

# ZCA-36 – Amending restrictions on roof signs in the Central Business District

## Chapter 60 | Signs

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### Section 60.080 Signs in Mixed-use, Commercial and Industrial Zoning Districts

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#### 60.080-B Signs Allowed

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##### 5. Roof Signs

a. Roof signs are ~~prohibited in all mixed-use, commercial and industrial zoning districts, except that one roof sign is allowed per business address within the Downtown Entertainment District~~ allowed only in the Central Business District (CBD) and the Route 66 Overlay, provided that subject to the following provisions:

- (1) ~~The~~ Roof signs ~~does~~ may not include any dynamic display; and
- (2) ~~They do~~ Roof signs may not extend more than 25 feet above the point where the sign is attached to the roof, measured in a vertical line from the horizontal plane of the lowest point where the sign is attached to the roof to the horizontal plane of the highest location on the sign's structure.

b. Roof signs are counted against a lot's allowed sign budget, pursuant to ~~60.080-C, and no individual roof sign may exceed 500 square feet in area.~~

~~c. Only major street frontage along that portion of the subject lot that is occupied by the business displaying the sign may be counted in determining the maximum sign area of a roof sign allowed under this section.~~

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#### 60.080-C Sign Budget

##### 1. Applicability

The sign budget provisions of this subsection govern the maximum aggregate number and combined area of all projecting, roof, freestanding, and off-premise outdoor advertising signs allowed on a lot in mixed-use, commercial and industrial zoning districts, except as otherwise expressly stated.

##### 2. Maximum Number

###### a. Lots with Frontage on Only Minor Streets

Lots with frontage on only minor streets are allowed a maximum of one roof, freestanding, or projecting sign per lot.

**b. Lots with Frontage on Major Streets**

The maximum aggregate number of ~~roof, projecting, freestanding, and off-premise outdoor advertising signs~~ allowed on lots with frontage on one or more major streets may not exceed the limits established in ~~Table 60-2~~.

*Table 60-2: Maximum Aggregate Number of Signs*

Zoning District	Maximum Aggregate Number of Signs Allowed
CG, CH, and CBD	1 per 100 feet of major street frontage or fraction thereof
CO, CS, MX and IL	1 per 150 feet of major street frontage or fraction thereof
IM and IH	1 per 200 feet of major street frontage or fraction thereof

**3. Maximum Area**

**a. Lots with Frontage on Only Minor Streets**

Signs allowed on lots with frontage on only minor streets may not exceed 32 square feet in area or 0.20 square feet of sign area per linear foot of street frontage, whichever is greater, but in no case may the sign exceed 150 square feet in area. The maximum sign area calculation must be based on the street frontage to which the sign is oriented.

**b. Lots with Frontage on Major Streets**

(1) The maximum aggregate sign area of all ~~on-premise roof, projecting, and freestanding signs~~ and off-premise outdoor advertising signs allowed on lots with frontage on one or more major streets may not exceed the limits established in ~~Table 60-3~~:

*Table 60-3: Maximum Aggregate Sign Area*

~~On-premise Roof, Projecting, and Freestanding Signs, and~~ Off-premise Outdoor Advertising Signs

(sq. ft. per linear foot of major street frontage)

Zoning District	Not Within Freeway Sign Corridor[1]		Within Freeway Sign Corridor	
	If More than 1 Such Sign	If Only 1 Such Sign	If More than 1 Such Sign	If Only 1 Such Sign
MX, CO and CS	1	2	1	2
CG, CH, CBD, IL, IM and IH	1	2	2	3

[1] Off-premise outdoor advertising signs are prohibited outside of freeway sign corridors and prohibited in MX districts.

(2) In addition to the maximum aggregate sign area limits, individual ~~on-premise roof, projecting, and freestanding signs~~ may not exceed 500 square feet in area. Individual off-premise outdoor advertising signs may not exceed 672 square feet in area.

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# Chapter 95 | Definitions

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## Section 95.070 Terms Beginning with "D"

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### ~~Downtown Entertainment District~~

~~That area of land zoned CBD within the following boundaries: The southern Burlington Northern Railroad right-of-way boundary line on the north; the eastern South Detroit Avenue right-of-way boundary line on the west; the western South Greenwood Avenue right-of-way boundary line on the east; and on the south, a line 150 feet south of and parallel to the southern East Second Street right-of-way boundary line from a point beginning at the eastern South Detroit Avenue right-of-way boundary line and ending at the western South Greenwood Avenue right-of-way boundary line.~~

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