

ORDINANCE 1028

AN ORDINANCE REPEALING SECTIONS 8.L, 9.L, 10.L, 11.L, 12.L, 13.L, 14.L, 15.L, 16.L, 17.L, 18.L, 19.L, 20.L, 21.L, 22.L, 23.L, AND 24.L OF ORDINANCE 613 OF THE WILLISTON CITY ORDINANCE, OTHERWISE KNOWN AS THE ZONING ORDINANCE, AND REPLACING AND AMENDING SECTION 25.G. GENERAL SIGN REGULATIONS, AMENDING THE SIGN REGULATIONS FOR THE CITY OF WILLISTON.

WHEREAS, Exterior signs have a substantial impact on the character and quality of the environment;

WHEREAS, Signs provide an important medium through which individuals may convey a variety of messages;

WHEREAS, Signs can create safety hazards that threaten the public health, safety or welfare. Such a safety threat is particularly great for signs that are structurally inadequate, or that may confuse or distract drivers or pedestrians, or that may interfere with official directional or warning signs;

WHEREAS, Signs can also adversely affect the public welfare by creating aesthetic concerns and detriments to property values. Such aesthetic concerns and detriments to property values are particularly great when an accumulation or proliferation of signs results in visual clutter, or when one or more signs spoil vistas or views, or when one or more signs add or increase commercialism in noncommercial areas;

WHEREAS, Signs serving certain functions, such as small signs that serve a purely directional function, are necessary to enable visitors or residents to efficiently reach their intended destinations. Experience teaches that citizens often plan as if such signs will be present in those settings, so in the absence of such signs, frustration and disorientation will result, and time and fuel will be wasted. Such signs also prevent traffic hazards by easing the task of the motorist looking for a property open house or other events;

WHEREAS, No signs that exceed the size or spacing limitations of this ordinance constitute a customary use of signage in the city;

WHEREAS, In narrowly drawing and tailoring provisions for regulating signage, the city finds and determines that the exercise of its police power for such regulation should not extend to objects that are not typically associated with or considered signage, such as artwork, decorations, murals, or cemetery markers. However, to prevent the purposes of these regulations from being circumvented, such regulations should apply where objects such as vehicles are used for the primary purpose of signage or as a functional equivalent of signage;

WHEREAS, Non-conforming signs may adversely affect the public health, safety, and welfare. Such signs may adversely affect the aesthetic characteristics of the city and may adversely affect public safety due to the visual impact of said signs on motorists and the structural characteristics of said signs. In addition, overprotection of prior nonconforming uses and structures can unjustifiably delay

the point at which nonconforming uses and structures are gradually abated due to obsolescence and similar causes, and can unfairly provide existing businesses with an unfair competitive advantage over new competitors because those new competitors are uniformly required to comply with existing standards;

WHEREAS, The city has prohibited obscene or indecent signs to protect the health, safety, general welfare and morals of the residents of the city, to preserve the quality of family life, to preserve the characteristics of its neighborhoods and to prevent adverse and deleterious effects contributing to the flight and downgrading of neighborhoods. The city is mindful of the negative effects of obscene and indecent material upon minors and the criminal activity and disruption of the public peace associated with such establishments;

WHEREAS, The city's land-use regulations have included the regulation of signs in an effort to foster adequate information and means of expression and to promote the economic viability of the community, while protecting the city and its citizens from a proliferation of signs of a type, size, number, location and character that would adversely impact upon the aesthetics of the community or threaten health, safety or the welfare of the community. The appropriate regulation of the physical characteristics of signs in the city and other communities has had a positive impact on the safety and the appearance of the community;

NOW THEREFORE BE IT RESOLVED that the Board of City Commissioners of the City of Williston, North Dakota, does hereby adopt the following ordinance:

SECTION 8.L. -REPEALED

SECTION 9.L. -REPEALED

SECTION 10.L. -REPEALED

SECTION 11.L. -REPEALED

SECTION 12.L. -REPEALED

SECTION 13.L -REPEALED

SECTION 14.L. -REPEALED

SECTION 15.L. -REPEALED

SECTION 16.L. -REPEALED

SECTION 17.L. -REPEALED

SECTION 18.L. -REPEALED

SECTION 19.L. -REPEALED

SECTION 20.L. -REPEALED

SECTION 21.M. -REPEALED

SECTION 22.L. -REPEALED

SECTION 23.L. -REPEALED

SECTION 24.L. -REPEALED

SECTION 25.G. General Sign Regulations

1. Purpose.

The purpose of this subsection is to permit such signs that will not, by their reason, size, location, construction, or manner of display, endanger the public safety of individuals, confuse, mislead, or obstruct the vision necessary for traffic safety, or otherwise endanger public health, safety, and general welfare; and to permit and regulate signs in such a way as to support and complement land use objectives set forth in this ordinance.

2. Definition of Terms

The following definitions shall be used for terms contained in this chapter that are not otherwise defined in the Williston Municipal Code or in this Zoning Ordinance.

- a) **ABANDONED SIGN:** A sign 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.
- b) **BUILDING OR STORE FRONTAGE:** The length of any side of a building or store which fronts upon a public street. If an independent occupant in a building does not face a street but, rather, only fronts upon a customer parking lot, then that frontage on the parking lot can be considered towards calculating total building frontage.
- c) **BUSINESS CENTER IDENTIFICATION SIGN:** A sign that identifies a building or group of commercial buildings, with 3 or more businesses with shared parking and/or access.
- d) **CAMPUS:** A cohesive area on which are institutional primary uses with secondary accessory uses that are not intended to attract off-campus clientele.
- e) **OBSENE OR INDECENT SIGN:** A sign that, in whole or in part, show specified anatomical areas or specified sexual activities.
- f) **SANDWICH BOARD SIGN:** A portable advertising or business ground sign typically constructed in such a manner as to form an “A” or tent-like shape, or a “T” sign which is perpendicular to the ground with a single base, with each sign face typically used for advertising.
- g) **SIGN:** Any surface, fabric, device, or display which bears lettered, pictorial, or sculptured matter, including forms shaped to resemble any human, animal, or product, designed to convey information visually and which is exposed to public view. For purposes of this ordinance, the term "sign" shall include all structural members. A sign shall be construed to be a display surface or device containing organized and related elements composed to form a single unit. In cases where matter is displayed in a random or unconnected manner without organized relationship of the components, each such component shall be considered to be a single sign.

- h) **MURAL:** A graphic displayed on the exterior of a building, generally for the purposes of decoration or artistic expression, including but not limited to painting, fresco, or mosaic. These are not regulated as signage, as they are considered artwork. Murals must be determined by the Planning Director to contain no commercial content and therefore are excluded from the definition of signs.
- i) **SIGN ANIMATION:** For dynamic messaging signs, any depictions of people, animals, or objects in motion.
- j) **SIGN, EMERGENCY LOCATOR:** A sign installed near the address entry of any multi-building development in which the individual buildings do not front on public streets that indicates the address, unit number, or other location of the buildings and the access route to those buildings from the address entrance.
- k) **SIGN FACE:** That area or display surface of a sign used to convey the message. Rules for computation of sign area are included in Section 25.7.a. Computations below.
- l) **SIGN MESSAGING:** Any information displayed on the sign face. Types of sign messaging are:
 - 1) **CHANGEABLE COPY:** Any sign's display that has the ability to have its message readily changed by physical interaction.
 - 2) **DYNAMIC MESSAGING:** Any sign's display that has the ability to change its message independent from physical interaction and/or exposes to public view any message via an electronic medium and not simply by illumination. This shall include but is not limited to all electronic scrolling, electronic off-premise signs, digital off-premise sign, animated sign, or rotating message signs.
 - 3) **STATIC MESSAGING:** Any sign's display that is not able to be readily changed by any means.
- m) **SIGN, NONCONFORMING:** Any sign which does not conform to the regulations of the ordinance.
- n) **SIGN, OFF-PREMISE ADVERTISING:** A sign which identifies or directs attention to:
 - 1) A business, commodity, service, campaign, or attraction conducted, sold, or offered at a location other than the premises on which the sign is located, and/or
 - 2) The ideological or non-commercial views of a party who is not an occupant of the premises.
- o) **SIGN, PERMANENT:** A sign that is attached to a building, installed on a lot, or authorized to be placed on the public right of way by the political subdivision, that directs attention to the following, including but not limited to a business, commodity, service, or entertainment conducted, sold, or offered on the premises on which the sign is located. Within the meaning of this ordinance, this shall not include off premise advertising signs. Types of permanent signs are:
 - 1) **AWNING:** A sign on which the sign face is displayed on a usually fabric or hard-surfaced window covering that projects from the wall of a structure.

- 2) **BUSINESS CENTER IDENTIFICATION SIGN:** A sign that identifies a building or group of commercial buildings with 3 or more businesses, with shared parking and/or access.
- 3) **CANOPY:** A roof-like cover, including an awning, that projects from the wall of a building over a door, window, or entrance; or a freestanding or projecting cover above an outdoor service area, such as at a gasoline service station.
- 4) **FREESTANDING:** A self-supporting sign resting on or supported by means of poles, standards, or any other type of base on the ground. These include monument, monopole, and business center identification signs.
- 5) **MARQUEE:** Any sign attached to and made part of a marquee. A marquee is defined as a permanent roof-like structure projecting beyond a building wall at an entrance to a building or extending along and projecting beyond the building's wall and generally designed and constructed to provide protection against the weather.
- 6) **MONOPOLE:** A freestanding sign supported by a single pole or other vertical structure, with the sign face located more than four feet from the ground
- 7) **MONUMENT:** A type of freestanding sign supported by a base of at least 75 percent of the sign width, with the sign face located within four feet from the ground, and is independent from any building.
- 8) **PROJECTING:** A sign that is wholly or partly dependent upon a building for support and which projects more than 12 inches from such building.
- 9) **ROOF:** A sign that is mounted on the roof of a building or which is wholly dependent upon a building for support and which projects above the parapet of a building with a flat roof, the eave line of a building with a gambrel, gable, or hip roof or the deck line of a building with a mansard roof. New roof signs are not permitted. Existing signs are considered to be non-conforming. Such signs may be replaced and the logo changed, as long as the new sign maintains the size, style, materials and historical integrity of the sign.
- 10) **WALL:** A sign fastened to the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign and which does not project more than 12 inches from such building or structure.

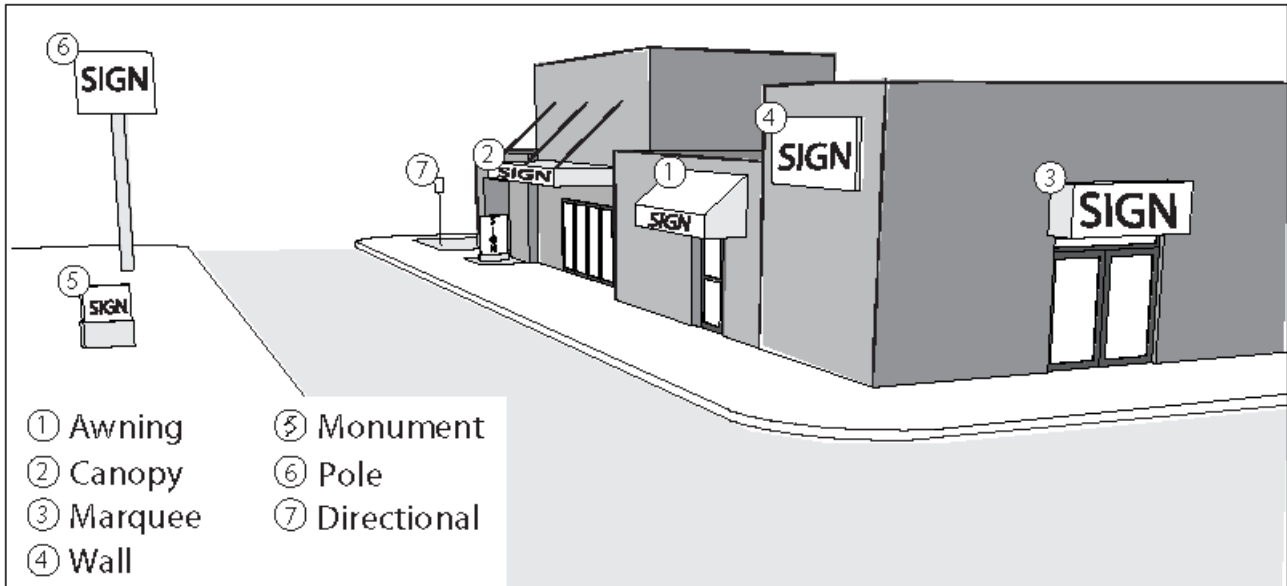


Image 25.1. Types of Signs

- p) **SIGN, SUBDIVISION:** a permanent sign designating a common grouping of homes or apartment buildings on no less than 2 acres which share a common name or brand. These can be located on one lot or on multiple lots.
- q) **SIGN, TEMPORARY, COMMERCIAL:** Any sign, blade, banner, pennant, flag, finished (stained or painted) wood or advertising display with lettering, pictorial or sculptured matter, designed to convey information visually and which is exposed to public view, constructed of cloth, canvas, light fabric, wallboard or other light materials, with or without frames, intended to be displayed for a limited period of time only, and located only in P,C-1, C-2, C-3, M-1, M-2, Ag. These signs are regulated in Section 25.12. Types of temporary commercial signs are:
- 1) **BALLOON:** A sign that is inflated with a lighter-than-air gas and is tethered to the ground, building, another sign, or vehicle. Any signs attached to the tether are considered part of the balloon sign.
 - 2) **BANNER:** A sign displayed on flexible material, such as fabric or plastic, that is not permanently affixed to a structure for display.
 - 3) **BLADE:** A sign generally formed from a loop of solid material, which serves as a signpost, and which encloses an area of flexible material bearing the message. Blades without words on them are considered non-worded and fall under “Non-Worded Advertisement”, Section 25.12.D. and 25.2.T.
 - 4) **FLAG:** any sign printed or painted on cloth, plastic, canvas, or other like material with distinctive colors, patterns or symbolic devices attached to a pole or staff. Flags without words on them, which are not covered under 25.6.B are considered non-worded and fall under “Non-Worded Advertisement”, Section 25.12.D. and 25.2.T.
 - 5) **INFLATABLE:** A sign that depends for its structure on being inflated by air, with or without wording or graphics. Inflatable signs which wave rapidly and erratically are prohibited in Williston.

- 6) **PENNANT:** a small flag peculiar in shape, color, or design flown during any function. Pennants without words on them are considered non-worded and fall under “Non-Worded Advertisement”, Section 25.12.D. and 25.2.T.
- 7) **PORTABLE:** Any sign which is constructed so as to be movable, either by skids, wheels, truck or other conveyance; any sign which does not have a permanent foundation or is not otherwise permanently fastened to the ground and/or which is not wired for electricity in accordance with the sign code. When on a trailer, the removal of the wheels or undercarriage does not place the sign in another category, neither does the anchoring of the sign by means of concrete blocks, sandbags, or other types of temporary anchors.
- 8) **VEHICLE:** a sign attached to or painted on a motor vehicle or trailer that is parked on or adjacent to property for more than 24 consecutive hours, the principal purpose of which is to serve as a stationary advertising device and to attract attention to a product sold or to a business, not including vehicle sales authorized by the city. A logo or business name on a motor vehicle or on equipment shall not be prohibited unless the motor vehicle or equipment is used as a stationary advertising device.
- r) **FIXED YARD SIGN:** a fixed sign or advertising display made with stained or painted wood or other finished rigid light materials, with no changeable copy, designed to convey information visually, which is fixed into the ground to direct attention to the lot on which it stands. These signs are regulated in Section 25.6.K.
- s) **SIGN, TEMPORARY, RESIDENTIAL:** Any sign, blade, banner, pennant, flag, sandwich sign, finished (Stained or painted) wood or advertising display with lettering, pictorial or sculptured matter, designed to convey information visually and which is exposed to public view, constructed of cloth, canvas, light fabric, wallboard, or other light materials, with or without frames, intended to be displayed for a limited period only, to direct attention to an activity being temporarily undertaken on the premises on which the sign is located, located only in R-1A, R-1E, R1, R-2, R-2A, R-6, and R-7 zones, or in Ag, R-3, R-4, and R-5 zones. These signs are regulated in Section 25.6 and Section 25.12.C.. Types of temporary residential signs are broken into two categories:
 - 1) Signs in R-1E, R-1A, R-1, R-2, R-2A, R-6 and R-7, regulated in Sections 25.6.I and 25.12.C.
 - 2) Signs in Ag, R-3, R-4, R-5, regulated in Sections 25.6.J and 25.12.C.
- t) **NON WORDED ADVERTISEMENT:** Balloons, blades, flags or pennants without wording, which are used to draw attention to a temporary special on the property on which they is located. This is intended for short term use; properties should not be ringed in non-worded blade signs or covered by pennants. These may be no larger than 32 square feet. These signs are regulated in Sections 25.12.D. and 25.2.T.

3. Resolution of conflicting regulations.

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

4. Permits required.

a) Unless specified herein, no person shall erect, alter, reconstruct, or relocate any permanent sign without first obtaining a sign permit for such work from the Building Official. No permit shall be issued until the Building Official determines that such work is in accordance with the requirements contained in this ordinance and the current version of the Uniform Sign Code adopted by the City, except where amended by this ordinance. When a sign permit has been issued by the Building Official, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms or conditions of said permit without prior approval of the Building Official. A written record of such approval shall be entered upon the original permit application and maintained in the files of the Building Official.

b) Unless specified herein, no person shall erect, alter, reconstruct, or relocate any temporary sign without first obtaining a sign permit for such work from the Planning Director. No permit shall be issued until the Planning Director determines that such work is in accordance with the requirements contained in this ordinance and the current version of the Uniform Sign Code adopted by the City, except where amended by this ordinance. When a temporary sign permit has been issued by the Planning Director, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms or conditions of said permit without prior approval of the Planning Director. A written record of such approval shall be entered upon the original permit application and maintained in the files of the Planning Director.

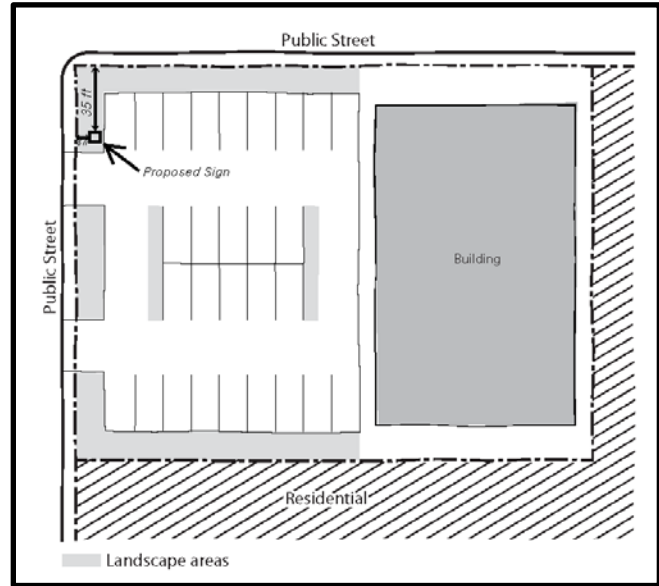


Image 25.2. Sample Sign Site Plan

c) Upon application for a sign permit, a dimensioned site plan must be submitted showing the location of the lot lines, structures (including accessory structures), above-ground and under-ground utilities, easements, the location of the proposed sign, and details showing sign area dimensions. This site plan shall be at a legible scale and such scale shall be listed on the site plan. If the proposed sign(s) is to be located on the building façade, dimensioned elevations with building height and width must be submitted. In addition, an engineer's construction specifications for the sign including structural loading data must be submitted.

d) Businesses that sell or rent signs may display the signs to be sold or rented without applying for a sign permit. Signs displayed must clearly indicate they are being used as displays or examples and may not replicate, or substantially replicate, the messaging on the approved permanent sign for that business.

e) Any owner of portable signs renting such portable signs on a regular basis may permit their signs for use at various business establishments, provided all other regulations laid

out in this ordinance are followed. The application for the permit shall be made to the Planning Director, and the permit fee, as established by Resolution by the Board of City Commissioners and shall be paid prior to the issuance of the permit and at each yearly renewal period. A monthly report prior to the time of sign placement shall be provided to the Planning Director for each sign owner licensed in this manner, or, a sign owner may submit individual placement requests prior to placing the sign. The reports shall include the following:

- 1) Name and address of owner of sign.
- 2) Owner approval to place sign on location for dates shown.
- 3) Dates of placement of each sign on property.
- 4) Number of signs to be placed on each property.
- 5) Placement location of each sign.
- 6) Site plan of location of each sign.

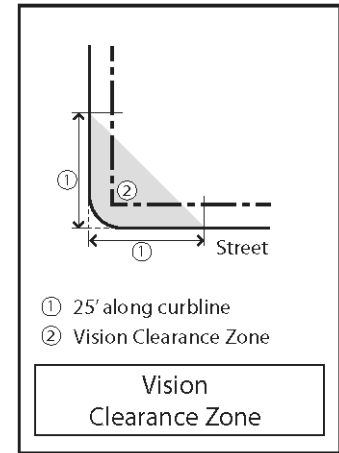
5. Prohibited signs.

The following signs are prohibited in all zoning districts.

- a) Obscene or Indecent Signs
- b) Abandoned signs.
- c) Painted wall signs that do not meet the regulations applied to a mural sign, Section 25.14.
- d) Revolving signs.
- e) Signs installed or displayed in any public right of way, pursuant to Section 25.5.R, and excluding sandwich board signs in the Downtown area, as defined by Exhibit A, or in other areas where private property on which to display such signs is limited and where the storefront abuts the right of way. Such signs must be permitted.
- f) Signs that obstruct the view of street or railroad crossings.
- g) Signs that unreasonably obstruct from view any other sign or use currently in existence.
- h) Signs that reduce any required parking for any use on the lot upon which the sign is placed.
- i) Signs that obstruct any access to any habitable structure.
- j) Signs that obstruct or overhang any driveway required for fire department access.
- k) Signs unable meet the structural loading requirements as established in the currently adopted version of the North Dakota State Building Code or otherwise be structurally sound.
- l) Signs that overhang or project into any public right of way, except as specifically noted in this ordinance.
- m) Any sign that projects into or is placed within the site triangle zone, which is defined as a height of between 2.5 feet and 10 feet above the established curb grades of the intersecting streets

within the triangle formed by the curb lines of the intersecting streets and the line joining points a distance of 25 feet on each curb line from their point of intersection.

- n) Signs that protrude above the point of a building with a flat roof, the eave line of a gambrel, gable, or the hip roof of the deck line of a mansard roof, except for roof signs as defined by Section 25.2.O.9.
- o) Any sign which is not included under the types of signs permitted in district regulations or in this subsection.
- p) Any sign, outdoor commercial advertising or lighting device that has not received a permit. Such devices constituting a nuisance because of lighting glare, focus, animation, or flashing are prohibited in any district.
- q) Any sign which conflicts in any manner with the clear and obvious appearance of public signs and traffic control devices.
- r) Any notice, political poster or handbill, advertisement or any other sign upon any power or telephone pole, bridge, fire hydrant, official public sign, street light pole, or in any portion of a public right-of-way.
- s) Any freestanding sign on public property, except by approval of the City Commission.
- t) Inflatable signs, which wave rapidly and erratically, with or without wording, which are intended to draw business or attention to a business and which do not meet the allowances below.



Clearance Zone

6. Signs allowed on private property without sign permits.

The following shall be exempt the application of these Section 25 sign regulations:

- a) Signs not exceeding four square feet in area and bearing only post box numbers, names of occupants of premises, address, or name of home occupation.
- b) Flags and insignia of any government, except when displayed in connection with commercial promotion.
- c) Signs from government agencies directing and guiding traffic, and parking on public or private property, but bearing no advertising matter.
- d) Street Banners: Signs advertising a public event, providing that specific sign approval is granted under regulations established by the city.
- e) Seasonal Holiday Decorations: Signs pertaining to national holidays and national observances.
- f) 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, with no advertising.

- g) 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.
- h) Window Signs: Such signs that are displayed inside of or on a window or within a building.
- i) Temporary signs on Ag, R-3, R-4 and R-5 properties no more than 32 square feet and no more than 6 feet tall. However, no more than one temporary sign is allowed per street frontage. If a property has more than 200 feet of frontage, an additional temporary sign may be allowed every 200 feet, but may not be allowed within 200 feet of another temporary commercial sign. Additional Regulations can be found in Section 25.12.C.4.B.2.
- j) Temporary signs on R-1E, R-1A, R-1, R-2, R-2A, R-6 and R-7 properties that are no more than 6 square feet. However, no more than one temporary sign is allowed per street frontage. If a property has more than 200 feet of frontage, an additional temporary sign may be allowed every 200 feet, but may not be allowed within 200 feet of another temporary commercial sign. Additional Regulations can be found in Section 25.12.C.4.B.1.
- k) Fixed Yard Signs on P, C-1, C-2, C-3, M-1, M-2, and M-3 lots which are no more than 32 square feet and no more than 6 feet tall. However, no more than one fixed yard sign is allowed per street frontage. If a property has more than 200 feet of frontage, an additional temporary commercial sign may be allowed every 200 feet, but may not be allowed within 200 feet of another temporary commercial sign.
- l) Drive-through menu signs, provided the message on such signs includes only menu information and does not advertise the business.
- m) 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.
- n) Directional signs provided that such signs:
 - 1) Do not exceed four square feet in maximum size or four feet in maximum height, except in cases of medical, college, or other campus, which require a sign master plan, a sign permit, and a building permit.
 - 2) 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, including at or above building entrances.

7. Computations.

The following rules shall control the computation of sign area and sign height.

a) Sign Area:

1) Computation of Area of Individual Signs: The area of a sign face shall be calculated by means of the smallest rectangle that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. The supporting structure or bracing of a sign shall not be counted as a part of sign face area unless such structure or bracing is made a part of the sign's message. The supporting structure must be proportional to the sign face.

2) Computation of Area of Multifaced Signs: Where a sign has two display faces back to back, the area of only one face shall be considered the sign face area. Where a sign has more than one display face, all areas which can be viewed simultaneously shall be considered the sign face area.

b) Sign 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.

8. Messaging.

Types of messaging are defined in Section 25.2.L.

a) Static Messaging:

- 1) All permanent signs may have static messaging.
- 2) All temporary signs may have static messaging.

b) Changeable copy

- 1) All permanent signs may have changeable copy.
- 2) Commercial temporary portable signs may have changeable copy; the message on the sign may change during the event, but the structure of the sign shall be regulated by the permitting process laid out in Section 25.4.

c) Dynamic Messaging:

- 1) Only permanent signs may have dynamic messaging.
- 2) Individual messages shall be displayed in no more than three screens over a period of no longer than nine seconds. Screens shall take no longer than one second to change.

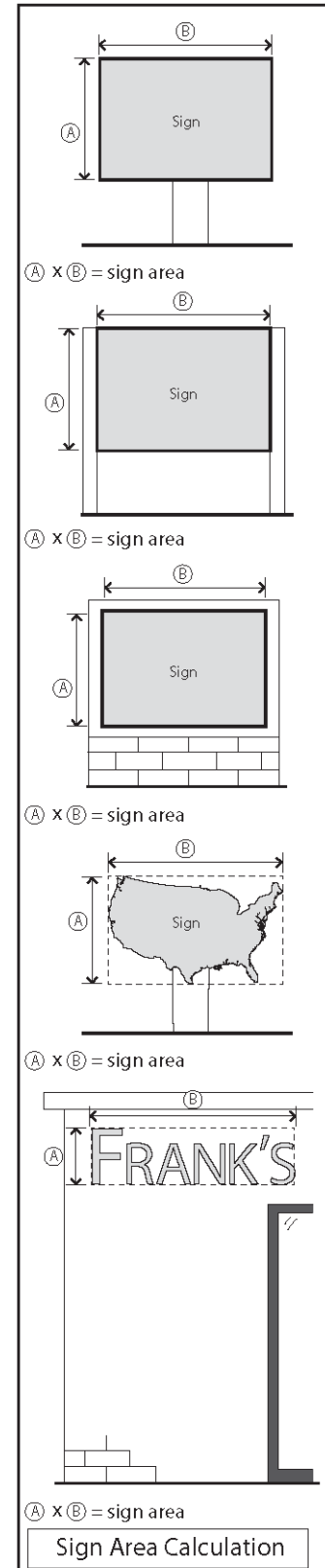


Image 25.4. Sign Area Calculations

Messages displaying time and/or temperature shall be displayed no longer than three seconds.

3) Prohibited Display Elements:

- i) Animation not related to the message displayed.
 - ii) Any flashing of all or any part of the screen.
 - iii) Any spinning or similar motion of all or any part of the display.
- 4) The message shall not contain materials that may be confused as a traffic control device, simulate automobiles either outgoing or oncoming, or direct the driver to make any abrupt turning movements. Light emitted shall not obscure any traffic control device.
 - 5) The brightness of the illumination shall be approximately adjusted as ambient light decreases by utilizing an ambient light sensor for automatic dimming.
 - 6) Light emitted shall be a maximum of 0.3 foot-candle above ambient light levels measured per industry standard procedure.
 - 7) All regulations for dynamic messaging signs shall be applicable to all signs that fit the definition regardless of size, construction, or mounting.
 - 8) Dynamic messaging signs within 150 feet of a residential zone that face the residential zone shall display a static message between the hours of 9:00 p.m. and 7:00 a.m.
 - 9) No dynamic messaging signs shall be mounted perpendicular to the surface to which they are attached. These signs must be attached to a marquee sign or freestanding sign, or must be a wall sign.
 - 10) The area of the sign face of the dynamic messaging portion of any sign shall be counted towards the maximum allowable sign face square footage allowed under this ordinance.
 - 11) Dynamic messaging signs are not permitted in the Center Downtown Area, as defined by Exhibit A. Existing dynamic messaging signs in the Center Downtown Area will be considered non-conforming signs.
 - 12) Dynamic messaging signs may be used for non-residential uses that do not include home occupations inside a residential district, but may be no more than 45 square feet, only 25 of which may be utilized for a dynamic messaging screen. These must be monument style, and may be more than 6 feet tall on any local or collector street, and no more than 8 feet tall on any arterial street. One such sign may be allowed per street frontage. These must follow all regulations laid out in Sections 25.9, 25.11, and 25.19. Dynamic messaging signs not associated with such non-residential uses are not permitted in a residential zone.

9. General sign regulations.

- a) Design, Construction, and Maintenance: All signs shall be designed, constructed, and maintained in accordance with the following standards:
 - 1) All signs shall comply with applicable provisions of the City of Williston's building and electrical codes at all times.

- 2) Except for banners, flags, temporary signs, and window signs conforming in all respects with the requirements of this ordinance, all signs shall be constructed of permanent finished materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
 - 3) All signs shall be maintained in good structural condition at all times.
 - 4) When any sign becomes unsafe or is unlawfully installed or maintained in violation of this ordinance, the owner shall be notified to bring the sign into compliance within 72 hours. If the owner can demonstrate that parts have been ordered and, through no fault of the owner, are not immediately available, or repair of the sign has been scheduled with a service technician, the Building Official can extend the time.
 - 5) Abandoned signs shall be removed by the property owner within 30 days of the discontinuance, after which the Planning Director will have the right to levy a penalty for each day the signage is not brought into compliance.
- b) All signs which were lawful on the date of adoption of this ordinance but which would be prohibited, regulated, or restricted under the terms of this ordinance shall be treated pursuant to Section 6, Nonconformities, of this zoning ordinance.
 - c) All signs must bear a sticker, plate, or other permanent marking of at least six square inches in area indicating the owner or installer of the sign, a current mailing address, and a current contact phone number. The sticker, plate, or other permanent marking must appear on the lower part of each sign face. Signs not displaying such a sticker, plate, or other permanent marking will be considered to be the responsibility of the owner of the property on which the sign is installed or displayed.
 - d) Illumination on all signs shall be designed to minimize glare, light trespass, and excessive amounts of misdirected light. All lighted signs, including interior-lit cabinets, shall be designed by a qualified professional. The use of minimum lumens or foot-candles required to adequately illuminate the sign is required.

10. Emergency locator signs.

“Emergency Locator Sign” is defined in Section 25.2.J. of this ordinance.

- a) Emergency Locator Signs:
 - 1) Will not be counted in the total signage for the location for which they are required.
 - 2) Require a sign permit.
 - 3) May be illuminated.
 - 4) Must be static messaging.
 - 5) Shall be of sufficient size to be clearly visible from the address entrance driveway.
 - 6) Must be displayed in a manner that is clearly visible from the address entrance driveway into the property.
 - 7) Must be installed prior to certificate of occupancy for the first building in the multi-building development.
 - 8) Must be of sturdy, weatherproof construction.

- 9) Shall be in a format approved by the Williston Fire Chief.
- 10) Shall contain no advertising.
- 11) Shall not be used a “for rent” or “vacancy” sign.

11. Permanent signs.

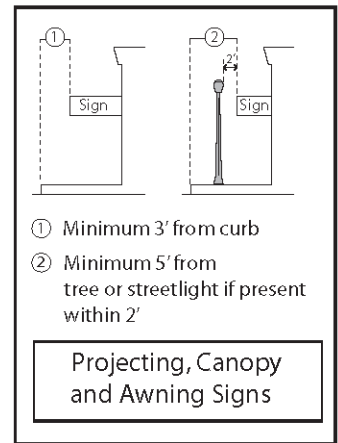
“Permanent Sign” is defined in Section 25.2.O. of this ordinance.

a) Permanent signs may:

- 1) Have static messaging, changeable copy, or dynamic messaging.
- 2) Have direct or indirect illumination.

b) Awning and Canopy Signs: Awning and Canopy signs, where permitted, are subject to the following regulations:

- 1) The sign area of an awning sign shall not exceed 25 percent of the total face area of the awning. The combined area of all front-facing awning panels shall not exceed 35 percent of the total wall area.
- 2) The sign area of a canopy sign shall not exceed 35 percent of the total face area of the canopy.
- 3) Awnings shall not extend above the eave or parapet of the building facade and shall be a minimum of eight feet, six inches above the sidewalk or grade, whichever is higher. Awnings shall not extend over any area utilized by motor vehicles.
- 4) Under-canopy or under-awning signs shall maintain a minimum of a vertical clearance of eight feet.
- 5) Awnings may project no more than nine feet from the facade of the wall to which they are mounted, but shall not extend within five feet of the curb face of any public right-of-way if any trees, lighting standards, or street poles are present within a two foot radius of the proposed awning. Otherwise, the maximum projection of any awning shall not extend within three feet of the curb face of any public right-of-way. 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.
- 6) Awnings and canopies shall maintain a vertical clearance of 14 feet over parking lots;
- 7) Canopies shall maintain a vertical clearance of 18 feet over driveways.
- 8) Awnings or canopies which project into a North Dakota Department of Transportation (NDDOT) Right of Way may require a permit from that department. If a permit is required by the NDDOT, it must be obtained.



***Image 25.4.
Projecting, Canopy,
and Awning Signs***

c) Business Center Identification Signs. Business Center Identification Signs may not be monopole signs. See Section 25.11.F, Monopole Signs. A Sign Master Plan is required.

- d) Marquee Signs: Marquee signs, where permitted, are subject to the following regulations:
 - 1) Marquee signs shall not extend within five feet of the vertical plane of the inside curb line of any public right-of-way if any trees, lighting standards, or street poles are present within a two-foot radius of the sign. Otherwise, the maximum projection of any awning shall not extend within three feet of vertical plane of the inside curb line of any public right-of-way.
 - 2) Each marquee sign, including under-canopy signs, must maintain at least the following vertical clearances:
 - i) Eight feet, 6 inches over sidewalks.
 - ii) Twelve feet within three feet of any parking area or driveway.
 - iii) Fourteen feet over parking lots.
 - iv) Eighteen feet over driveways.
 - 3) No marquee extending three feet or more from a property line may be located within 25 feet of any other marquee sign extending three feet or more from a property line.
- e) Projecting Signs and Graphics: Projecting signs and graphics, where permitted, are subject to the following regulations:
 - 1) Projecting signs must minimize visible support structure, including guy wires, cables, turnbuckles, angle iron, or other similar external support structure.
 - 2) The maximum projection of any projecting sign shall not extend within five feet of the curb face of any public right of way if any trees, lighting standards, or street poles are present within a two foot radius of the sign. Otherwise, the maximum projection of any projecting sign shall not extend within three feet of the curb face of any public right of way.
 - 3) Each projecting sign, including under-canopy signs must maintain at least the following vertical clearances:
 - i) Eight feet, six inches over sidewalks.
 - ii) Twelve feet within three feet of any parking area or driveway.
 - iii) Fourteen feet over parking lots,
 - iv) Eighteen feet over driveways.
- f) Monopole Signs: Monopole signs, where permitted, are subject to the following regulations:
 - 1) No more than two businesses may be advertised per monopole sign. Said businesses must be located on the same lot as each other and the sign.
 - 2) Each pole sign must maintain at least the following vertical clearances:
 - i) Twelve feet over sidewalks.
 - ii) Any overhang within three feet of any parking area or driveway must maintain a vertical clearance of at least 12 feet.

- iii) Fourteen feet over parking lots.
- iv) Eighteen feet over driveways.
- g) Wall Signs and Graphics: Wall signs and graphics, where permitted, are subject to the following regulations:
 - 1) A wall sign shall not extend more than 12 inches from the wall to which it is attached, and may not extend within five feet of the curb face.
 - 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 Center or Fringe Downtown, as defined by exhibit A, attached to a building on its front property line may encroach upon public right-of-way by no more than 12 inches. Such a wall sign shall provide minimum clearance of eight feet, six inches, and must remain at least five feet behind the curb face.
 - 6) Wall signs may not extend vertically above the highest portion of the roofline or parapet, whichever is less.

12. Temporary signs.

Types of temporary signs are defined in Section 25.2.Q. and 25.2.S. of this zoning ordinance.

- a) Temporary Commercial Signs:
 - 1) Require a permit from the Planning Director through the process described above under PERMITS REQUIRED, Section 25.4.b.
 - 2) Shall not contain any dynamic messaging.
 - 3) P, C-1, C-2, C-3, M-1, M-2, and M-3 districts may utilize temporary signs as follows:
 - i) May be no larger than 64 square feet.
 - ii) Individual permits may be granted for 8 events per year of 15 days each.
 - iii) One permit may cover multiple temporary signs per event; however, no more than one temporary commercial sign is allowed per street frontage. If a property has more than 200 feet of frontage, an additional temporary commercial sign may be allowed every 200 feet, but may not be allowed within 200 feet of another temporary commercial sign.
 - iv) Where a business has ordered a permanent sign to be installed which has been applied for and permitted by the Building Department, and for which documentation that the sign has been ordered has been provided, the business may apply for a temporary commercial sign as a business sign until the permanent sign has been installed.

4) Balloon Temporary Commercial Signs:

i) Balloon signs, whether worded or unworded, may only be used as follows:

(1) Only one balloon is allowed per attachment point.

(2) The total amount of balloon signage may be no more than 64 square feet.

b) Non-Residential, Non-Commercial Uses

1) Because certain uses are able to be placed in a multitude of zones, and such uses are not typically associated with either residential or commercial uses, these Non-residential, non-commercial uses (e.g. schools, churches, lodges) in residential zones may utilize a 64 square foot temporary sign for 8 events per year, with no more than 15 days per event. These signs must be permitted.

c) Residential Temporary Signs:

1) Do not require a permit.

2) Shall be static messaging only.

3) Shall not be illuminated.

4) Regulation by type of Residential Temporary Signs:

(a) No more than one such sign may be displayed on each street frontage of the property.

(b) Signs are broken into two categories:

(1) signs in R-1E, R-1A, R-1, R-2, R-2A R-6 and R-7: no more than one sign, not exceeding six square feet in area. However, no more than one temporary sign is allowed per street frontage. If a property has more than 200 feet of frontage, an additional temporary sign may be allowed every 200 feet, but may not be allowed within 200 feet of another temporary commercial sign.

(2) Signs in Ag, R-3, R-4, R-5: no more than one sign per street frontage, not exceeding 32 square feet. If a property has more than 200 feet of frontage, an additional temporary sign may be allowed every 200 feet, but may not be allowed within 200 feet of another temporary commercial sign.

(i) This may be one banner or wall sign per street frontage that is firmly affixed to a building facing the adjoining public right of way and kept in good repair that is a maximum size of 32 square feet.

(ii) If a banner sign is not used, one monument style sign not exceeding 32 square feet and 6 feet tall constructed of finished materials (with no unpainted wood) that is maintained in good order may be used. Alternative style signs may be considered and approved by the Planning Director if a hardship is demonstrated.

d) Non Worded Advertisement that is primarily designed to draw attention to a property for the purpose of gaining business:

- 1) May be allowed in R-3, R-4, C-1, C-2, C-3, M-1, M-2 districts
- 2) May only be located on private property
- 3) Must be kept in good repair, and may not be faded, tattered, or in disrepair.

13. Off-premise advertisement signs.

“Off-premise advertisement sign” is defined in Section 25.2.N. of this ordinance.

- a) Off-premise signs hereafter erected, constructed, reconstructed, altered, or moved in the City shall be constructed in accordance with the requirements of the current version of the Uniform Sign Code, adopted by the City, the latest edition of the North Dakota State Building Code and currently adopted National Electrical Code, except as amended by this ordinance.
- b) Existing off-premise signs which are located on property in the City’s jurisdiction may be maintained as built, and are not considered to be non-conforming.
- c) Off-premise signs are allowed in the M-2: Heavy Industrial Districts as Permitted Uses only if they conform to the following provisions:
 - 1) The owner shall agree, at the time of issuance of the permit, to place and maintain on such off-premise sign the contact information for the person owning, in charge of, or in control of, said off-premise sign.
 - 2) No off-premise sign shall be erected, altered, constructed, reconstructed, or moved until an application and plans have been filed with and approved by the Building Official as to size, location, and construction.
 - 3) The permitted height for off-premise signs shall be a maximum of 45 feet in height and up to 60 feet in height as a Special Permitted Use. The height shall be measured as indicated in Section 25.7.b.
 - 4) Off-premise signs shall be constructed on the existing grade of the site. Upon newly graded land, the off-premise sign shall be placed upon the final grade of the site as set forth in the grading plan in the approved final plat.
 - 5) The owner, lessee, or manager of such off-premise sign, and the owner of the sign shall maintain and keep the ground area around the sign free and clean of weeds and debris.
 - 6) The maximum area of the sign face shall not exceed 2.5 percent of the area of the lot, or 672 square feet, whichever is smaller.
 - 7) No off-premise sign shall be constructed within 600 feet of another off-premise sign with only one off-premise sign being allowed per lot or parcel of land.
 - 8) No off-premise signs shall be installed within 250 feet in any direction of any zoning district where off-premise signs are not permitted.
 - 9) All off-premise signs shall be erected using a single steel monopole design.
 - 10) No off-premise sign shall be erected within six feet of any structure.
 - 11) The maximum area of a off-premise sign shall not be increased through the special permitted use (SPU) process.

14. Murals.

“Murals” are defined in Section 25.2.H.

- a) As indicated in Table 25.1, murals are permitted only in the Center Downtown Area, defined by Exhibit A.
- b) Murals are required to be submitted to the Renaissance Zone Board for review and approval. Actions of the Renaissance Zone Board are appealable to the City Commission.

15. Oversize signs.

Specific sign limitations in each district are indicated in Table 25.1. Where proposed signs in these districts exceed the established size limitations (excluding off-premise advertising signs per Section 25.13.) or do not meet other requirements, they may be reviewed as a special permitted use (SPU) and may be considered for approval if they conform to the following:

- a) No such sign shall be erected, altered, constructed, reconstructed, or moved until an application and plans shall have been filed with the Building Official as to size, location, and construction.
- b) Neighboring property within 150 feet of the proposed sign shall receive a notice of the proposed SPU.
- c) Other considerations shall be taken such as the size of the lot, number of existing signs, the size of existing signs, in addition to the findings for SPU's prescribed in Section 27 of the this ordinance and listed below:
 - 1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.
 - 2) That literal interpretation of the provision of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.
 - 3) That the special conditions and circumstances do not result from the actions of the applicant.
 - 4) That granting the oversize sign requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

16. Sign master plan.

An applicant may submit a sign master plan detailing the size, location and design of all signs on the site. The sign master plan shall contain specific standards for consistency among all signs on the lots affected by the plan. Criteria for a common signage designation include but are not limited to color scheme, lettering or graphic style, lighting, location of each sign on the buildings or lots, sign material, sign proportions, and cumulative sign display areas and heights of all signs. All owners within the sign plan area shall be required to sign a document waiving any rights to individual freestanding monopole signs in exchange for signage on the shared business center identification signs.

Business center identification sign master plans must also show that the signage is proportional to the buildings/center, and must show the proposed signage in relation to the street and property. Sign master plans must show that proposed signage is proportional to the scale of the development and the street. These requirements must show that the sign master plan meets modern commercial design standards.

Business center identification signs are only allowed with a sign master plan, and shall be limited to one per major business center entrance, located on an arterial or highway, no more than 45 feet high and 400 feet square, and one per minor business center entrance, or business center entrance on a collector or local street, no more than 25 feet high and 200 feet square. Sign master plans must be reviewed by Planning & Zoning Commission.

Sign master plans may also be used for campus properties in residential zones.

17. Compliance with sign regulations.

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.

18. Enforcement.

- a) Continuing Maintenance Obligation: All signs must continue to be maintained in working condition, as required by Section 25.9.a.3. All sign faces must remain clearly legible and the sign mounting must remain structurally sound. All illumination must be maintained to fully illuminate the sign.
- b) Inspection and Monitoring: All signs allowed by this ordinance are subject to inspection and monitoring. Signs not in compliance with the requirements of this ordinance or not in compliance with the approved sign permit will be subject to enforcement actions pursuant to Section 26 (D) of this zoning ordinance. These enforcement actions include the City hiring a contractor to remove a non-compliant sign and backcharging the property owner for the cost of this work.
- c) Fines: Temporary signs displayed in violation of this ordinance shall be fined as indicated in the Fee Schedule, Section 5-321 of the City of Williston Code of Ordinances.
- d) Sunset Clause: All commercial temporary portable signs will need to either be removed or be properly permitted for an event as allowed above within 90 days of the effective date of this ordinance. Any commercial temporary portable sign that is still in place and not properly permitted will be fined as per Section 5-321 of the City of Williston Code of Ordinances.

19. Sign table.

Permitted sign types and maximum sizes are indicated in the following Sign Table 25.1.

Table 25.1.A. AGRICULTURAL, RESIDENTIAL AND PARKS SIGN ALLOWANCES

Sign allowances shown are per lot.

DISTRICT	FREESTANDING		BUSINESS CENTER IDENTIFICATON	PROJECTING	ROOF	MARQUEE	WALL	AWNING & CANOPY	INDIVIDUAL IDENTIFICATION/ HOME OCCUPATION	RESIDENTIAL SUBDIVISION (see note 3)	MURAL	COMMERCIAL TEMPORARY	RESIDENTIAL TEMPORARY
	HEIGHT	SIZE	SIZE	SIZE	SIZE	SIZE	SIZE	SIZE	SIZE	SIZE	SIZE	SIZE	SIZE
A: Agriculture	45 feet max.	See Note 1	Allowable on campuses. SIGN MASTER PLAN IS REQUIRED (See Section 25.16).	.5 sq ft per 1 ft of store frontage pursuant to Section 25.11.e.		1 sq ft per 1 ft of store frontage pursuant to Section 25.11.d.	2 sq ft per 1 ft of building frontage	See Section Signs 11.b.					as defined by Section 25.12.4.B.2
R-1E: Rural Estate	Non-residential uses may utilize up to: 8 ft on arterials and 6 ft on collector or local streets. This does not apply to home occupations. These signs may only be monument style.	Non-residential uses may utilize up to: 45 square feet per street frontage. Up to 25 square feet may be dynamic messaging. This does not apply to home occupations.	Allowable on campuses. SIGN MASTER PLAN IS REQUIRED (See Section 25.16).				32 sq ft, on non-residential, non-home occupation uses only		1 sign, max. of 4 sq ft.	No more than two monument style subdivision signs per major entrance into the subdivision from a public right of way, not exceeding a total of 32 square feet per entrance, and is no more than 8 feet tall on an arterial street and no more than 6 feet tall on any local or collector street.			as defined in Section 25.12.4.B.1
R-1A: Rural Resid.	Non-residential uses may utilize up to: 8 ft on arterials and 6 ft on collector or local streets. This does not apply to home occupations. These signs may only be monument style.	Non-residential uses may utilize up to: 45 square feet per street frontage. Up to 25 square feet may be dynamic messaging. This does not apply to home occupations.	Allowable on campuses. SIGN MASTER PLAN IS REQUIRED (See Section 25.16).				32 sq ft, on non-residential, non-home occupation uses only		1 sign, max. of 4 sq ft.	No more than two monument style subdivision signs per major entrance into the subdivision from a public right of way, not exceeding a total of 32 square feet per entrance, and is no more than 8 feet tall on an arterial street and no more than 6 feet tall on any local or collector street.			as defined in Section 25.12.4.B.1
R-1: SF Resid.	Non-residential uses may utilize up to: 8 ft on arterials and 6 ft on collector or local streets. This does not apply to home occupations. These signs may only be monument style.	Non-residential uses may utilize up to: 45 square feet per street frontage. Up to 25 square feet may be dynamic messaging. This does not apply to home occupations.	Allowable on campuses. SIGN MASTER PLAN IS REQUIRED (See Section 25.16).				32 sq ft, on non-residential, non-home occupation uses only		1 sign, max. of 4 sq ft.	No more than two monument style subdivision signs per major entrance into the subdivision from a public right of way, not exceeding a total of 32 square feet per entrance, and is no more than 8 feet tall on an arterial street and no more than 6 feet tall on any local or collector street.			as defined in Section 25.12.4.B.1
R-2: SF/2F Resid.	Non-residential uses may utilize up to: 8 ft on arterials and 6 ft on collector or local streets. This does not apply to home occupations. These signs may only be monument style.	Non-residential uses may utilize up to: 45 square feet per street frontage. Up to 25 square feet may be dynamic messaging. This does not apply to home occupations.	Allowable on campuses. SIGN MASTER PLAN IS REQUIRED (See Section 25.16).				32 sq ft, on apartment building or non-residential building only		1 sign, max. of 4 sq ft.	No more than two monument style subdivision signs per major entrance into the subdivision from a public right of way, not exceeding a total of 32 square feet per entrance, and is no more than 8 feet tall on an arterial street and no more than 6 feet tall on any local or collector street.			as defined in Section 25.12.4.B.1
R-2A: Mixed Low-Density	Non-residential uses may utilize up to: 8 ft on arterials and 6 ft on collector or local streets. This does not apply to home occupations. These signs may only be monument style.	Non-residential uses may utilize up to: 45 square feet per street frontage. Up to 25 square feet may be dynamic messaging. This does not apply to home occupations.	Allowable on campuses. SIGN MASTER PLAN IS REQUIRED (See Section 25.16).				32 sq ft, on apartment building or non-residential building only		1 sign, max. of 4 sq ft.	No more than two monument style subdivision signs per major entrance into the subdivision from a public right of way, not exceeding a total of 32 square feet per entrance, and is no more than 8 feet tall on an arterial street and no more than 6 feet tall on any local or collector street.			as defined in Section 25.12.4.B.1
R-3: Lowrise MF & TH Resid.	Non-residential uses may utilize up to: 8 ft on arterials and 6 ft on collector or local streets. This does not apply to home occupations. These signs may only be monument style.	Non-residential uses may utilize up to: 45 square feet per street frontage. Up to 25 square feet may be dynamic messaging. This does not apply to home occupations.	Allowable on campuses. SIGN MASTER PLAN IS REQUIRED (See Section 25.16).				32 sq ft, on apartment building or community building only		1 sign, max. of 4 sq ft.	No more than two monument style subdivision signs per major entrance into the subdivision from a public right of way, not exceeding a total of 32 square feet per entrance, and is no more than 8 feet tall on an arterial street and no more than 6 feet tall on any local or collector street.			as defined by Section 25.12.4.B.2
R-4: Highrise MF Resid.	Non-residential uses may utilize up to: 8 ft on arterials and 6 ft on collector or local streets. This does not apply to home occupations. These signs may only be monument style.	Non-residential uses may utilize up to: 45 square feet per street frontage. Up to 25 square feet may be dynamic messaging. This does not apply to home occupations.	Allowable on campuses. SIGN MASTER PLAN IS REQUIRED (See Section 25.16).				32 sq ft, on apartment building or non-residential building only		1 sign, max. of 4 sq ft.	No more than two monument style subdivision signs per major entrance into the subdivision from a public right of way, not exceeding a total of 32 square feet per entrance, and is no more than 8 feet tall on an arterial street and no more than 6 feet tall on any local or collector street.			as defined by Section 25.12.4.B.2
R-5: Manuf. Home Court	Non-residential uses may utilize up to: 8 ft on arterials and 6 ft on collector or local streets. This does not apply to home occupations. These signs may only be monument style.	Non-residential uses may utilize up to: 45 square feet per street frontage. Up to 25 square feet may be dynamic messaging. This does not apply to home occupations.	Allowable on campuses. SIGN MASTER PLAN IS REQUIRED (See Section 25.16).				32 sq ft, on non-residential building only		1 sign, max. of 4 sq ft.	No more than two monument style subdivision signs per major entrance into the subdivision from a public right of way, not exceeding a total of 32 square feet per entrance, and is no more than 8 feet tall on an arterial street and no more than 6 feet tall on any local or collector street.			as defined by Section 25.12.4.B.2
R-6: Manuf. Homes Subdiv.	Non-residential uses may utilize up to: 8 ft on arterials and 6 ft on collector or local streets. This does not apply to home occupations. These signs may only be monument style.	Non-residential uses may utilize up to: 45 square feet per street frontage. Up to 25 square feet may be dynamic messaging. This does not apply to home occupations.	Allowable on campuses. SIGN MASTER PLAN IS REQUIRED (See Section 25.16).				32 sq ft, on non-residential building only		1 sign, max. of 4 sq ft.	No more than two monument style subdivision signs per major entrance into the subdivision from a public right of way, not exceeding a total of 32 square feet per entrance, and is no more than 8 feet tall on an arterial street and no more than 6 feet tall on any local or collector street.			as defined in Section 25.12.4.B.1
R-7: Residential Manuf. Home Subdiv.	Non-residential uses may utilize up to: 8 ft on arterials and 6 ft on collector or local streets. This does not apply to home occupations. These signs may only be monument style.	Non-residential uses may utilize up to: 45 square feet per street frontage. Up to 25 square feet may be dynamic messaging. This does not apply to home occupations.	Allowable on campuses. SIGN MASTER PLAN IS REQUIRED (See Section 25.16).				32 sq ft, on non-residential building only		1 sign, max. of 4 sq ft.	No more than two monument style subdivision signs per major entrance into the subdivision from a public right of way, not exceeding a total of 32 square feet per entrance, and is no more than 8 feet tall on an arterial street and no more than 6 feet tall on any local or collector street.			as defined in Section 25.12.4.B.1
P: Parks and OS	Non-residential uses may utilize up to: 8 ft on arterials and 6 ft on collector or local streets. This does not apply to home occupations. These signs may only be monument style.	Non-residential uses may utilize up to: 45 square feet per street frontage. Up to 25 square feet may be dynamic messaging. This does not apply to home occupations.	Allowable on campuses. SIGN MASTER PLAN IS REQUIRED (See Section 25.16).				2 sq ft per 1 ft of building frontage					as defined in Section 25.12.A	

Note 1: freestanding signs may be sized at 2 square feet for every one foot of lot frontage, with a maximum size of 200 square feet. In any case, a freestanding sign may be a minimum of 125 sq ft. In the case of 2 businesses, up to 200 square ft is allowed in order to advertise both businesses. If 3 or more businesses are located on one lot, the total sign allowance is 200 square feet, or the lot may apply to utilize a business center identification sign.

Note 2: If a lot, regardless of number of businesses on the lot, has more than 1 frontage and at least 250 feet of frontage per frontage, then a sign of 125 square feet in the case of one business on the lot, or a sign of 200 square feet in the case of two businesses on the lot, or a sign of 200 square feet or a business center identification sign in the case of 3 or more businesses on the lot, may be utilized on each frontage.

Note 3: In the event that an apartment or townhouse complex requests to have a sign where there is no entrance to the complex: In lieu of a sign at an entrance, an apartment complex may utilize a sign on a street frontage where there is no entrance. This option may be used no more than once per street frontage per complex, regardless of number of lots within the complex. A 4 square foot identification sign may be used at the entrance where the identification sign has been given up, in order to provide for emergency access.

TABLE 25.1.B. COMMERCIAL AND INDUSTRIAL SIGN ALLOWANCES

Sign allowances shown are per lot.

DISTRICT	FREESTANDING		BUSINESS CENTER IDENTIFICATION	PROJECTING	ROOF	MARQUEE	WALL	AWNING & CANOPY	INDIVIDUAL IDENTIFICATION	RESIDENTIAL SUBDIVISION	MURAL	COMMERCIAL TEMPORARY	RESIDENTIAL TEMPORARY
	HEIGHT	SIZE	SIZE	SIZE	SIZE	SIZE	SIZE	SIZE	SIZE	SIZE	SIZE	SIZE	SIZE
C-1: Neigh Comm	Up to 8 ft on arterials and 6 ft on collector or local streets. This does not apply to home occupations. These signs may only be monument style.	Up to 45 square feet per street frontage. Up to 25 square feet may be dynamic messaging. This does not apply to home occupations. See Note 4		.5 sq ft per 1 ft of store frontage pursuant to Section 25.11.e.	New roof signs are not permitted. Existing signs are considered to be non-conforming. Such signs may be replaced and the logo changed, as long as the new sign maintains the size, style, materials and historical integrity of the sign.	1 sq ft per 1 ft of store frontage pursuant to Section 25.11.d.	2 sq ft per 1 ft of building frontage	See Section Signs.11.b.				as defined in Section 25.12.a.	
C-2: Gen'l Comm	45 feet max.	See Note 1, 2 & 4	SIGN MASTER PLAN REQUIRED (See Section 25.16)	.5 sq ft per 1 ft of store frontage pursuant to Section 25.11.e.		1 sq ft per 1 ft of store frontage pursuant to Section 25.11.d.	2 sq ft per 1 ft of building frontage	See Section Signs.11.b.				as defined in Section 25.12.a.	
C-3: Restricted Comm	45 feet max.	See Note 1, 2 & 4	SIGN MASTER PLAN REQUIRED (See Section 25.16)	.5 sq ft per 1 ft of store frontage pursuant to Section 25.11.e.		1 sq ft per 1 ft of store frontage pursuant to Section 25.11.d.	2 sq ft per 1 ft of building frontage	See Section Signs.11.b.				as defined in Section 25.12.a.	
Center DOWNTOWN (SEE NOTE 3)				.5 sq ft per 1 ft of store frontage pursuant to Section 25.11.e.		1 sq ft per 1 ft of store frontage pursuant to Section 25.11.d.	2 sq ft per 1 ft of building frontage	See Section Signs.11.b.			See Section 25.14	as defined in Section 25.12.a.	
Fringe DOWNTOWN (SEE NOTE 3)	Up to 8 ft on arterials and 6 ft on collector or local streets. This does not apply to home occupations. These signs may only be monument style.	Up to 45 square feet per street frontage. Up to 25 square feet may be dynamic messaging. This does not apply to home occupations.		.5 sq ft per 1 ft of store frontage pursuant to Section 25.11.e.	New roof signs are not permitted. Existing signs are considered to be non-conforming. Such signs may be replaced and the logo changed, as long as the new sign maintains the size, style, materials and historical integrity of the sign.	1 sq ft per 1 ft of store frontage pursuant to Section 25.11.d.	2 sq ft per 1 ft of building frontage	See Section Signs.11.b.				as defined in Section 25.12.a.	
PUD: Planned Unit	SIGN MASTER PLAN REQUIRED (See Section 25.16)											as defined in Section 25.12.a.	
M-1: Light Ind	45 feet max.	See Note 1, 2 & 4	SIGN MASTER PLAN REQUIRED (See Section 25.16)	.5 sq ft per 1 ft of store frontage pursuant to Section 25.11.e.	New roof signs are not permitted. Existing signs are considered to be non-conforming. Such signs may be replaced and the logo changed, as long as the new sign maintains the size, style, materials and historical integrity of the sign.	1 sq ft per 1 ft of store frontage pursuant to Section 25.11.d.	2 sq ft per 1 ft of building frontage	See Section Signs.11.b.				as defined in Section 25.12.a.	
M-2: Heavy Ind	45 feet max.	See Note 1, 2 & 4	SIGN MASTER PLAN REQUIRED (See Section 25.16)	.5 sq ft per 1 ft of store frontage pursuant to Section 25.11.e.		1 sq ft per 1 ft of store frontage pursuant to Section 25.11.d.	2 sq ft per 1 ft of building frontage	See Section Signs.11.b.				as defined in Section 25.12.a.	
M-3: Industrial Park	45 feet max.	See Note 1, 2 & 4	SIGN MASTER PLAN REQUIRED (See Section 25.16)	.5 sq ft per 1 ft of store frontage pursuant to Section 25.11.e.		1 sq ft per 1 ft of store frontage pursuant to Section 25.11.d.	2 sq ft per 1 ft of building frontage	See Section Signs.11.b.				as defined in Section 25.12.a.	

Note 1: freestanding signs may be sized at 2 square feet for every one foot of lot frontage, with a maximum size of 200 square feet. In any case, a freestanding sign may be a minimum of 125 sq ft. In the case of 2 businesses, up to 200 square ft is allowed in order to advertise both businesses. If 3 or more businesses are located on one lot, the total sign allowance is 200 square feet, or the lot may apply to utilize a business center identification sign.

Note 2: If a lot, regardless of number of businesses on the lot, has more than 1 frontage and at least 250 feet of frontage per frontage, then a sign of 125 square feet in the case of one business on the lot, or a sign of 200 square feet in the case of two businesses on the lot, or a sign of 200 square feet or a business center identification sign in the case of 3 or more businesses on the lot, may be utilized on each frontage.

Note 3: "Downtown" is defined by Exhibit A and includes C-3 and M-1 zoned areas of the Downtown. Signs must be located on private property. Free standing signs which currently exist in the Downtown may be updated and re-built, but may not be enlarged.

Note 4: All Commercial and Industrial properties are allowed a sandwich board sign of no more than 6 square feet. This permit must be renewed on a yearly basis.

Exhibit A: Downtown Boundary Map

