

ARTICLE 35

SIGN REGULATIONS

11.3501 Purpose

The Sign Regulations provide standards for communicating information in the environment of the City of Seward and its jurisdiction. The regulations recognize the need to protect public health, safety, and welfare; to maintain the city's attractive appearance; to provide for adequate business identification, advertising, and communication of information; and to encourage the fair enforcement of sign regulations.

11.3502 Definition of Terms

The following definitions shall be used for terms contained in this chapter that are not otherwise defined in the Seward Municipal Code or in this Unified Land Development Ordinance.

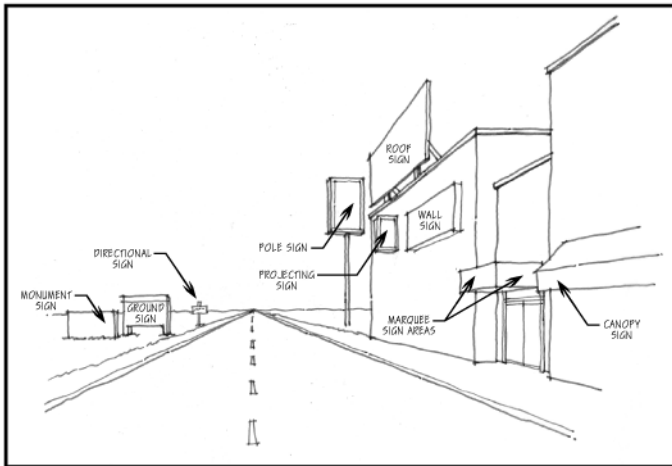
1. **Abandoned Sign:** A sign, including sign face and supporting structure, which refers to a discontinued business, profession, commodity, service, or other activity or use formerly occupying the site; or which contains no sign copy on all sign faces for a continuous period of six months.
2. **Attached Sign:** A sign that is structurally connected to a building or depends upon that building for support
3. **Auxiliary Design Elements:** Terms that describe secondary characteristics of a sign, including its method of illumination and other features within the bounds of its basic shape.
4. **Awning and Awning Sign:** A temporary or movable shelter supported entirely from the exterior wall of a building and composed of non-rigid materials, except for a supporting framework. An awning sign is a message printed on such a shelter.
5. **Banner:** Material with a printed message or graphic secured or mounted from a structure in such a way as to allow wind movement.
6. **Building Marker:** An historic or commemorative plaque, or a building name or cornerstone carved into a masonry surface.
7. **Business Center Identification Sign:** A sign that identifies a building or group of commercial buildings in single ownership or control, sharing parking and access.
8. **Canopy (or arcade) Sign:** A sign that is attached or made an integral part of a canopy.
9. **Clearance:** The distance from the bottom of a sign face elevated above grade and the grade below.
10. **Detached Sign:** A sign that is self-supporting and structurally independent from any building.
11. **Directional Sign:** A sign that serves only to designate the location or direction of any area or place.

12. **Double-Faced Sign:** A sign consisting of no more than two parallel or near parallel faces supported by a single structure. The angle created by the two faces of a double-faced sign shall not exceed 15 degrees.
13. **Electronic Information Signs:** Signs which use an array of electrically illuminated lights, generally controlled by a computer or other electronic programming device, to display information or supporting graphics. Information may include news, events, or information about businesses or attractions. Signs whose information is limited to time and temperature are not considered electronic information signs.
14. **Flag Sign:** Signs that are emblazoned on a flag and are intended to be displayed in a free-flowing manner. Flags of the United States, the State of Nebraska, and any institution in the University of Nebraska system shall not be considered flag signs for the purpose of this Ordinance.
15. **Flashing Sign:** A sign that has a lighting source or lighting element that periodically illuminates or is not maintained stationary or constant in intensity and/or color at all times when the sign is in use, usually in a manner as to draw the attention of the viewer. This definition specifically excludes electronic information signs.
16. **Frontage:** The length of a property line of any one premises abutting and parallel to a public street, private way, or court.
17. **Ground Sign:** A detached on-premise sign built on a freestanding frame, mast, or pole(s) with a clearance no greater than 3 feet.
18. **Illumination:** Lighting sources installed for the primary purpose of lighting a specific sign or group of signs.
19. **Marquee:** A permanent roofed structure attached to and supported by a building and extending over public right-of-way.
20. **Maximum Permitted Sign Area:** The maximum permitted combined area of all signs allowed on a specific property.
21. **Monument Sign:** An on-premise freestanding sign with the appearance of a solid base.
22. **Moving Sign:** A sign that conveys its message through rotating, changing, or animated elements.
23. **Nonconforming Sign:** A sign that was legally erected prior to the adoption of this chapter but which violates the regulations of this chapter.
24. **Obsolete Signs:** Signs that identify a business or occupant that is no longer in operation at the premises.
24. **Outdoor Advertising Signs:** A panel for the display of information relating to a business, product, event, or other subject of advertising or publicity. Outdoor advertising signs may advertise on-premise or off-premise businesses or products, but are not included in the definition of premise identification signs. Special regulations or permissions apply to outdoor advertising signs in certain geographic locations within the City of Seward and its jurisdiction.

25. Pole Sign: An on-premise sign built on a freestanding frame, mast, or pole(s) with a clearance greater than 3 feet.
26. Portable Sign: Any sign supported by frames or posts rigidly attached to bases not permanently attached to the ground or a building and capable of being moved from place to place.
27. Premise Identification Sign: A sign which pertains to the use of a premises and which contains information about the owner or operator of that use; the type of business being conducted or the principal brand name of a commodity sold on the premises; and other information relative to the conduct of the use.
28. Premises: A tract of one or more lots or sites that are contiguous and under common ownership or control.
29. Projecting Signs: A sign other than a wall sign that is attached to and projects from a building face.
30. Residential Sign: A small detached or attached sign located on a residential premise, conveying a message communicated by the owner of the property.
31. Roof Sign: Any sign or part of sign erected upon, against, or directly above a roof or on top of or above the parapet or cornice of a building.
- (a) Integral Roof Sign: A roof sign positioned between an eave line and the peak or highest point on a roof, substantially parallel to the face of a building.
- (b) Above-peak Roof Sign: A roof sign positioned above the peak of a roof or above a parapet or cornice.
32. Sign: A symbolic, visual device fixed upon a building, vehicle, structure, or parcel of land which is intended to convey information about a product, business, activity, place, person, institution, candidate, or political idea.
33. Sign Type: A functional description of the use of an individual sign. Includes owner identification, advertising, directional, electronic message, and temporary.
34. Street Facade: Any separate external face of a building, including parapet walls and omitted wall lines, oriented to and facing a public street, private way, or court. Separate faces oriented in the same direction or within 45 degrees of one another are considered part of the same street facade.
35. Temporary Signs: Any sign designed or fabricated of materials that advertise or communicate messages that change frequently or that become outdated; are made of materials of relatively low durability; are intended to be removed or replaced within a period of six months or less; or are portable. Temporary signs generally fall into two categories: temporary civic signs and temporary commercial signs.
36. Wall Sign: A sign attached to and parallel with the side of a building.

37. Window Sign: A sign painted on or installed inside a window for the purpose of viewing from outside the premises.

38. Zone Lot: A parcel of land in single ownership that is large enough to meet the minimum zoning requirements of its zoning district and can provide such yards and other open spaces that are required by the site development regulations.



11.3503 General Sign and Street Graphics Regulations

a. Compliance

Each sign or part of a sign erected within the zoning jurisdiction of the City of Seward must comply with the provisions of this chapter, other relevant provisions of the City of Seward's Municipal Code, and applicable building codes.

b. Resolution of Conflicting Regulations

This chapter is not meant to repeal or interfere with enforcement of other sections of the City of Seward's Municipal Code. In cases of conflicts between Code sections, State or Federal Regulations, the more restrictive regulations shall apply.

c. Prohibited Signs

The following signs are prohibited in all zoning districts.

1. **Obsolete Signs.** Signs that advertise an activity, business, product or service no longer conducted on the premises on which the sign is located.
2. **Signs or sign structures which resemble, imitate, simulate, or conflict with traffic control signs or devices included in the Manual of Uniform Traffic Control Devices, which otherwise mislead or confuse persons traveling on public streets, which create a traffic hazard, or which violate any of the provisions of Section 60-6,127 or Section 60-6,128 of *Nebraska Rules of the Road* or any other applicable State statutes.**
3. **Banners, balloons, posters.** Signs which contain or consist of banners, balloons, posters, pennants, ribbons, streamers, spinners, or other similarly moving devices, except as specifically provided in this Section. These devices when not part of any sign shall also be prohibited.
4. **Signs which create a safety hazard by obstructing the clear view of pedestrians or vehicles, or which obscure official signs or signals.**
5. **Off-premise Signs on Public Property.**
6. **Flashing Signs.** No flashing, blinking, or rotation lights shall be permitted for either permanent or temporary signs.
7. **Moving Signs.** No sign shall be permitted any part of which moves by any mechanical means.
8. **Painted Wall Signs.** Off-premise signs painted on building walls unless specifically approved as an element of an Historic Neighborhood Conservation District plan.
9. **Above-peak roof signs.**

d. Exempt Signs

The following signs are permitted in any zoning district and are exempt from other provisions of this chapter.

1. **Real Estate Signs.** Signs advertising the sale, rental, or lease of the premises or part of the premises on which the signs are displayed. One non-illuminated sign, not to exceed six square feet in residential districts and 32 square feet in commercial or industrial districts, shall be permitted on each premises in residential districts. Such signs shall not extend higher than three feet above grade level. Such signs shall be removed within seven days after the disposition of the premises.

2. **Construction Signs.** Signs identifying the architect, engineer, contractor or other individuals involved in the construction of a building and such signs announcing the character of the building enterprise or the purpose for which the building is intended but not including product advertising. One non-illuminated sign not to exceed fifty square feet shall be permitted per street frontage. Such sign shall not extend higher than ten feet above grade level and meet the front yard requirement for a principal structure unless located on the wall of a building on the premises or on a protective barricade surrounding the construction. Such signs shall be removed within one week following completion of construction.
3. **Political Campaign Signs.** Signs announcing candidates seeking public political office or pertinent political issues are permitted on private property and shall be removed within one week following the election to which they pertain.
4. **Street Banners.** Signs advertising a public event, providing that specific approval is granted under regulations established by the city council.
5. **Seasonal Decorations.** Signs pertaining to recognized national holidays and national observances.
6. **Public Signs.** Signs of a noncommercial nature and in the public interest, erected by or upon the order of a public officer in the performance of his public duty, such as safety signs, danger signs, trespassing signs, traffic signs, memorial plaques, signs of historical interest and other similar signs, including signs designating hospitals, libraries, schools and other institutions or places of public interest or concern.
7. **Integral Signs.** Signs for churches or temples, or names of buildings, dates of erection, monumental citations, commemorative tablets and other similar signs when carved into stone, concrete or other building material or made of bronze, aluminum, or other permanent type of construction and made an integral part of the structure to which they are attached.
8. **Window Signs.** Such signs that are displayed inside of a window or within a building, provided, however, that neon window signs shall be permitted only in those districts where neon signs are permitted.
9. Works of graphic art painted or applied to building walls that contain no advertising or business identification messages.
10. Residential signs under 6 square feet in size.
11. Neighborhood or subdivision identification signs under 50 square feet.
12. Signs, that are not visible from a public right-of-way, private way, or court or from a property other than that on which the sign is installed.
13. Directional signs provided that such signs:
 - (a) Do not exceed 4 square feet in maximum size or three feet in maximum height.

(b) Are limited to one sign at each driveway or access point with a public street; and one sign at any critical decision point internal to a development.

e. Temporary Commercial Signs

1. Permit Required. All temporary signs not listed in Section 11.3503d but falling within the definition of temporary signs shall be classified as Temporary Commercial Signs. All Temporary Commercial Signs shall obtain a Temporary Sign Permit from the City of Seward prior to any repair, alteration, relocation, or maintenance of such a sign.

2. Size and Time Limitations of Temporary Signs. The location of both temporary civic and temporary commercial signs shall comply with the following regulations:

(a) The total amount of temporary banner signage permitted on any premise shall be the smaller of 5% of the area of all street facades or 100 square feet. Street facades include any building facades visible from and oriented to public streets.

(b) The maximum size of detached temporary signs or portable signs shall be 50 square feet in area. Temporary commercial signs shall be no smaller than 8 square feet.

(c) A Temporary Sign Permit shall be in effect for a period of 30 days on two separate occasions from the date of issuance.

3. Location Requirements for Temporary Signs

(a) Temporary signs shall not be attached to any sign pole or light pole on public or private property; or public utility poles or trees on either public or private property.

(b) Temporary Commercial Signs are prohibited in any public right-of-way or property, including streets, sidewalks, parks, and public facilities.

(c) Temporary signs shall not be located within the Vision Clearance Triangle defined by Section 11.3211.

(d) Temporary signs shall not interfere with any public right-of-way, driveway or access way, or any means of access or egress to any building.

(e) Any attached temporary sign shall be attached only to vertical facades of the primary building and shall not be attached to roofs, roof extensions, cornices, overhangs, or other building extensions.

(f) Detached temporary signs cannot be placed on public property.

5. Condition of Temporary Signs.

(a) All temporary signs shall be maintained in sound condition. Any sign that exhibits deterioration of structure or materials may be removed subject to the provisions of this section.

(b) The Zoning Administrator shall order the removal of any sign not in compliance with any provisions of this section. If the owner of the premise on which such sign is located, or the owner of the sign if unlawfully located on public property, fails to remove such sign, the Zoning Administrator shall be authorized to remove the sign. Any costs of removal of a sign on private property shall be assessed to the owner of the property. Any such removal shall also result in the immediate cancellation of any outstanding temporary sign permit.

f. Vision-Clearance Area

No sign may project into or be placed within a vision-clearance area defined by Section 11.3211.

g. Maintenance

All signs shall be maintained in a good state of repair, including, but not limited to, the structural components, the lighting, if any, the portion attaching the sign to the ground or structure, and the surface features.

11.3504 General Regulations: Basic Design Elements for Signs

a. Wall Signs and Graphics

Wall signs and graphics are subject to the following general regulations.

1. A wall sign shall not extend more than 18 inches from the wall to which it is attached.
2. A wall sign must be parallel to the wall to which it is attached.
3. A wall sign may not extend beyond the corner of the wall to which it is attached, except where attached to another wall sign, it may extend to provide for the attachment.
4. A wall sign may not extend beyond its building's roof line.
5. A wall sign in the CBD District attached to a building on its front property line may encroach upon public right-of-way by no more than 18 inches. Such a wall sign shall provide minimum clearance of eight feet, six inches. This encroachment is not permitted along state or federal highways in the CBD District.
6. For the purpose of calculating permitted sign areas pursuant to this Ordinance, signs painted on the walls of buildings shall be considered wall signs.
7. Where permitted, canopy signs are counted as wall signs when calculating total permitted sign area.

b. Projecting Signs and Graphics

Projecting signs and graphics are subject to the following general regulations.

1. The maximum projection of any projecting sign shall be as follows:
 - (a) 3 feet over public sidewalks less than 12 feet wide;
 - (b) 5 feet over public sidewalks 12 feet wide or more, or over private property.
2. Within the CBD District, a projecting sign may come within five feet from the vertical plane of the inside curb line.
3. Each projecting sign must maintain at least the following vertical clearances:
 - (a) 12 feet over sidewalks; except that a canopy may reduce its vertical clearance to 7 feet, 6 inches;
 - (b) 15 feet outside of parking areas or driveways, but within three feet of such areas; or within 50 feet of the right-of-way lines formed by a street intersection;
 - (c) 15 feet over parking lots;
 - (d) 18 feet over driveways.
4. No projecting sign extending three feet or more from a property line may be located within 25 feet of any other projecting sign extending three feet or more from a property line.
5. Projecting signs must minimize visible support structure, including guy wires, cables, turnbuckles, angle iron, or other similar external support structure.

c. Pole Signs

Pole signs, where permitted, are subject to the following general regulations:

1. Each pole sign must maintain at least the following vertical clearances:
 - (a) 8 feet, 6 inches over sidewalks;
 - (b) 10 feet outside of parking areas or driveways, but within three feet of such areas; or within 50 feet of the right-of-way lines formed by a street intersection.
 - (c) 14 feet over parking lots;
 - (d) 18 feet over driveways.
2. Permitted pole signs may revolve at a rate not to exceed six revolutions per minute.

d. Awning Signs

Awning signs, where permitted are subject to the following regulations:

1. The copy area of an awning sign shall not exceed 25% of the total face area of the awning. The combined area of all front-facing awning panels shall not exceed 35% of the total wall area.
2. Awnings shall not extend above the eave or parapet of the building facade and shall be a minimum of seven feet six inches above the sidewalk or grade, whichever is higher. Awnings shall not extend over any area utilized by motor vehicles.
3. Awnings may project no more than nine feet from the facade of the wall to which they are mounted. Any extension beyond six feet shall have plans stamped by a licensed architect or Professional Engineer, certifying the ability of the wall and associated structures to carry all imposed loads.

e. Electronic Information Signs

Electronic information signs, where permitted, are subject to the following regulations:

1. Electronic information signs shall be set back a minimum of 25 feet from any right-of-way line and shall not be located within an arc with a 75-foot radius formed by the intersecting right-of-way lines of a corner lot or lots.
2. No electronic information sign shall be located within 500 feet of another electronic information line, measured from the points of the two signs nearest each other.
3. No electronic information sign shall be programmed in a way that suggests or resembles a traffic control device, such as a traffic signal.

11.3505 General Regulations: Other Design Elements

a. Illumination

1. Lighting, when installed, must be positioned in such a manner that light is not directed onto an adjoining property or onto a public street or highway.

b. Marquees and Marquee Signs

1. Signs placed on, attached to, or constructed on a marquee are subject to the maximum projection and clearance regulations of projecting signs.

c. Permanent Banners

1. A banner sign projecting from a building may not exceed the wall height of the building.
2. Maximum projection for any banner is five feet from the building with a minimum clearance of ten feet.
3. Flag signs and banner signs count against the sign area permitted a premise.

d. Clocks

For the purposes of this chapter, clocks are not considered a moving sign.

11.3506. Compliance and Amortization of Nonconforming Signs

a. Conformance Required

Except as may be hereinafter specified, no sign shall be erected, placed, maintained, converted, enlarged, reconstructed or structurally altered which does not comply with all of the regulations established by this title.

b. Maintenance

All signs shall be maintained in a good state of repair, including, but not limited to, the structural components, the lighting, if any, the portion attaching the sign to the ground or structure, and the surface features.

c. Nonconformance and Amortization of Premise Identification Signs

Where a sign exists at the effective date of adoption or amendment of the ordinance codified in this title that could not be built under the terms of this title by reason of restrictions on area, use, height, setback, or other characteristics of the sign or its location on the lot, such sign may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such sign may be enlarged or altered in a way which increases its nonconformity; however, reasonable repairs and alterations may be permitted.
2. Should such a sign be destroyed by any means to an extent of sixty percent or more of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this title.
3. Within any zoning district, all premise identification signs or other signage that pertains to the premises on which such sign is located, shall comply fully with the provisions of this Ordinance, unless otherwise provided, within fifteen years after the effective date of this Ordinance. This amortization provision does not apply to outdoor advertising signs, provided that such signs remain in continuous use. Any nonconforming outdoor advertising sign that remains unused for a continuous period of 180 days shall forfeit its right to continue as a nonconforming use.

11.3507 General Permit Procedures

a. Applicability

1. A sign permit, approved by the Building Official, shall be required before the erection, construction, alteration, placing, or locating of all signs conforming with this title.

2. A permit shall not be required for repainting without changing permanent wording, composition, or colors; or nonstructural repairs.

b. Plans Submittal

A copy of plans and specifications shall be submitted to the Building Official for each sign regulated by this title. Such plans shall show sufficient details about size of the sign, location and materials to be used and such other data as may be required for the Building Official to determine compliance with this title. When requested by the Building Official, the applicant shall furnish a certification of the structural integrity of the sign and its installation by a registered Professional Engineer with specialization in structures.

c. Appeals

Any person or persons aggrieved by the decision of the Building Official to approve or disapprove a sign permit, as provided by this title, may appeal such decision to the Board of Adjustment as provided by Section 11.4408 of this Unified Land Development Ordinance.

d. Application Fees

Each application for a sign permit shall be accompanied by any applicable fees, which shall be established by the City Council from time to time by resolution.

11.3508 Method of Measurement for Regulators

a. Maximum Permitted Sign Area

Maximum permitted sign area for a premises is set forth as a numerical limit or as a function of the frontage of the premises on a street or private way. For properties with frontage on more than one street or private way, the total frontage shall be calculated as the longest frontage plus one-half the length of all additional frontages.

b. Sign Area

1. Sign area includes the entire area within the perimeter enclosing the extreme limits of the sign, excluding any structure essential for support or service of the sign, or architectural elements of the building.
2. The area of double-faced signs is calculated on the largest face only.
3. The sign area for ground signs, monument signs, and architectural sign bands is calculated as the area enclosing the extreme limits of the copy only.
4. In the case of individual letters mounted to a wall, only the total area of the letters themselves is included within the sign area.

c. Height

The height of a sign is measured from the average grade level below the sign to the topmost point of the sign or sign structure.

d. Setback

The setback of a sign is measured from the property line to the line projected to the ground plane of the nearest portion of the sign.

11.3509 Permitted Sign Types by Zoning Districts

Table 11.3501 sets forth the sign types permitted within each zoning district of the City of Seward.

11.3510 Auxiliary Design Elements

Table 11.3502 sets forth auxiliary design elements permitted within each zoning district of the City of Seward.

11.3511 Maximum Permitted Sign Area

Table 11.3503 sets forth the maximum sign area permitted within each zoning district of the City of Seward.

11.3512 Permitted Signs by Numbers, Dimensions, and Location

Table 11.3504 sets forth the maximum permitted numbers of signs per premise; the maximum permitted dimensions of each sign; and the required setbacks for detached signs.

11.3513 Outdoor Advertising Signs: Variances from Maximum Detached Sign Size in Specific Situations

Within the total amount of sign area permitted to them, some parcels at specific locations in the C-3, I-1 and I-2 zoning districts may elect to devote a portion of their sign budgets to installation of an outdoor advertising sign, subject to the conditions contained in this section. This provides a variation from the maximum size of an individual detached sign set forth in Table 11.3503.

a. Location

Eligible properties must be located within a AG, C-2, I-1, or I-2 District along Nebraska Highway 15 or US Highway 34.

b. Impact on Business Identification and Other Signage

Utilization of this provision does not entitle any parcel to additional permitted sign area and the area of the sign counts against the total sign area permitted the parcel. The outdoor advertising sign shall count as a detached sign for the purpose of calculating the total number of permitted detached signs.

c. Maximum Size and Height

Pole	N	N	N	N	N	N	P	P	N	N	P	P
Attached Signs												
Awning	N	N	N	N	N	P	P	P	P	P	P	P
Banner	N	N	N	N	N	P	P	P	P	P	P	P
Building Marker	P	P	P	P	P	P	P	P	P	P	P	P
Canopy	N	N	N	N	N	P	P	P	P	P	P	P
Premise Identification	P	P(C)	P(C)	P(C)	P	P	P	P	P	P	P	P
Incidental	P(C)	P(C)	P(C)	P(C)	P	P	P	P	P	P	P	P
Marquee	N	N	N	N	N	P	P	P	P	P	P	P
Projecting	N	N	N	N	N	P	P	P	P	P	P	P
Roof, Integral	N	N	N	N	N	N	P	N	N	N	N	N
Roof, Above Peak	N	N	N	N	N	N	N	N	N	N	N	N
Wall	P	P	P	P	P	P	P	P	P	P	P	P
Window	P	P	P	P	P	P	P	P	P	P	P	P
Miscellaneous												
Flag Sign	N	N	N	N	N	N	P	P	P	P	P	P

P: Permitted for All Uses

P(C): Permitted for Civic Uses

N: Not Permitted

Table 11.3502: Auxiliary Sign Elements

	AG	RR	R-1 R-2	R-3 RM	R-4	UC	C-1	C-2	CBD	BP	I-1	I-2
Design Element												
Illumination												
Indirect	P(C)	P(C)	P(C)	P(C)	P	P	P	P	P	P	P	P
Direct	N	N	N	N	N	N	N	N	N	N	N	N
Internal	P(C)	P(C)	P(C)	P(C)	P	P	P	P	P	P	P	P
Neon	N	N	N	N	N	P	P	P	P	N	P	P
Flashing	N	N	N	N	N	N	N	N	N	N	N	N
Flame	N	N	N	N	N	N	N	N	N	N	N	N
Bare Bulb	N	N	N	N	N	N	N	N	N	N	N	N
Other												
Electronic Information	N	N	N	N	N	P	P	P	P	P	P	P
Moving	N	N	N	N	N	N	N	N	N	N	N	N
Rotating	N	N	N	N	N	N	N	N	N	N	N	N

P: Permitted for All Uses P(C): Permitted for Civic Uses N: Not Permitted

Table 1135.03: Permitted Signs by Maximum Permitted Area and District

This Maximum Permitted Area for all signs on a premises excluding directional signs, building marker signs, and US, State, or University flags shall not exceed the lesser of the following:

Zoning District	AG	RR	R-1 R-2 R-3 R-4 RM	UC	C-1	C-2	CBD	BP	M-1 M-2
Square Feet of Signage per Linear Foot of Frontage	NA	NA	NA	0.75	1.5	3.0	1.5	1.0	2.0
Maximum Total Square Feet	Note 1	Note 2	Note 3	300 Note 4	500 Note 5	800	400	400	800

Note 1: 200 square feet for civic or commercial uses, 3 square feet for residential uses, including home occupations.

Note 2: 50 square feet for project identification signs or civic uses, 3 square feet for residential uses, including home occupations.

Note 3: 32 square feet for civic uses, 50 square feet for project identification signs for multi-family or mobile home developments and for non-residential uses when permitted, 3 square feet for residential uses, including home occupations.

Note 4: Maximum limits apply to non-residential premises only. On premises with primary residential use, 50 square feet for project identification signs for multi-family developments, 6 square feet for residential uses, including home occupations.

Note 5: One Business Center Identification Sign with a maximum area of 100 square feet is permitted in addition to the Maximum Total Square Feet established here, subject to the regulations set forth by Table 11.3504.

Table 11.3504: Permitted Signs by Numbers, Dimensions, and Location

Each individual sign shall comply with the regulations for maximum quantity, maximum size, minimum setbacks, and height limits shown in this table:

Zoning District	AG	RR R-1 R-2 R-3 R-4 RM	UC	C-1 (Note 4)	C-2 (Note 2,4)	CBD (Note 4)	BP (Note 4)	I-1 I-2 (Note 3,4)
Detached Signs								
Number Permitted Per Premise	1	1	1	NA	NA	1	NA	NA
Per Feet of Frontage of Property	NA	NA	NA	1 per 300	1 per 200	NA	1 per 300	1 per 300
Maximum Size (sq. ft.)	100 Note 4	x	100	200	400	150	150	400
Maximum Height (feet) of Structure Above Ground (Note 5)								
Pole Signs	NA	NA	15	25	35	NA	NA	35
Monument or Ground Signs	15	6	10	15	15	15	15	15
Front Yard Setback (feet)	25	5	10	10	5	0	5	0
Side Yard Setback (feet)	10	10	10	5	5	0	5	0
Attached Signs								
Maximum Size* (sq. ft.)	100	x	50	150	300	NA	300	300
% of Street Facade	NA		15%	20%	25%	20%	20%	25%

x See Table 11.3503 for maximum sign sizes.

Note 1: In addition to its total permitted sign area, each premises used for a business center may have one detached center identification sign, subject to the following conditions:

1. The maximum area for a center identification sign shall be 100 square feet.

2. No center identification sign shall be within 300 feet of any other center identification sign or within 150 feet of any other detached sign on the same or adjacent premises.
3. The sign shall display no more than the name and location of the business center.
4. Each sign shall be subject to all other regulations for detached signs or graphics set forth in this Section.

Note 2: Within the total maximum sign allowance permitted by Table 11.3503, properties in certain C-2, I-1, and I-2 districts may elect to locate an outdoor advertising sign in excess of 300 square feet up to a maximum of 500 square feet, subject to the conditions set forth in Section 11.3413.

Note 3: One non-illuminated directional sign with a maximum size of 12 square feet is permitted at each major entrance to the development. Such sign shall be a monument or ground sign with a maximum height of four feet.

Note 4: The maximum permitted height for an oversized Outdoor Advertising Sign in areas defined by Section 11.3513 shall be 35 feet.