adjoining lot.

Section 708-Commercial Districts

a) Signs Permitted

No signs shall be erected or maintained in a NC, LC, or GC zoning district, except as allowed under exceptions or as otherwise noted in this section. These provisions shall be applicable to all commercial developments.

b) Freestanding Sign

1. Area

The maximum permitted area of a freestanding sign shall be thirty-two (32) square feet per sign face.

2. Height and/or Clearance

The maximum height of any portion of the sign or sign structure shall be ten (10) feet.

3. Location

No freestanding sign or any portion of any freestanding shall be located on or be projected over any portion of the street, sidewalk, or other public right-of-way. No such sign shall be erected at the intersection of any street or driveway in the clear vision area of the travelling public.

4. Number

One (1) multi-faced free standing sign identifying the business, designating the principal goods, products, facilities, or services available on the premises, shall be permitted.

c) Wall Sign

1. Area

The maximum permitted area of a wall sign or wall signs shall not exceed one (1) square foot for each one (1) linear foot primary building frontage or one (1) square foot for each five (5) feet of primary lot frontage; with the aggregate area of any wall signs plus any freestanding sign not to exceed seventy-five (75) square feet.

2. Height and/or Clearance

No wall sign shall extend above the roof line or the wall or at the top of a parapet wall whichever is higher.

Section 709- Industrial Zoning Districts

a) Signs Permitted

No signs shall be erected or maintained in industrial zoning districts except as allowed under exceptions or as otherwise noted in this section.

b) Freestanding Signs

1. Area

The maximum permitted area of a freestanding sign shall be thirty-two (32) square feet per sign face

2. Height and/or Clearance

The maximum height of any portion of a sign or sign structure shall be ten (10) feet.

3. Location

No freestanding sign or any portion of any freestanding signs shall be located on or projected over any portion of the street, sidewalk, or other public right-of-way property, or clear sight area.

4. Number

One (1) multi-faced freestanding sign indentifying the business designating the principal goods, products, or facilities or services available on the premises shall be permitted.

c) Wall Sign

1. Area

The maximum permitted area of a wall sign or wall signs shall not exceed one (1) square foot for each one (1) linear foot of primary building frontage or one (1) square foot for each five (5) feet of primary lot frontage; with the aggregate area of any wall signs plus any free standing sign not to exceed seventy-five (75) square feet.

2. Height and/or Clearance

No wall sign shall extend above the roof line at the wall or the top of the parapet wall, whichever is higher.

3. Number

Wall signs are permitted in addition to free standing signs.

d) Maximum Square Footage by Multiple Frontage

On buildings having more than one street frontage, the maximum allowable number of square footage of on-site signs is permitted for each building frontage or occupancy.

Said maximum allowance, however, is not transferable either in whole or in part from one building frontage to another, nor from one occupancy to another occupancy.

Section 710-Non-Conforming Signs

Within ninety (90) days after the effective date of this Code, the owner of any existing sign shall make application to the Building Inspector for Zoning Compliance Certificate for each existing sign owned, such application to include size, location, type of structural materials and subject matter.

Any roof, wall or projecting sign, or any ground sign having its principal structural members of metal or concrete, which lawfully existed at the effective date of this Code, and which does not conform to all requirements of this Code for the district in which it is located, shall be considered legally non-conforming and may be continued and maintained; provided, however, that such sign shall not be enlarged, increased in area or height, or relocated, except in conformity with this Code.

Any ground sign which is structurally supported by wooden or other non-permanent materials may be continued and maintained for a period not exceeding two (2) years from the effective date of this Code, where upon it shall either have been brought into conformity with all regulations of the district in which it is located, or shall have been removed from the premises.

Section 711-Special Use Permits

In order to encourage and promote a harmonious relationship between buildings and signs, the Planning and Zoning Commission shall have the authority to issue a Special Use Permit for signs which are designed into and are a part of an integrated architectural feature of a building where the provisions of the code would otherwise prohibit such signs.

- a) A comprehensive sign plan may be submitted by the developers of a proposed commercial development which shall include the location, size, height, lighting and orientation of all proposed signs, in addition to any other information deemed necessary. This sign plan may be submitted in conjunction with the required preliminary Site Plan for the development. If the comprehensive sign plan is found to be acceptable, exception to the provisions of this Code may be granted, if the sign areas and densities shown on the plan are in conformity with the intent of this Code and if such exceptions result in an improved relationship between the various parts of the plan.

- b) The owner of sixty percent (60%) or more of the street frontage, in feet, or properties on both sides of the street in any defined area may petition the Planning and Zoning commission for the creation of a special sign district for the purpose of creating an integrated special sign theme in the area. The Planning and Zoning Commission shall

hold a public hearing on such a request after posting the property in question at least fifteen (15) days prior to the hearing, the Planning and Zoning Commission shall make its recommendation to the City Council.

Section 712-Street Address in Signs

All freestanding signs in commercial or industrial districts shall contain the numbers of the street address in a size clearly legible from the street.

Section 713-Permits Not Required

All provisions of this Section shall apply to the following except that a permit or permit fee and annual sign regulation charge shall not be required:

1. Changing copy on a legal sign, bulletin board, outdoor advertising sign, display encasement, or marquee; or kiosk; or maintenance where no structural changes are made; or the changing of the interchangeable letters on signs designed for them. However, repainting of painted wall signs when more than fifty percent of the original showing copy has been removed shall require that written notice of the proposed repainting be received by the Zoning Administrator at least three days prior to repainting. Change on any sign when an increase in square footage occurs, shall require a permit. The non-conforming status of a sign shall not be affected by the repainting.
2. Bulletin boards for charitable or religious organizations and churches which appertain to a legal use and which do not exceed the area allowed for their district or thirty-two (32) square feet, whichever is less.
3. Tablets such as memorials and cornerstones, or the name, date of erection, and use of a building when built into its walls, of erection, and use of a building when built into its walls.

Section 714-Code Conformance

At the time of the enactment of this Section or of any amendment thereto, or of any amendment thereof resulting from annexation of territory to the incorporated area of the City of Nogales, any sign or sign structure which was lawfully erected and was being used in a lawful manner that does not conform to the provisions of this Section shall be deemed to be nonconforming and may continue to be used in the same manner as it was used at the time of such enactment subject to all the provisions of this Section.

1. **Nonconforming Signs**

Any nonconforming sign may be continued in use and maintained for a reasonable period to amortize the investment therein; except as follows:

- a. Any Sign in violation of traffic hazard, or street visibility at intersections, shall be removed, relocated, or altered to conform to the provisions of such Sections.
 - b. Any nonconforming sign which, in the judgment of enforcement personnel is damaged or allowed to deteriorate so that the cost of repair or restoration is fifty percent (50%) or more of the fair market value of such structure when in sound and usable condition, or fifty percent or more of the sign structure requires replacement, shall be removed, or rebuilt only in full conformity to the terms of this Section.
 - c. No nonconforming sign shall be moved, altered, re-erected, relocated, or replaced unless it is brought into compliance with the following requirements of this Section, except under the following conditions:
 1. The sign and structure are brought into full compliance with this Section.
 2. The area of the sign is not increased, except any nonconforming outdoor advertising sign which is permitted shall be permitted to increase ten percent (10%) in size.
 3. The sign is not increased in height. If it exceeds the height limits of the district in which it is located, it shall be reduced in height to comply with said height limits.
 4. If the sign shares a common structure with other signs, all signs on the structure shall comply with the height limits of the district.
 5. The sign permit is obtained before commencing any such alteration, relocation, or re-erection.
 - d. No nonconforming outdoor advertising sign shall be moved, altered, re-erected, relocated, or replaced unless brought into compliance with the screening and projecting ladder requirement to follow in this Section.
 - e. No nonconforming outdoor advertising sign shall be moved or relocated such that any part of the structure, including walkways and catwalks, is closer to a street than the front line of the building within one hundred (100) feet; provided, however, that when an advertising structure is erected between two buildings each within one hundred feet of the advertising structure, then no part of said structure shall be erected closer to a street than a line drawn between the front corner of the nearest two buildings.
2. Political Signs
- Any person or organization planning to erect political sign relating to a candidate or issue on the ballot of a primary, general or special election shall first file with the Zoning Administrator the name, address, and telephone number of a person who shall be responsible for the proper erection and timely removal of the sign.

3. Projecting Signs

No projecting sign shall be erected with the bottom of such sign closer than ten (10) feet to ground grade level. The thickness measured between the principal faces of any projecting sign shall not exceed forty-eight (48) inches when such sign is of solid construction.

4. Signs for Nonconforming Uses

In this Section, nonconforming uses of property shall be treated as permitted uses of the district wherein they lie.

5. Wall Signs

There shall be no minimum height requirements for wall signs, except as provided otherwise by this Section.

6. Sound

No sign shall emit any sound which is intended to attract attention or which creates a public nuisance.

7. Identification Sign Area

Any off-premise advertising within two-hundred (200) feet of the property shall be included in the allowed sign area for that property unless the sign contains no advertising copy other than name or logo with directional information.

8. Traffic Hazard

No sign shall be erected, operated, used or maintained which:

- a) Due to its position, shape, color, format, or illumination, obstructs the view of, or may be confused with, an official traffic sign, signal, or device, or any other official sign.
- b) Display lights resembling the flashing lights customarily associated with danger or those used by police, fire, ambulance, and other emergency vehicles.
- c) Uses in a manner which may confuse motor vehicle operators, the words "Stop," "Warning," "Danger," "Turn," or similar words implying the existence of a traffic maneuver, or danger, or the need for stopping or need for other rapid maneuvering action by drivers.
- d) Creates in any other way an unsafe distraction for motor vehicle operators.
- e) Obstructs the view of motor vehicle operators entering a public roadway from any parking area, service drive, alley or other thoroughfare.

9. Unsafe Signs or Sign Structures

The Zoning Administrator, Fire Marshall or Fire Chief, City Engineer and the UFC and UBC shall be determining factor as criteria for determining when a sign or sign structure is unsafe. Any unsafe sign or sign structure regulated herein is hereby declared to be a nuisance. If enforcement personnel find that any sign or sign structure regulated herein

is unsafe, they shall give notice and cause corrections or abatement in accordance with the safety code.

10. Vehicle Mounted Signs

Signs mounted upon, painted upon, or otherwise erected on trucks, cars, boats, trailers, and other motorized vehicles or equipment unless specifically exempted by other sections of this code, shall be regulated as ground signs. Signs mounted upon a trailer chassis with or without wheels shall be regulated as portable ground signs. All such signs shall require permits as specified in this Section.

11. Visibility at Street Intersections

There shall be no sign erected between the height of three (3) feet and the height of ten (10) feet, nor any obstruction to vision other than a single post or column not exceeding one (1) foot in greatest cross sectional dimension between the height of three (3) feet and the height of ten (10) feet above the established grade of either street within the area formed by the lot lines on the side streets of a corner lot and a line joining points on such lot lines located at a distance of thirty-three (33) feet from the point of their intersection unless such sign is a wall sign.

12. Signs Projecting Above Roof Lines

No signs shall be erected upon or project through the roof of any buildings nor shall any sign attached to a building extend above the roof line of that building. Provided, however, freeway signs and ground signs may project over a building not more than fifty percent (50%) of the roof line that is parallel to the face of the signs.

13. Window Signs

When any window sign(s), except temporary ones, are placed so as to attract the attention of persons outside the building where such signs are displayed, the total area of all such window signs shall be included in the total allowable area for business identification signs for that business establishment.

14. Maintenance and Repair

All signs and sign structures shall maintain the following standards of structural repair and visual appearance. All structural and non-structural components must be positioned and secured in accordance with approved plans for the sign. Any apparently deteriorated, damaged, or weakened components shall be promptly repaired or replaced. All lettering, advertising copy and painted surfaces must be free of chipping, peeling, and fading detectable within three hundred (300) feet of the sign. Components composed of plastics, acrylic, and other artificial compositions must be free of cracks, holes, buckling, or any other condition affecting the strength and stability of the component. Electrical signs must be maintained in working order. Minimum maintenance requirements for electrical signs and electrical systems include but are not limited to: prompt removal and replacement of all defective bulbs, tubes, neon light

segments, damaged or deteriorated electrical wiring, and malfunctioning control devices and related circuitry. If sign enforcement personnel determine that these standards have not been met, notice shall be given or specific defects and reasonable time for correction. Failure to comply with such notice shall constitute a violation of this Section.

15. Special Requirements for Outdoor Advertising Structures

- a) There shall be no more than a total of two support columns for any outdoor advertising sign.
- b) Access ladders to maintenance platforms shall be constructed or maintained in such a position as not to project beyond a visual envelope established by structural elements or projections of the sign face and trim to the ground as viewed from a plane parallel to the face of the sign.
- c) Other than support columns, maintenance walkways, embellishments, ends, cross bracing, tops or bottoms of parallel or v-shaped signs, no back braces, torque arms, stringers, panel attachments or similar structural elements or accessories shall be exposed. If not covered by a sign face, screening of such elements shall be colored similarly to the remaining portions of the signs.
- d) A third face may be used to screen a v-shape sign so long as it conforms to the remaining provisions of this ordinance and so long as that face is oriented to a major street when used or advertising. The area of said face shall not be counted toward the maximum allowed area so long as each end is not farther than five (5) feet from its adjacent face.
- e) For the purpose of rotation of sign faces, an outdoor advertising structure may be left exposed for a period of not more than sixty (60) days.
- f) No freeway sign may be erected along any freeway, expressway or parkway designated on the minimum right-of-way standards unless fifty percent (50%) or more of the frontage on that side of said roadway and the nearest intersecting major streets is zoned commercial or industrial; this shall not include Neighborhood Convenience or Professional Park districts.
- g) Outdoor advertising signs may be internally illuminated, indirectly illuminated or directly illuminated.

16. Residential District General Provisions

Unless otherwise specifically provided in this Section, the following restrictions shall apply to residential districts:

- a) All signs except non-commercial messages shall be appurtenant to a permitted use of the property on which displayed.
Non-commercial signs, except for signs permitted otherwise in this Section, shall conform to the requirements of this Section applicable to identification signs.

- b) Ground signs shall be not more than six (6) feet high.
- c) Wall signs shall be not more than fifteen (15) feet high.
- d) Directional signs shall not exceed an area of six (6) square feet per sign, and shall not be more than three (3) feet high. They may be internally or indirectly illuminated.
- e) Temporary signs shall not be illuminated unless otherwise specifically provided for in this Section.
- f) Property sale, lease, or rental signs shall be limited to one sign for each street frontage and shall not exceed an area of six (6) square feet per sign. When the property being advertised for sale, lease, or rent contains ten (10) acres or more, then the area of each such sign shall not exceed sixteen (16) square feet. In addition, there may be allowed not more than three (3) signs which may be located on property other than that to which the signs refer to direct people to a house for sale. Each sign shall not exceed an area of four (4) square feet: shall be erected only when a salesman is on duty at the house for sale; and shall not be erected without the consent of the property owner on whose property it is to be erected.
- g) Construction project signs shall not exceed a total area of thirty-two (32) square feet, and shall not be more than twelve (12) feet high.
- h) Except as provided below, subdivision sale signs shall be located within the subdivision or development to which they refer. The total area of all subdivision sale signs to be located in any subdivision or development shall not exceed two-hundred (200) square feet for the first fifty (50) lots or dwelling units plus an additional two (2) square feet for each additional lot or dwelling unit to a maximum total area of six-hundred (600) square feet. The maximum area of any one such sign shall not exceed three-hundred (300) square feet.
 - 1. Such signs may be internally or indirectly illuminated. They shall not be located nearer than one-hundred feet to any other such signs unless located back to back or v-shaped, except that there may be not more than one sign not to exceed six (6) square feet in area which may be located in the front yard of each model home. No signs shall be located so that the top of the sign is more than twenty-five (25) feet above the ground.
 - 2. In addition, there may be two signs within one mile of the subdivision to direct people to the subdivision. Each sign shall not exceed an area of thirty-two (32) square feet or a height of eight (8) feet. The sign shall be situated on undeveloped property. The sign copy shall be limited to the

name or symbols of the developer and the subdivision and travel directions.

3. Subdivision sale signs and those directing the public to the subdivision shall be removed within three (3) years, or ten (10) days after all lots or dwelling units in the subdivision which have been offered for sale have been sold, whichever comes first.
 4. Subdivision sale signs for condominiums, cooperatives, community apartments, townhouses, or similar projects in which an undivided interest in the land is coupled with the right of exclusive occupancy of any unit located thereon shall not exceed a total area of fifty (50) square feet for the first fifty (50) or fewer dwelling units plus one square foot for each dwelling unit over fifty up to a maximum of one-hundred fifty (150) square feet. Such signs and structures shall be not more than twelve (12) feet high; they may be located up to ten (10) feet inside the required front yard; and there shall be no more than once such sign per street frontage.
 5. Staff mounted flags not exceeding four (4) feet by six (6) feet per flag may be used during the period of sale. There shall be allowed one flag per lot to a maximum of twenty-five (25) flags. No flag shall be closer than twenty (20) feet to another flag. No flag shall exceed a height of twenty-five feet. A sign permit must be obtained for each subdivision use of flags.
- i) Identification Signs
1. Home identifications signs may exhibit the name, address, and identifying symbol only of the land or building or the owner of lessee thereof, and shall be limited to one sign for each residence. Signs for single homes shall not exceed an area of two (2) square feet. Signs identifying by address only a group of dwelling units shall not exceed in area of twelve (12) square feet. These signs may be internally or indirectly illuminated.
 2. Identification signs for churches, public and quasi-public institutions shall be limited to one sign nor more than twelve (12) square feet in area for each street frontage. In addition, there may be a bulletin board or kiosk not more than twelve (12) square feet in area for each street frontage. In addition, there may be a bulletin board or kiosk not more than twelve square feet in area which may be combined with the identification sign into a single structure not to exceed twenty-four (24) square feet. The signs shall be set back from any property line bordering a street at least ten (10) feet for signs five (5) feet or less in height, and at least twenty

(20) feet for those over five (5) feet high, and may be indirectly or internally illuminated.

a) Public and parochial elementary and secondary schools shall be limited to one wall mounted identification sign no more than twelve (12) square feet in area for each street front. Also permitted is one ground sign no more than thirty-two (32) square feet in area and fourteen (14) feet in height which shall be set back from any property line at least ten (10) feet and may be either directly or internally illuminated.

3. Subdivision identification signs shall designate the subdivision by name or symbol only. They may be indirectly illuminated. There may be no more than two such signs with a maximum total area of twelve (12) square feet at each street entrance to the subdivision.
4. Identification signs for all other uses permitted in these districts shall be limited to one sign not more than twelve (12) square feet in area for each street frontage. They may be internally or indirectly illuminated. The signs shall be set back from any property line bordering a street at least ten (10) feet for signs five (5) feet or less in height, and at least twenty (20) feet for those over five (5) feet high.