

Sec. 42-405. Signs in commercial and light industrial districts.

(a) *Generally.*

- (1) *Development and construction standards.* All signs erected within the commercial and light industrial zoning districts shall comply with the requirements of sections 42-402 and 42-403. The Town Center (T-C) Planned Development District core and fringe areas, as represented on the adopted concept plan for the T-C District, as amended, shall be considered commercial zoning districts for the purpose of administering the requirements of this article.
- (2) *Signs facing residential districts.* Any sign erected within 100 feet of either an existing residential use or a residential district shall be non-illuminated and limited to 16 square feet in area.

(b) *Signs for individual establishments.* An individual establishment located on a single lot that is not part of a development containing multiple establishments is allowed the following signs:

- (1) Maximum number of signs: Three, comprised of two permanent and one portable sign.
- (2) Types of signs permitted:
 - a. Awning;
 - b. Banner;
 - c. Bulletin board;
 - d. Canopy;
 - e. Flag or pennant;
 - f. Monument;
 - g. Pole;
 - h. Portable;
 - i. Projecting;
 - j. Seasonal produce stand and modular food service establishment, provided such uses are authorized in the commercial or industrial zoning district so located;
 - k. Wall; and
 - l. Window.
- (3) Height of sign: See section 42-403(a)(1).
- (4) Area of sign: See section 42-403(a)(3)(4) and (5).

Individual establishments within developments containing multiple establishments shall be governed by the provisions of subsection (c)(6) below.

(c) *Signs for buildings or lots containing multiple establishments.* The following sign standards apply to all lots, or multiple contiguous lots under the same ownership, containing multiple establishments, or any building(s) containing multiple establishments, including but not limited to mixed-use buildings, office parks, light industrial parks and shopping centers:

- (1) Multiple establishment sign: One monument or pole sign shall be permitted within 25 feet of the primary vehicular entrance to a public street, as measured from the center of

the closest radii of said entrance, for developments on parcels having frontage on such public street and a minimum front yard setback requirement of 25 feet from the property line adjoining such street. Such signs shall be permitted to have an area of one square foot per five linear feet of frontage for the lot(s) comprising the development not to exceed a maximum of 100 square feet of sign area and a maximum height of 12 feet.

- (2) Maximum number of signs per establishment: Three, not more than two of which may be permanent signs.
- (3) Types of signs permitted: Awning, banner, bulletin board, canopy, flag or pennant, monument, pole, portable, projecting, wall, and window.
- (4) Maximum size of signs: See section 42-403, sign standards.
- (5) Maximum height of signs: See section 42-403, sign standards.
- (6) Signs for individual establishments within developments containing multiple establishments: All standards are the same as for individual establishments, except that separate pole or monument signs for individual establishments as authorized by subsection (b) of this section shall not be permitted on a property where a multiple business establishment sign authorized by subsection (c)(1) above is approved or constructed thereon, and provided further that not more than two (2) such separate pole or monument signs for individual establishments shall be erected on any property containing multiple establishments. Establishments located on the second floor or higher of a multi-story building shall display signage permitted by this chapter at a height not exceeding the floor level of the second floor of the building upon which such signage is attached.

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