

Article I

Section 19-107. Definitions

Group Development: is a building or group of buildings which consists of more than one business functioning as a unit, and which are inter-dependent on required site amenities such as parking, site access, landscaping and trash collection, regardless of the number of parcels the group development may be separated into. ~~A freestanding business is a single business or use on a single parcel that is not dependent on another parcel for compliance with required site amenities.~~

Business, freestanding: is a single business or use on a single parcel that is not dependent on another parcel for compliance with required site amenities.

Article 4

Sec. 19-436. Signs Permitted in C, CP-1, CP-2, CM, OP, RIL, and PD Districts

The following signs shall be permitted unless restricted by individual architectural review overlay district regulations:

- A. Signs permitted in R and RM districts;
- B. Wall sign: shall be mounted flat against or painted on the surface of a building wall;
- C. Projecting sign: attached to and extending from a building,
- D. All freestanding signs, provided:
 1. Signs shall be of berm or solid base design;
 2. An application for a berm design sign shall be accompanied by a landscape maintenance plan;
 3. A solid base sign shall be ground-mounted, solid all the way to the ground, and constructed of brick, masonry or similar durable materials.
 4. The sign face shall be encased in a sign assembly in at least seventy (70) percent of its perimeter;
 5. Unless provided otherwise in Architectural Review Overlay Districts, the length of the sign base shall be at least 3/4 of the length of the total sign structure; and
 6. All freestanding signs shall be situated in a manner which will not interfere with required bufferyards, landscaping, or street trees.

7. Signs serving a single business or use on one (1) parcel shall be limited to the following:
 - a. Be limited to one (1) freestanding sign per parcel;
 - b. Be no higher than eight (8) feet above the finished grade of the abutting edge of the sidewalk;
 - c. In addition, fuel service stations may attach, on or immediately above each fuel pump, one sign, not more than one and one-half (1.5) square feet; and
 - d. Drive-in and drive-through eating and drinking establishments may locate vehicle-oriented menu signs behind the front building line.
 - e. A changeable letter area of up to 16 square feet may be included within the maximum allowable area and the leading edge shall be no higher than 70 percent of the height of the sign as measured from the base of the sign and below the main identifier of the sign. Electronic message boards may be used in lieu of the changeable letter area provided:
 - 1) The sign shall be of a solid base design and conform to the ordinance regarding size and location.
 - 2) The leading of the sign shall be a minimum of 100 feet from any R-20, R-12, RM-1 or RM-2 zoning district.
 - 3) Reader Board Sections of such signs shall be subject to the following conditions:
 - 4) Shall not contain or display flashing, intermittent or moving lights nor shall there be any scrolling, animation or pulsation of any lights, script or any other symbols.
 - 5) Each message displayed shall remain fixed for a minimum of 30 seconds.
 - 6) Illumination for such signs shall not exceed 0.3 foot candles over ambient lighting conditions.
 - 7) The sign shall have an automatic dimmer control incorporating a photo cell mechanism to produce a distinct illumination change from a higher illumination level to a lower level for a time period between one half hour before sunset and one half hour after sunrise.

- 8) The sign shall have a default mechanism that with either stop the sign in one position, or turn off the sign should a malfunction occur.
 - 9) The sign company responsible for installation of the sign shall certify the illumination specifications for the message board and the default mechanism is functional. The owner of the sign shall also certify knowledge of the requirements of this ordinance.
8. Signs serving multiple business uses on one parcel **or a group development, other than those located in an RIL District**, may be permitted provided:
- a. They are limited to one freestanding sign per street frontage:
 - a. per parcel **or**
 - b. **per group development**;
 - b. They are no higher than eight (8) feet above the finished grade of the abutting edge of the sidewalk;
 - c. **They advertise businesses only located on premise or those located within the group development**;
 - d. **If more than one sign is located on the parcel there shall be a physical separation of at least two hundred fifty (250) feet as measured along property lines.**
 - e. In addition, fuel service stations may attach, on or immediately above each fuel pump, one sign, not more than one and one-half (1.5) square feet; and
 - f. Drive-in and drive-through eating and drinking establishments may locate vehicle-oriented menu signs behind the front building line.
 - g. A changeable letter area of up to twenty-four (24) square feet may be included within the maximum allowable area and the leading edge shall be no higher than seventy (70) percent of the height of the sign as measured from the base of the sign and below the main identifier on the sign. Electronic message boards may be used in lieu of the changeable letter area provided:
 - 1) The sign shall be of a solid base design and conform to the ordinance regarding size and location.
 - 2) ~~If more than one sign is located on the parcel there shall be a physical separation of at least two hundred fifty (250) feet~~

~~as measured along property lines.~~

- 3) The leading of the sign shall be a minimum of one hundred (100) feet from any R-20, R-12, RM-1 or RM-2 zoning district.
 - 4) Reader Board Sections of such signs shall be subject to the following conditions:
 - 5) Shall not contain or display flashing, intermittent or moving lights nor shall there be any scrolling, animation or pulsation of any lights, script for any other symbols.
 - 6) Each message displayed shall remain fixed or a minimum of thirty (30) seconds.
 - 7) Illumination for such signs shall not exceed 0.3 foot candles over ambient lighting conditions.
 - 8) The sign shall have an automatic dimmer control incorporating a photo cell mechanism to produce a distinct illumination change from a higher illumination level to a lower level for a time period between one half hour before sunset and one half hour after sunrise.
 - 9) The sign shall have a default mechanism that with either stop the sign in one position, or turn off the sign should a malfunction occur.
 - 10) The sign company responsible for installation of the sign shall certify the illumination specifications for the message board and the default mechanism is functional. The owner of the sign shall also certify knowledge of the requirements of this ordinance.
9. For multiple business uses on one or more parcels of at least twenty-five (25) acres developed as a unified park or development within the RIL District with a designated entrance(s) to the development that serves all business, signs shall be permitted subject to the following:
- a. Signs shall be limited to one (1) freestanding sign at each entrance within the unified park or development;
 - b. Signs shall be no higher than eight (8) feet above the finished grade of the abutting edge of the sidewalk for properties with less than five (5) business spaces and no higher than twelve (12) feet for properties with six (6) or more business spaces;

- c. If more than one sign is located on the parcel there shall be a physical separation of at least two hundred fifty (250) feet as measured along property lines.
- d. A changeable letter area of up to twenty-four (24) square feet may be included within the maximum allowable area and the leading edge shall be no higher than seventy (70) percent of the height of the sign as measured from the base of the sign and below the main identifier on the sign. Electronic message boards may be used in lieu of the changeable letter area provided:
- 1) The sign shall be of a solid base design and conform to the ordinance regarding size and location.
 - ~~2) If more than one sign is located on the parcel there shall be a physical separation of at least two hundred fifty (250) feet as measured along property lines.~~
 - 3) The leading of the sign shall be a minimum of one hundred (100) feet from any R-20, R-12, RM-1 or RM-2 zoning district.
 - 4) Reader Board Sections of such signs shall be subject to the following conditions:
 - 5) Shall not contain or display flashing, intermittent or moving lights nor shall there be any scrolling, animation or pulsation of any lights, script or any other symbols.
 - 6) Each message displayed shall remain fixed for a minimum of thirty (30) seconds.
 - 7) Illumination for such signs shall not exceed 0.3 foot candles over ambient lighting conditions.
 - 8) The sign shall have an automatic dimmer control incorporating a photo cell mechanism to produce a distinct illumination change from a higher illumination level to a lower level for a time period between one half (1/2) hour before sunset and one half (1/2) hour after sunrise.
 - 9) The sign shall have a default mechanism that with either stop the sign in one position, or turn off the sign should a malfunction occur.
 - 10) The sign company responsible for installation of the sign shall certify the illumination specifications for the message board and the default mechanism is functional. The owner

of the sign shall also certify knowledge of the requirements of this ordinance.