

## CHAPTER 19.48 - SIGNS

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### **19.48.005 Regulations Generally.**

Signs shall be permitted in the various districts in accordance with the following regulations, which shall apply to all signs that are visible from beyond the lot line. Signs not authorized by the provisions of this Chapter 19.48 are prohibited. (Ord. 2004, Sec. II, 2001; Ord. 2138, Sec. II, 2006)

### **19.48.010 Purpose.**

It is determined that regulation of the location, size, placement and certain features of signs is necessary to enable the public to locate goods, services, and facilities without difficulty and confusion; to prevent wasteful use of natural resources in competition among businesses for attention; to prevent hazards to life and property; to avoid visual clutter; to assure the continued attractiveness of the community and protect property values. (Ord. 2004, Sec. II, 2001; Ord. 2138, Sec. II, 2006)

### **19.48.011 Definitions.**

- A. **Awning Sign:** A sign that is mounted on, painted on, or attached to an awning.
- B. **Bulletin Board Sign:** A sign that indicates the name of an institution or organization on whose premises it is located and which contains the name of the institution or organization, the name or names of persons connected with it, and announcement of persons, events or activities occurring at the institution. Such sign may also present a greeting or similar message.
- C. **Business Sign:** A sign which directs attention to a business or profession conducted, or to products, services or entertainment sold or offered upon the premises where such sign is located or to which it is affixed.
- D. **Identification Sign:** A sign giving the name and address of a building, business, development or establishment. Such signs may be wholly or partly devoted to a readily recognized symbol.
- E. **Monument Sign:** Any sign placed upon, or supported by, the ground independent of the principal building or structure on the property and is constructed with permanent building materials.
- F. **Name Plate Sign:** A sign giving the name and/or address of the owner or occupant of a building or premises on which it is located, and where applicable, a professional status.
- G. **Off-Site Sign:** A sign which displays any message directing attention to a business, product, service, profession, commodity, activity, event, person, institution or any other commercial

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message, which is generally conducted, sold, manufactured, produced, offered or occurs elsewhere than on the premises where such sign is located.

- H. **On-Site Sign:** A sign that is other than an off-site sign.
- I. **Pole Sign:** Any sign placed upon, or supported by, the ground independent of the principal building or structure on the property where the bottom edge of the sign is more than five (5) above the ground level.
- J. **Portable Sign:** Any sign that is not permanently affixed to a building, structure, or the ground.
- K. **Projecting Sign:** A sign that is wholly or partly dependent upon a building for support and which projects more than 12 inches from such building.
- L. **Real Estate Sign:** A sign pertaining to the sale or lease of a lot or tract of land on which the sign is located, or to the sale or lease of one or more structures, or a portion thereof on which the sign is located.
- M. **Temporary Sign:** A sign that is intended for a temporary period of posting on public or private property, and is typically constructed from nondurable materials, including paper, cardboard, cloth, plastic and/or wall board and does not constitute a structure subject to the City’s Building Code and Zoning provisions.
- N. **Wall Sign:** A sign fastened to or painted on a wall of a building or structure in such a manner that the wall becomes merely the supporting structure or forms the background surface, and which does not project more than 12 inches from such building. Wall signs shall not project above the top of the wall on which the sign is attached.

(Ord. 2004, Sec. II, 2001; Ord. 2122, Sec. II, 2006; Ord. 2138, Sec. II, 2006)

**19.48.012 Prohibited Signs.**

All signs not expressly permitted within this ordinance or exempted herein are prohibited in the city. Such prohibited signs include, but are not limited to:

- A. Animated Signs.
- B. Awning Signs.
- C. Digital Readout or Electronic Graphic Signs.
- D. Flashing or Blinking Signs.
- E. Off-Site Signs.
- F. Pole Signs.
- G. Portable Signs.
- H. Projecting Signs.
- I. Roof Signs.
- J. Rotating Signs.
- K. Signs attached to any tree, fence or utility pole except warning signs issued and properly posted by that utility company.

(Ord. 2004, Sec. II, 2001; Ord. 2138, Sec. II, 2006)

**19.48.015 Regulations Applicable to All Districts.****A. Sign Permit.**

1. Except as provided herein, or as may be provided by other ordinances or resolutions of the city, it shall be unlawful for any person to erect, install, alter, move or replace any new or existing sign or signage without first obtaining a permit and making payment of the sign permit fee as established in the city fee schedule on file in the City Clerk's Office. A permit is not required for ordinary maintenance and repair of a sign nor is a permit or fee required to post temporary signs.
2. Any person desiring to erect a sign for which a permit is required shall submit to the Building Official an application upon a form to be provided by the City which shall contain the following information:
  - a. Name, address and telephone number of the applicant;
  - b. Location of building, structure, or lot to which or upon which the sign is to be attached or erected;
  - c. Position of the sign in relation to nearby building or structures, streets and sidewalks;
  - d. Drawing of sign and specifications describing the sign;
  - e. Length of time that sign will be displayed;
  - f. Written consent of the owner of the building, structure or land to which or on which the sign is to be erected; and
  - g. Such other information as the Building Official shall require to show full compliance with this and all other laws and ordinances of the City.
3. It shall be the duty of the Building Official upon filing of an application for a sign permit, to review the application and to conduct such other investigation as is necessary to determine the accuracy of the application. If it shall appear that the applicant has provided the information requested in the application and that said information is accurate and that the proposed sign when placed will comply with the ordinance of the City, (s)he shall issue a sign permit.
4. If the Building Official determines that the proposed sign is not in compliance with all requirements of this chapter or any other laws and ordinances of the city, (s)he shall not issue the requested permit and shall advise the applicant of the right to appeal as set out in Section 19.54.025.
5. All rights and privileges acquired under the provisions of this chapter or any amendments thereto, are revocable at any time by the city for cause, and all such permits shall contain this provision.

(Ord. 2004, Sec. II, 2001; Ord. 2138, Sec. II, 2006)

**B. Exceptions.** A permit as provided for in Section 19.48.015(A) of this chapter shall not be required to erect, install, alter, move or replace the following signs:

1. Street markers, traffic sign and other appropriate signs displayed by the City or other governmental subdivision;
2. Temporary signs;
3. Name plate signs for single-family dwellings; and
4. Any sign required by the City's Building or Fire Codes for purposes of premises identification.

(Ord. 2004, Sec. II, 2001; Ord. 2138, Sec. II, 2006)

**C. Aesthetic Considerations.** All permanent signs shall be well constructed of permanent materials and shall be constructed with similar materials as used in other buildings on the site.

(Ord. 2138, Sec. II, 2006)

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- D. Obstruction of Exits. No sign shall be erected, relocated or maintained so as to prevent free ingress to or egress from any door, window or fire escape.  
(Ord. 2138, Sec. II, 2006)
- E. Traffic Hazards. No sign shall be constructed at the intersection of any street in such a manner as to obstruct the free and clear vision of motorists, or any location where, by reason of the position, shape or color, said sign may interfere with, obstruct the view or be confused with any authorized traffic sign, signal or device.  
(Ord. 2138, Sec. II, 2006)
- F. Certain Devices and Displays
1. Movement or the illusion of movement, flashing of lights or reflectors, likeness of human or animal forms, or searchlights are prohibited.
  2. Permanent banners may be allowed as an architectural or decorative accessory in shopping centers and other developments provided they are generally uniform throughout the project, and are in harmony with the architectural theme of the development. No such banners shall be installed unless their location and design have first been approved by the Planning Commission.  
(Ord. 2004, Sec. II, 2001; Ord. 2138, Sec. II, 2006)
- G. Unsafe and Unlawful Signs. If the Building Official or his/her representative find that any sign regulated herein is unsafe or insecure, or is a menace to the public, or, has been constructed or erected, or is being maintained in violation of the provisions of this chapter, (s)he shall give written notice to the owner of the structure, lot or parcel upon which the sign is installed. If the permittee fails to remove or alter the sign so as to comply with the standards herein set forth within forty-eight (48) hours after such notice, such sign may be removed or altered to comply by the Building Official at the expense of the permittee or owner of the property upon which it is located, and the permit shall be revoked. The Building Official shall refuse to issue a permit to any permittee or owner who refuses to pay costs so assessed. The Building Official may cause any sign, which is an immediate peril to persons or property to be removed summarily and without notice.  
(Ord. 2138, Sec. II, 2006)
- H. Public Property. Unless otherwise permitted in this Chapter, no sign shall be placed within a public street right-of-way, public park or other public property, or on a utility pole, except that wall-mounted signs may protrude not more than eight (8) inches into a public street right-of-way if the sign is nine (9) feet or more above the sidewalk or the grade abutting said wall. A permanent identification sign for a subdivision or other residential project may be located on street right-of-way if approved as required in Section 19.48.020, Paragraph E.  
(Ord. 2004, Sec. II, 2001; Ord. 2138, Sec. II, 2006)
- I. “For Sale Signs.” Only one “For Sale” sign shall be permitted for each project that is being offered for sale in a non-residential area. For purposes of this Ordinance, a Project shall mean a parcel of property which is uniformly owned or controlled by one person or legal entity, regardless of the size of the parcel and regardless of how many lots or improvements exist on the parcel and whether or not the parcel is divided by one or more public streets. Said sign shall not exceed sixteen (16) square feet in area per face, shall not have more than two faces, and shall not exceed a height of five (5) feet. Such sign shall be located so as to relate to and complement permanent monument signs and be integrated into the landscape features of the site. Such a sign may be posted for a period of up to ninety (90) days, at which time the sign shall be removed or replaced. Any such sign and any supporting or supplemental structures shall be maintained in good condition, adjacent land areas shall be kept free of weeds and debris, and a neat appearance

shall be maintained at all times. The responsibility for such maintenance shall be with the project owner served by said sign.

(Ord. 1955, Sec. I, 1998, Ord. 2138, Sec. II, 2006)

J. Type of Lettering and General Design Allowed.

1. The lettering and general design of all signs or signage shall be simple and straightforward. "General design" shall include the background panel, case or cabinet upon which the sign text is located.
2. Exceptions to the above restrictions are all internationally recognized health and safety symbols. Other exceptions are medical, religious, and fraternal organization identifications and governmental seals and logos.
3. Logos may be incorporated into a sign and will be subject to all regulations governing signs and be included within the square footage allotments.
4. All existing signs affected by the above restrictions shall conform to these restrictions whenever the existing signs are modified, altered, moved or replaced.

(Ord. 2004, Sec. II, 2001; Ord. 2138, Sec. II, 2006)

K. Service stations shall be permitted the following signs:

1. One illuminated or non-illuminated detached post-supported or monument sign may be permitted. Such sign shall not be closer than fifty (50) feet to any boundary of a district, R-1a to C-0 inclusive, and shall not be located in the street right-of-way. Such sign shall not exceed ten (10) feet in height above the average grade of the lot, and further, shall not exceed seventy (70) square feet in area per face. If not sitting within the landscaped setback, the sign base shall be located within a curbed landscaped area, extending a minimum of three (3) feet on all sides of the sign base. If illuminated, the lighting shall be arranged so that no glare extends to land within Districts R-1a to C-0 inclusive.
2. No more than two illuminated or non-illuminated signs that display fuel prices shall be permitted. Such signs may be detached or wall-mounted but shall not exceed fifteen (15) square feet each.
3. Each fuel pump island may have a sign on each end identifying if that island is "full service" or "self-service." If the service station is completely self-service, a maximum of two (2) "self-service" signs shall be permitted. These signs shall not exceed four (4) square feet in area each.
4. A maximum of two (2) non-illuminated signs displaying credit card information shall be permitted. Such signs shall not exceed one (1) square foot each.
5. Fuel pumps may display signs indicating only the type and brand name of fuel, in addition to signs required by law, which shall be of minimum size and quantity.
6. An additional non-illuminated sign not to exceed six (6) square feet in area shall be allowed and may be placed on each side of the pump island canopy.

(Ord. 2138, Sec. II, 2006)

L. Temporary Signs.

1. Purpose and Findings.

The City of Prairie Village is enacting this Ordinance to establish reasonable regulations for the posting of informational signs on public and private property.

Temporary Signs left completely unregulated, can become a threat to public safety as a traffic hazard, a detriment to property values as an aesthetic nuisance.

By implementing these regulations, the City intends to:

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- a. balance the rights of individuals to convey their messages through temporary signs and the right of the public to be protected against the unrestricted proliferation of signs;
  - b. further the objectives of the City’s comprehensive plan;
  - c. protect the public health, safety and welfare;
  - d. reduce traffic and pedestrian hazards;
  - e. protect property values by minimizing the possible adverse effects and visual blight caused by signs;
  - f. promote economic development; and
  - g. ensure the fair and consistent enforcement of the temporary sign regulations specified in the following.
2. Regulations:
- Temporary signs may be posted on property in all Zoning Districts of the City, subject to the following requirements:
- a. The total square footage for temporary signs in any district, in the aggregate, shall not exceed forty-eight (48) square feet, with no individual sign exceeding sixteen (16) square feet. The total square footage of a sign is measured to include all of the visible display area of only one side of the sign and only the area of one side of a double sided sign is included in the aggregate calculation.
  - b. Signs shall not exceed five (5) feet in height measured from the average grade at the base of the sign.
  - c. No sign shall obstruct or impair access to a public sidewalk, public or private street or driveway, traffic control sign, bus stop, fire hydrant, or any other type of street furniture, or otherwise create a hazard, including a tripping hazard.
  - d. No sign shall be illuminated or painted with light-reflecting paint.
  - e. A sign shall only be posted with the consent of the property owner or occupant. Signs posted in the public right-of-way may only be posted with the permission of the abutting property owner.
  - f. A temporary sign may be posted for a period of up to ninety (90) days, at which time the sign shall be removed or replaced.
  - g. Signs shall not be posted on trees, utility poles, and other similar structures within the rights-of-way.
3. Removal or Replacement of Informational Signs:
- a. The person who has posted or directed the posting of the sign is responsible for the removal or replacement of that sign.
  - b. If that person does not remove or replace the sign in accordance with these regulations, then the property owner or occupant of the building or lot where the sign is posted is responsible for the sign’s removal or replacement.
  - c. “If the Building Official finds that any sign is posted in violation of these regulations on public property, the Building Official is authorized to remove any such signs. If the Building Official finds that any sign posted in violation of these regulations on private property, (s)he shall give written notice to the person who has posted or directed the posting of the sign. If that person fails to remove or replace the sign so as to comply with the standards herein set forth within seventy-two (72) hours after such notice, such sign may be removed by the Building Official.”

(Ord. 2138, Sec. II, 2006)

- M. Monument Signs: Monument signs shall not exceed five (5) feet in height above the average grade of the base; shall not exceed twenty (20) square feet in area per face; shall be placed on private property, not closer than three feet to the property line or 12 feet from the back of curb of the street and shall be landscaped at the base. All monument signs shall be constructed with

permanent building materials that are similar to or complement existing building materials and colors used on the buildings located on the site. If the sign is not located within the landscape setback area, the sign base shall be located with a landscaped area extending a minimum of three (3) feet on all sides of the sign base and a landscape plan shall be submitted for approval. All monument signs including the landscape plan shall be reviewed and approved by the Planning Commission based on the above requirements prior to obtaining a permit and being installed. (Ord. 2004, Sec. II, 2001; Ord. 2068, Sec. II, 2004; Ord. 2138, Sec. II, 2006)

N. Sign Area Calculations.

1. Monument Signs: The area shall include the sign panel but not the sign base on which it is mounted or the structural elements or frames that form the perimeter of the panel.
2. Wall Signs: If the wall sign is contained within a panel, the sign area calculation shall be the area of the panel. If the sign consists of individual letter, symbols or words, either painted or mounted on the wall, the area shall be the smallest rectangular figure that can encompass all of the letters, words, logos or symbols.
3. Band Signs: The area of a band sign shall be the width of the band times the outside extremities of the letters, words, logos or symbols contained within the band.

(Ord. 2004, Sec. II, 2001; Ord. 2138, Sec. II, 2006)

O. Setback: All signs shall setback a minimum of twelve (12) feet from the back of curb and five (5) feet from any adjacent side or rear property line.

(Ord. 2138, Sec. II, 2006)

P. Obscene Materials: Obscene signs, flags, banners, or any sign of any type are prohibited. “Obscene” is defined as any material that (a) whether the average person, applying contemporary community standards would find that the work, taken as a whole, appeals to the prurient interest; (b) whether the work depicts or describes, in a patently offensive way, sexual conduct specifically defined by the applicable state law; and (c) whether the work, taken as a whole, lacks serious literary, artistic, political, or scientific value.

(Ord. 2138, Sec. II, 2006)

Q. Substitution of Messages: Subject to the landowner’s consent, a noncommercial message of any type may be substituted for any duly permitted or allowed commercial message or any duly permitted or allowed noncommercial message, provided that the Sign or Sign Structure is legal without consideration of message content. This substitution of message may be made without any additional approval or permitting. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel or land use, nor does it affect the requirement that a sign structure or mounting device be properly permitted. This provision does not allow for the substitution of an offsite commercial message in place of an onsite commercial message.

(Ord. 2138, Sec. II, 2006)

**19.48.020 Regulations Applicable to Districts R-1a through R-4 Inclusive.**

No sign may be constructed, erected, or displayed in districts zoned R-1a through R-4 inclusive, except as provided in the Section 19.48.020.

A. Public Churches, Synagogues, Schools, and Community Buildings.

1. Churches, synagogues, private or public schools, community center buildings, libraries, art galleries, and museums shall be allowed not more than two (2) signs identifying the premises and activities provided therein. Such signs may either be wall mounted or

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monument signs and may be illuminated provided the source of illumination shall not be visible from off the premises. Wall signs shall not exceed five (5) percent of the total area of the facade of the building, on which it is attached and in no event shall exceed fifty (50) square feet in area. Such signs shall be of a design, location and size as to be in harmony with the neighborhood and the building served as determined by the Building Official. No such monument sign shall be constructed, installed or replaced until plans have been reviewed and approved by the Planning Commission and a building permit issued therefore. The copy on the sign may be changed from time to time provided that the design of the sign is not changed from that approved by the Planning Commission.

2. In addition to the signs permitted in paragraph 1 above, schools are permitted to install a sign to display a National School of Excellence or equivalent award. The award sign may be either a monument sign or wall mounted sign; however, the sign face for wall mounted signs shall not exceed five percent of the total area of the façade of the building on which it is attached, but in no event shall exceed 50 square feet in area and for monument signs, the sign face shall not exceed 20 square feet in area. Said monument sign shall not exceed five feet in height and shall not be constructed, installed or replaced until plans have been reviewed and approved by the Planning Commission and a building permit issued. There shall be no more than two wall signs or two monument signs with no more than a total of three signs.

(Ord. 2004, Sec. II, 2001; Ord. 2044, Sec. II, 2003; Ord. 2138, Sec. II, 2006)

- B. One or more signs which are for the sole purpose of identifying a subdivision or a residential project may be permitted under the following standards and procedures:

1. Detailed plans of the sign and any supporting or supplemental structure shall be submitted for Planning Commission review. If approved, a construction permit may be procured from the Building Official and all details of the approved plans and any conditions included by the Commission shall be met. Subdivision signs are encouraged to be designed in accordance with the guidelines adopted by the Planning Commission;
2. Only the proper name of the subdivision or residential project shall be on the sign; provided, however, that the Planning Commission may approve further language or information it deems appropriate;
3. The sign and any supporting or other supplemental structure may be on private property or on public right-of-way provided the Planning Commission shall first determine that a location on public right-of-way will not create a traffic hazard, maintenance problem, nuisance or other condition adverse to the public interest;
4. Walls, fences and other architectural features may be used to supplement said signs provided that traffic hazards, maintenance problems or other conditions which may be adverse to the public interest are not present;
5. Any such sign and any supporting or supplemental structures shall be maintained in good condition, adjacent land areas kept free of weeds and debris, and a neat appearance displayed at all times. The responsibility for such maintenance shall be with the homeowner's association or the project owner served by said sign, the name, address and phone number of the responsible officer being kept on file in the Building Official's Office. The Planning Commission may, if long-term maintenance responsibilities are a concern, require that surety, acceptable to the City Council, be deposited with the City. The surety amount is to be equal to not less than the cost of one year's maintenance plus the cost of demolition and removal if such action is deemed by the City Council to be in the public interest.
6. Signs and supporting structure may be illuminated provided the source of illumination shall not be visible from a public street or from any dwelling that is part of said subdivision or project.



7. The design, shape, sizes and location of such signs and accompanying structure shall be in harmony with the neighborhood and the project that is served. Materials, lettering style, colors and size shall present a dignified appearance and be such that long-term maintenance can be readily and economically accomplished.  
(Ord. 1952, Sec. I, 1998; Ord. 2138, Sec. II, 2006)

**19.48.25 Regulations Applicable to Districts C-0, C-1, C-2, and C-3.**

No sign may be constructed, erected, or displayed in districts zoned C-0, C-1, C-2, and C-3 inclusive, except as provided in this Section 19.48.025.

- A. Signs shall be permitted for uses permitted in Districts R-1a through R-4 inclusive in accordance with the regulations established therefore in Section 19.48.020.  
(Ord. 2138, Sec. II, 2006)
- B. One illuminated or non-illuminated wall-mounted sign shall be permitted on each principal facade of each building or each shop or office therein provided that said shop or office has an exterior door and that the total area of such sign shall not exceed five (5) percent of the total area of the facade of each building or each shop upon which it is mounted and in no event shall such area exceed fifty (50) square feet. Facade shall mean that portion of the building's wall, which is contiguous with the tenant's gross leasable floor area.  
(Ord. 2004, Sec. II, 2001; Ord. 2068, Sec. II, 2004; Ord. 2138, Sec. II, 2006)
- C. Monument signs; where allowed.
1. In the case of a stand alone building, which is not a part of a "shopping center, office park or multi-tenant building" as defined in Paragraph J below, and which is occupied by a single tenant, one monument sign may be permitted in lieu of one of the wall signs permitted in B above. Said sign shall depict only the name and address of the building or business and may include an additional line of text that describes services.
  2. In the case of a "shopping center, office park or multi-tenant building" as defined in Paragraph J below, and which is occupied by more than one tenant, one detached monument sign may be permitted for each street frontage in addition to the wall-mounted signs permitted in B above. The location of said signs will be approved by the Planning Commission. Said sign shall depict only the name and address of the center or grouping of shops or offices and may include an additional line of text that describes services.
  3. A tenant and/or property owners within a "shopping center, office park or other grouping" as defined in Paragraph J, occupying a stand alone single-tenant building of at least 5,000 square feet may, in lieu of the wall sign permitted in Paragraph B above, have one detached monument sign depicting his business or product. The design and location of this sign shall be in accordance with Sections 19.48.015 and 19.48.025 and shall be subject to approval of the Planning Commission.  
All of the above detached signs shall also conform to the following:  
Such sign shall not be closer than fifty (50) feet to any boundary of a Residential District. If flood lighted, the lighting shall be shielded so that the source is not visible.  
(Ord. 2004, Sec. II, 2001; Ord. 2068, Sec. II, 2004; Ord. 2138, Sec. II, 2006)
- D. Where canopies are permitted, one sign not to exceed three (3) square feet in area and allowing at least seven (7) feet six (6) inches clearance above the sidewalk shall be securely attached to the canopy and an additional sign not to exceed three (3) square feet may be mounted on the facade beneath the canopy.  
(Ord. 2138, Sec. II, 2006)

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- E. Buildings Under Construction. One non-illuminated sign of not more than eighty (80) square feet in area, inclusive, shall be permitted for each building during its construction, provided, that said sign shall be removed upon completion of the building.  
(Ord. 2138, Sec. II, 2006)
- F. New Subdivisions or Developments. One non-illuminated sign of not more than eighty (80) square feet in area shall be permitted for each new subdivision or development project; provided, that the permit shall be issued for a period of not more than one (1) year.  
(Ord. 2138, Sec. II, 2006)
- G. Off-Street Parking or Loading Facilities. One illuminated or non-illuminated sign with a maximum area of ten (10) square feet shall be permitted at each entrance to off-street parking or loading facility to identify such facility and present any regulations governing the use thereof.  
(Ord. 2004, Sec. II, 2001; Ord. 2138, Sec. II, 2006)
- H. Non-illuminated Signs Mounted Against Face of Building. In cases where non-illuminated signs are to be mounted flat against the face of the building, such signs shall not protrude more than three (3) inches from the face of the building and shall not extend above the height of the wall on which it is mounted.  
(Ord. 2138, Sec. II, 2006)
- I. Regulations Pertaining to Illuminated Signs.
1. There shall be no exposed incandescent or neon or other tube-type lights; provided, that indirect flood lighting shall be permissible.
  2. There shall be no flasher-type lighting.
  3. If required to be mounted flat against the face of the building, such sign shall not protrude more than eight (8) inches from the face of the building and shall not extend above the height of the wall upon which it is mounted.
  4. Signs conveying the impression of movement through flashing lights or signs that fluctuate in light intensity shall be prohibited.  
(Ord. 2138, Sec. II, 2006)
- J. Private Sign Standards Applicable to Office Parks, Shopping Centers, Multi Tenant Buildings and Planned Business Districts. In the case of an office park, shopping or multi-tenant building (new or remodeled), the developer or owner shall prepare and submit to the Planning Commission a set of sign standards for all permanent exterior signs. The purpose of the sign standards is to create uniform signage design throughout the development. Such standards shall run with all leases or sales of portions of the development. A full and accurate description of all signs shall be included indicating location, placement, materials, graphic design styles, type of illumination, etc. Sign permits shall not be issued until the Planning Commission has approved the sign standards. For purposes of this section the terms "shopping center, office park, or multi-tenant buildings" shall mean a project that has been planned as an integrated development on property under unified control or ownership at the time of development. The sale, subdivision, or other partition of the site does not exempt the project or portions thereof from complying with these regulations.

If multiple monument signs are proposed as part of the design standards, they shall be of uniform design regarding the sign base, frame, materials and proportions, but the Planning Commission may require that the monument signs located at stand alone buildings be smaller than the maximum area allowed per face by the ordinance.

(Ord. 2004, Sec. II, 2001; Ord. 2068, Sec. II, 2004; Ord. 2138, Sec. II, 2006)

- K. A time and temperature device, mounted on a building, may be allowed in lieu of one of the above permitted wall or detached signs. The design, size, materials and illumination of such device shall be compatible and in harmony with the building and the degree and type of illumination shall be at such levels as to not unduly detract from traffic safety devices or have adverse effects on nearby residences or places of business. All such time and temperature devices hereafter installed shall be reviewed by the Planning Commission and approved prior to a permit being issued.  
(Ord. 2138, Sec. II, 2006)
- L. Certain Devices and Displays.
1. Exposed neon tubing shall meet the following conditions:
    - a. Exposed neon tubing may not be placed on any exterior facade of a building.
    - b. Exposed neon tubing may be placed on the interior of any windows, doors, or on any interior wall.
    - c. Existing exposed neon tube signs declared to be nonconforming shall be removed within two years of the effective date of this ordinance.
  2. Unless otherwise prohibited, signs may be displayed inside windows or doors and the area of such signage shall be in addition to that permitted on the exterior facade, but the aggregate area of all signs within 48 inches of a window or door shall not exceed 20% of the window and door area.  
(Ord. 2004, Sec. II, 2001; Ord. 2138, Sec. II, 2006)
- M. “Semi-Permanent Leasing Signs.” Only one semi-permanent “For Lease” sign shall be permitted for the purpose of advertising the on-going leasing activities of each Project that is being offered for lease in a non-residential area. For purposes of this Ordinance, a “Project” shall mean a parcel of property which is uniformly owned or controlled by one person or legal entity, regardless of the size of the parcel and regardless of how many lots or improvements exist on the parcel and whether or not the parcel is divided by one or more public streets. The sign area shall not exceed twenty (20) square feet per face, shall not have more than two faces, shall not exceed a maximum height of five (5) feet; and shall not be placed closer than twenty (20) feet to the back of curb or be placed in a public right-of-way. Said sign shall be constructed of durable materials using vertical supports no larger than 4” x 4” and shall not be illuminated either internally or externally. The maximum dimensions of the sign shall be 4’ x 5’ and sign dimensions shall be reduced proportionally when the sign is reduced in area. The sign shall be located so as to relate to and complement permanent monument signs and be integrated into the landscape features of the site. Any such sign and any supporting or supplemental structures shall be maintained in good condition, adjacent land areas shall be kept free of weeds and debris, and a neat appearance shall be maintained at all times. The responsibility for such maintenance shall be with the project owner served by said sign. In lieu of a separate leasing sign, said leasing sign may be combined with the project monument sign and the monument sign may be increased to thirty (30) square feet per face.  
(Ord. 1955, Sec. II, 1998; Ord. 2004, Sec. II, 2001; Ord. 2068, Sec. II, 2004; Ord. 2138, Sec. II, 2006)
- N. If the property is both for lease and for sale, the information shall be combined so that in addition to the permanent monument sign, only one additional sign which complies with all requirements as set forth in Sections 19.48.015 I. and 19.48.025 M. shall be placed on the project site.  
(Ord. 1955, Sec. III, 1998; Ord. 2138, Sec. II, 2006)
- O. Where one retail establishment (the “sub-tenant”) leases space and conducts business within another retail establishment (the “primary tenant”) but does not have an exterior business façade and an exterior door leading directly to the sub-tenant space, one exterior wall sign may be permitted for the sub-tenant if the following conditions are met:

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1. The sub-tenant’s business establishment occupies at least 100 square feet of floor area, and is staffed and open for business during predetermined hours.
2. The primary tenant’s business establishment occupies at least 25,000 square feet of floor area.
3. The sub-tenant’s business is a separate legal entity from the primary tenant’s business, as opposed to a department, division or subsidiary of the primary tenant’s business.
4. A sign criteria for the building or shopping center has been submitted to and approved by the Planning Commission which specifically provides for sub-tenant signage, including standards for the sign location, size, style, color and content. Such sign criteria shall include scale drawings of the facades of all primary tenants where sub-tenant signs are authorized showing the permitted locations for sub-tenant signs.
5. The total area for all signs on the same façade does not exceed the allowable signage area for that district.
6. The provisions of this section for sub-tenant signs shall not apply to businesses within an enclosed shopping mall or to businesses that are conducted primarily by automated machines.

(Ord. 2004, Sec. II, 2001; Ord. 2138, Sec. II, 2006)

**19.48.030 Prohibition of Nonconforming Signs.**

All existing nonconforming signs which exist at the time of adoption of this amendment may remain and further provided that no changes in the basic structure, source of illumination, location of appearance shall be made in such signs and further provided that if the business to which the sign is related should move to another site, which move, in the opinion of the Building Official, creates in effect an off-site advertising sign, then such device shall be removed or otherwise brought into full conformance with this title.

(Ord. 2138, Sec. II, 2006)