



GENERAL SIGN PROVISIONS FOR NON-RESIDENTIAL USES/DISTRICTS (see sign ordinance for specifics)

For Existing Multi-Tenant Developments or Single Tenant Developments (except signs in C/S-3 district)

Free-Standing Signs (Ground signs)

- One ground sign is allowed for lots with up to 1,000 feet of street frontage. Lots with more than 1,000 feet of street frontage are allowed a second ground sign.
- Ground signs for commercial uses/commercial districts are allowed up to 12 feet in height.
- Ground signs for office and industrial uses/districts are allowed up to 10 feet in height.
- Poles or pylons used to support freestanding signs must be covered or concealed by a decorative cover that is architecturally compatible with the overall design of the sign and character of the building.
- Max. sign size (face of sign) is as follows:
 - Commercial uses/districts:
 - Box Sign: 60 sq. ft.
 - Screened Box Sign with raised or recessed letters: 90 sq. ft.
 - Distinctive Materials/Design sign: 150 sq. ft.
 - Other: 60 sq. ft.
 - Office and Industrial uses/districts:
 - Box Sign: 50 sq. ft.
 - Screened Box Sign with raised or recessed letters: 75 sq. ft.
 - Distinctive Materials/Design sign: 95 sq. ft.
 - Other: 50 sq. ft.
- Signs for single-tenant developments must include the address (number) of the property (the address is exempt from the size calculation).
- Multi-tenant developments must dedicate a minimum of 40% of the sign area the center's name and address (which is not exempt from the size calculation) and no more than 60% of the sign area can be used to identify a maximum of 4 tenants.
- The minimum height of any letter/number/logo on a freestanding ground sign is 8 inches.
- Minimum setback from all property lines and drive-ways is 12 feet.
- A landscape plan must be provided showing a minimum planting area around the base of the sign equal to the size of the sign.

Outlot/Outparcel Free-Standing Signs

- A ground sign is only allowed for an outlot/outparcel in a multi-tenant development if the outlot/outparcel exceeds 5 acres and all of the buildings on the outlot/outparcel are more than 300 feet from the street of the highest street classification.
- The size, location, height, and landscaping requirements noted above for free-standing signs apply for outlot/outparcel signs.

Directory Signs

- Multi-tenant developments are allowed one directory sign per building of 15 sq. ft. to convey information to pedestrians and motorists within the development.
- If freestanding, they may not exceed 6 feet in height.
- These signs may not be oriented to be visible from off-site.

Menu Board/Preview Board Signs:

- One primary menu-board sign, not to exceed 36 sq. ft. in area or 8 feet in height, is allowed per order station up to a maximum of 2.
- One secondary menu-board sign, not to exceed 15 sq. ft. in area of 6 feet in height is allowed.

Wall Signs

- Tenants in multi-tenant buildings that do not have access directly from the exterior of the building
 - Tenants are not allowed wall signs.
 - One building identification sign is allowed per building frontage (defined below).
 - Wall signs are limited to no more than 15% of the area of the wall or more than 70% of the building frontage to which it is attached
 - The minimum size of any one sign is allowed to be 15 sq. ft
 - The maximum size is established at 200 sq. ft.
- Tenants in multi-tenant buildings that have direct access from the exterior of the building
 - Tenants are allowed one sign for every building frontage (defined below).

- Wall signs are limited to no more than 15% of the area of the wall or more than 70% of the building frontage to which it is attached
 - The minimum size of any one sign is allowed to be 15 sq. ft
 - The maximum size is established at 200 sq. ft.
- *Building frontage (BF) is defined as a wall that: 1) is adjacent to a street or parking area or vehicular circulation area that is accessory to and serves the subject building, and 2) contains either windows or a public building entrance.
- Max. sign size is based on the following ratio per building frontage:
 - Commercial and Industrial uses/districts:
 - Box Sign: .50 for 1st 100 feet of BF & .25 for BF in excess of 100 feet
 - Screened Box Sign with raised or recessed letters: .70 for 1st 100 feet of BF & .35 for BF in excess of 100 feet
 - Raceway-mounted Channel letter sign: 1.25 for 1st 100 feet of BF & .60 for BF in excess of 100 feet
 - Pin-mounted Channel letter sign: 1.50 for 1st 100 feet of BF & .75 for BF in excess of 100 feet
 - Distinctive Materials/Design Sign: 1.75 for 1st 100 feet of BF & .90 for BF in excess of 100 feet
 - Other .50 for 1st 100 feet of BF & .25 for BF in excess of 100 feet
 - Office uses/districts:
 - Box Sign: .40 for 1st 100 feet of BF & .20 for BF in excess of 100 feet
 - Screened Box Sign with raised or recessed letters: .60 for 1st 100 feet of BF & .30 for BF in excess of 100 feet
 - Raceway-mounted Channel letter sign: 1.00 for 1st 100 feet of BF & .50 for BF in excess of 100 feet
 - Pin-mounted Channel letter sign: 1.25 for 1st 100 feet of BF & .60 for BF in excess of 100 feet
 - Distinctive Materials/Design Sign: 1.50 for 1st 100 feet of BF & .75 for BF in excess of 100 feet
 - Other .40 for 1st 100 feet of BF & .20 for BF in excess of 100 feet

Awning Signs

- Back-lit translucent awnings, whether or not they contain any text or logos, are prohibited.
- Non-illuminated awnings with no more than 6 sq. ft. of sign copy area on the border are allowed in addition to wall signs.
- Other awning signs or canopy signs may be substituted for allowed wall signs, provided that the total combined number of wall signs and awning and canopy signs may not exceed one per 100 feet of building frontage or fraction thereof.
- Letters, logos, and symbols on awning or canopy signs are limited to a maximum area of 1.25 sq. ft. per one foot of awning length or 25% of the awning area, whichever is less. The total combined length of letters, logos and symbols may not exceed 70% of the awning or canopy length.

For New Multi-Tenant Developments

- In addition to the regulations contained above, new multi-tenant developments are required to submit a master sign plan that must contain at least 3 of the following design elements in common:
 - background or text colors,
 - lettering style,
 - location on the wall, and
 - materials