



AGENDA ITEM 5A

Prepared by:
Kim Gordanier, Planning Coordinator

January 19, 2006
Prepared For: Planning Commission

A. Agenda Item: Public hearing to consider amendments to Article 7 of the Zoning Regulations pertaining to sign regulations.

B. Background:

Updating the City's sign ordinance has been on the Commission's business list for some time now, and has recently come to the forefront in reaction to an illegally non-conforming sign (made illegal by abandonment) located at the corner of Lexington and 91st Street. Resolving this particular issue is important, though there also exists a need for a comprehensive amendment to the sign regulations.

The Planning Commission discussed the continuance of pole signs, removal of non-conforming signs, materials requirements, temporary sign requirements, and other issues at their December 27th meeting. The Commissioners were not entirely in agreement on whether to allow pole signs at the highway interchanges, though consensus was reached on allowing existing pole signs to continue as legally non-conforming signs.

C. Draft Amendment:

The current sign ordinance is attached as *Exhibit A*. Staff has drafted new text for the Commission consideration: *Exhibit B*. Revisions include the following:

1. A Master Signage plan is required of every sign permit. It may be included as part of a development plan. The City Building Official is charged with review and approval of signage plans and permits (this is unchanged from the current system of administration).
2. A new functional type of sign: temporary banner signs.
3. Elevated signs increased from a maximum height of 20' to 30' from the base elevation of the highway. Elevated signs are allowed in the 'C-2' district within 800' of a highway interchange.
4. New language regarding overall sign design and materials. Masonry required on sign bases.
5. New language regarding special signs: drive-throughs, ATMs, gasoline stations.



6. Bulletin board signs for churches, schools, etc...no longer exempt from sign permit unless under 30 square feet (reduced from 100').
7. Temporary banners, real estate and construction signs exempt from sign permit if under certain size.
8. Governmental or legal signs exempt from permit.
9. Roof signs no longer permitted. Roof signs, pole signs, 'snipe' signs, billboard signs etc... now expressly prohibited.
10. Nonconforming signs abandoned for six months or more are prohibited, effective January 1, 2007.
11. Codes Enforcement Officer replaces 'enforcement agency'.
12. Stricken: "Removal of On-Site Nonconforming Signs: All on-site nonconforming signs not otherwise prohibited by the provisions of these regulations shall be removed or shall be altered to conform to the provisions of this regulation (a) when the nature of the business conducted on the premises changes and the sign is changed or modified either in shape, size, or legend, or (b) when the name of the business changes and the sign is changed or modified either in shape, size, or legend." Replaced with: "Abandoned signs for businesses that have relocated or closed shall have the sign or signs removed, covered or replaced with a blank within 90 days of relocation or closure."
13. Office Parks, Shopping Centers and Planned Districts must submit Master Signage Plans to the Planning Commission for approval.
14. Commercial Districts – awning, canopy and walls signs reduced from 'no limitations' to 'one per tenant'. Maximum gross surface area reduced from "4 square feet per lineal foot of street frontage not to exceed 100 square feet" to "Ground and monument signs: 1 (C-1) 2 (C-2) square foot for each lineal foot of street frontage, provided no single sign shall exceed a gross surface area of 50 (C-1) 100 (C-2) square feet. On lots with multiple street frontages, the street frontage is not cumulative. Awning, canopy, marquee, wall, or projecting signs: 1 square foot for each lineal foot at the front building wall of the building and not more than 25% of the wall area on which the signage is placed."
15. Elevated signs allowed in C-2 district with the following provisions: "(a) One elevated sign shall be permitted on the premises of any business located on a platted lot which is no more than 800 feet from the intersection of the K-10 Highway right-of-way and the perpendicular local street. (b) The height of the elevated sign shall be no greater than 30 feet above the highest elevation of the finished grade of the highway interchange. (c) The gross surface area of the face of the sign shall not exceed 150 square feet. (d) All elevated signs shall maintain a minimum separation of 150 feet from any other elevated sign. "
**For comparison, the Sonic Restaurant at 91st and Lexington is roughly 800' from the K-10 interchange.



D. Recommendation:

City Attorney Reavey has noted concern with various aspects of the current and proposed regulations, and staff will need additional time to work with Reavey to address issues of general legality. It is recommended that the Commission hold the public hearing and table the item to the February 28th meeting.

End of Report