

ORDINANCE NO. 2957

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TWIN FALLS, IDAHO, ADDING AND AMENDING DEFINITIONS CONTAINED IN TWIN FALLS CITY CODE §10-2-1 FOR USE IN THE NEW SIGN REGULATIONS; REPEALING CHAPTER 9 OF TITLE 10 OF THE TWIN FALLS CITY CODE; AMENDING THE TWIN FALLS CITY CODE BY THE ADDITION OF A NEW CHAPTER 9 OF TITLE 10 PROVIDING FOR NEW SIGN REGULATIONS; AND PROVIDING FOR PUBLICATION BY SUMMARY.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TWIN FALLS, IDAHO:

Section 1: That Twin Falls City Code §10-2-1 is amended by the addition of the following definitions:

**“BUILDING OFFICIAL:** The Building Official or other City employee appointed by the Building Official.

**CITY:** The City of Twin Falls.

**CITY MANAGER:** The City Manager or other City employee appointed by the City Manager.

**DEVELOPED:** A developed property is a property for which a Certificate of Occupancy has been issued to occupy a building on the property.

**NON-RESIDENTIAL USE:** Any structure, activity, or use not included in the definition of Residential Use contained in this ordinance. A home builder model home, temporary sales trailer, and an apartment leasing office are included in this definition.

**OFF PREMISES SIGN:** A sign mounted on property other than that occupied by the use being advertised by said sign. This definition shall exclude signs located within an approved PUD advertising a use or uses located within that PUD and approved as part of a master sign plan through the PUD process.

**ON PREMISES SIGN:** A sign mounted on property that is occupied by the use being advertised by said sign.

**PROHIBITED SIGN:** Any sign listed in Section 10-9-10 herein, signs that do not comply with this or other applicable ordinances, and signs that are otherwise prohibited.

**PUBLIC VIEW:** A view from any public or City right-of-way or access easement.

**RESIDENTIAL USE:** any detached single family, attached single family, duplex, town home, condominium, multifamily, agricultural, or other structure, activity, or use occupied or operated primarily to provide the cooking, sleeping, and sanitary needs of an individual or family.

**UNDEVELOPED:** An undeveloped property is a property for which a Certificate of Occupancy has not been issued to occupy a building on the property.

**VEHICLE:** Any device in, upon, or by which any person or personal property is or may be transported.

Section 2: That the definition of “sign” contained in Twin Falls City Code §10-2-1 is replaced by the following definition of “sign”:

**“SIGN:** Any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public. This definition includes the signs defined herein.”

Section 3: That Chapter 9 of Title 10 of the Twin Falls City Code is repealed.

Section 4: That the Twin Falls City Code is amended by a new Chapter 9 of Title 10, regulating signs, as follows:

“CHAPTER 9  
SIGN REGULATIONS

10-9-1 PURPOSE

Consistent with the standards set forth in section 10-1-5 of this title, the intent of the standards set forth in this chapter are as follows:

- A. To facilitate the design of signs that attract and invite rather than demand the public's attention, and to curb the proliferation of signs.
- B. To facilitate the use of signs that enhance the visual environment of the city.
- C. To promote the enhancement of business and residential properties and neighborhoods by fostering the erection of signs complementary to the buildings and uses to which they relate and which are harmonious with their surroundings.
- D. To protect the public interest and safety.

10-9-2 APPLICABILITY

The terms and conditions of this Chapter shall apply to signs located within the City of Twin Falls and its Area of Impact.

10-9-3 PERMIT REQUIRED TO ERECT OR INSTALL A SIGN

- A. Permit Required – No sign, other than those exceptions listed in Section 10-9-9 herein, shall be erected, placed, attached, altered, displayed, or secured to the ground, any building, or any structure, until a permit for such sign has been issued by the Building Official. An application for a sign permit may be obtained from the City's Building Inspections Department. A permit will be issued if a proposed sign conforms to all City ordinances. Upon request by the City, a diagram shall be provided showing the location of all signs on the property and/or adjacent properties. Incorrect information shall be grounds for revocation of a permit.
  - 1. Standard Sign Permit: The Building Official shall act on an application for a sign permit within fifteen (15) business days of the City's receipt of the application. The Building Official's action may include approval, approval with conditions, denial, or a request for additional information.
  - 2. Temporary Sign Permit: The Building Official shall act on an application for a temporary sign in one (1) day. The Building Official's action may include approval, approval with conditions, denial, or a request for additional information.
- B. Permit Expiration – If the work authorized by a permit issued under this Chapter has not been commenced within one hundred eighty (180) days after the date of issuance, the permit shall become null and void.
- C. Fees – A sign permit fee, as established by resolution of the City Council, shall be paid upon issuance of a sign permit.
- D. Investigation – Whenever any work for which a permit is required by this ordinance has been commenced or completed without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, as established by resolution of the City Council and in addition to the permit fee, shall be collected whether or not a permit is then subsequently issued.

10-9-4 GENERAL SIGN PROVISIONS

- A. Interpretation and Administration – The Building Official shall be responsible for interpreting and administering this Chapter. Allegations of errors in orders, decisions, or determinations of the Building Official in the administration of this Chapter shall be in accordance with Section 10-17-1(G) of this Title.

- B. License Required – No person shall install, erect or maintain any sign that requires a building permit for electrical or structure unless such person is a licensed contractor as required by the State of Idaho. Such person shall provide a contractor registration number to the Building Official prior to issuance of a sign permit.
- C. Notice – Notice required by this Ordinance shall be sufficient if it is affected by personal delivery, registered or certified mail, return receipt requested, and/or depositing the notice with the United States mail.
- D. Traffic-Control Signs – Traffic-control signs conforming to the Manual of Uniform Traffic Control Devices that are installed or approved by the City shall not be required to conform to these regulations. No traffic-control sign shall be erected except those approved by the City.
- E. Imitation Traffic-Control Signs – No sign shall be erected or displayed in such a manner as to interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device, including, but not limited to, signs making use of the words “stop”, “go”, “look”, “slow”, “danger”, or any other similar word, phrase, symbol or character or employ any red, yellow, green, or other colored lamp or light in such a manner as to cause confusion or otherwise interfere with vehicular or pedestrian traffic.
- F. Addresses – Each building shall display an address number which is not less than four (4) inches in height with a minimum stroke width of one half (1/2) inch and plainly visible from the street. Address numbers shall be allowed in addition to the signs allowed herein. The address number displayed shall correspond to the number issued by the City. Address numbers shall contrast with their background and shall be in Arabic numerals or alphabet letters. These standards are intended to be minimum requirements. The Fire Chief, or his designee, may require a building to exceed these requirements if he determines that an address number meeting these minimum standards cannot be safely identified from the street.
- G. No Off-Premises Signage – All signs shall pertain only to the use or products located on the same property as the sign, unless otherwise specified herein.
- H. Signs inside Buildings – Signs inside buildings which are not visible from outside the building shall not be regulated by this Chapter. Window Signs shall be regulated by this Chapter.
- I. Mobile Signs – A sign on a vehicle/trailer with wheels, being displayed with on or off premises messages cannot be used for the sole purpose of advertising. It is the responsibility of the property owners to provide proof that the vehicle has a legitimate business purpose other than acting as a sign.
- J. Nonconforming Uses – New signs on a nonconforming use may be allowed providing they meet the signing requirements of the most restrictive zoning district in which the use would be allowed.

#### 10-9-5 GENERAL SIGN SPECIFICATIONS AND DESIGN

- A. Compliance with Zoning Ordinance, Building Code, National Electrical Code, and other ordinances – All sign structures shall comply with the City’s Zoning Ordinance (City Code, Title 10), the Building Code, the National Electrical Code, and other City ordinances, as they currently exist or may be amended. The sign permit application must include a statement signed by the applicant which states compliance with these requirements. If the standards as described herein are more restrictive, then the provisions herein shall apply.
- B. Visibility – All signs shall observe all visibility requirements. Signs shall not be placed within visibility triangles. No sign located within eight feet (8’) of the curb or future curb line shall have a sign face located between a point three and one-half feet (3 ½’) and a point eight feet (8’) above the top of existing or future curb as determined by the City Engineer.
- C. Signs Projecting Into Rights-of-Way – No sign shall project beyond the property line except those allowed herein to project over public ways. No sign foundations shall encroach into public right-of-way. No sign shall project closer than two (2) feet to a vertical line projected from the face of a curb, or if no curb exists, the face of the future curb as determined by the City Engineer based on the Master Street Plan. The owner of a sign allowed to project over a

public way shall relocate the sign immediately upon written notification by the city of a modification to the public way.

- D. Signs Posted in Specified Areas – Unless otherwise allowed herein, no person shall post or cause to be posted, attach or maintain any sign upon:
1. Any City owned property or right-of-way without the written permission of the City Manager;
  2. Any utility easement. Should a property owner be able to demonstrate to the Building Official and/or franchise utility company that there is no other viable location for a sign other than a utility easement, a sign may be located within the utility easement subject to written approval from the Building Official and/or franchise utility company and subject to the providing of a letter to the City releasing the City of any liability for repair or replacement of a sign damaged by work occurring within the utility easement;
  3. Any tree, light pole, or any utility pole or structure;
  4. Any fence, railing or wall, unless otherwise specified herein; or
  5. Any sidewalk within the right-of-way or a sidewalk easement, curb, gutter, or street, except for house numbers or fire lane designation.
- E. Signs Attached to Fire Escapes – No sign shall be attached in any manner to any fire escape or to the supporting members or any fire escape, nor shall it be guyed to or supported by any part of the fire escape.
- F. Accumulation of Water – All signs shall be constructed so as to prevent the accumulation of water from rain or snow melt within the sign.
- G. Location Near Utility Line or Street Light – No sign shall be erected nearer than two (2) feet from any utility line or any street light standard.
- H. Signs Not to Block or Interfere with Exits or Windows and Pedestrian and Vehicular Traffic – No sign shall be so erected as to block, partially block, or interfere in any way with a required means or exit from any building nor with any window. No sign shall block, interfere, or otherwise hinder pedestrian or vehicular traffic on a public sidewalk, a public thoroughfare, a fire lane easement, or a driveway required to access parking.
- I. Glass Signs Over Public Property – Signs constructed of glass or other materials which may shatter upon impact are prohibited over public right-of-way, unless adequately protected to prevent injury if broken.
- J. Identification Marking Required – All temporary signs shall have attached, written, or painted in a weatherproof manner and in a conspicuous place thereon, in letters not less than one (1) inch in height, the date of expiration and the permit number of the sign.
- K. Multiple Signs on a Property or Building – The permitting of a sign on a property or building shall not preclude the permitting of other types of signs on a property or building unless the signs are expressly prohibited herein.
- L. Illuminated Signs – The light from an allowed illuminated sign shall be arranged, directed and of such intensity that it does not create a hazard on adjacent property, motor vehicles or approved traffic-control devices.
- M. Lighting Elements – All lighting elements of exterior signs shall be a minimum of nine (9) feet above the ground unless adequately protected to prevent injury in broken.
- N. Structural Support – Signs that project from the face of a building and that require structural support shall be designed such that the structural support is integral to the overall architecture of the sign and building.

#### 10-9-6 INSPECTION

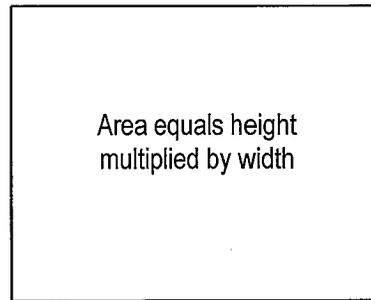
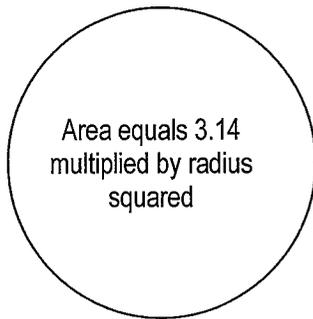
- A. The Building Official reserves the right to perform inspections of all signs regulated by this ordinance. The purpose of the inspection is to ascertain whether the same is unsafe or insecure,

is dilapidated or deteriorated, and to ensure that the sign has been constructed in accordance with the standards contained herein, any other applicable ordinances, and the applicable permits. The method and time of such inspections shall be determined by the Building Official.

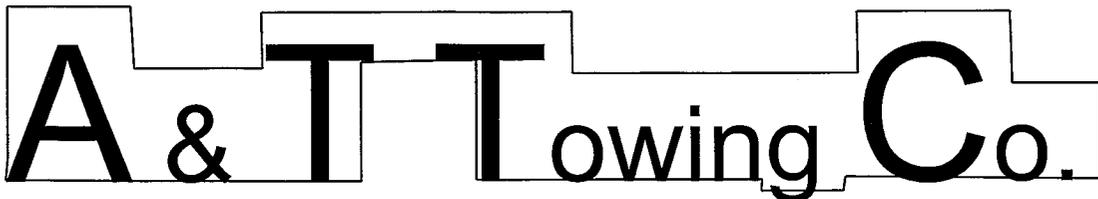
- B. If the Building Official determines that any sign is unsafe or insecure, or is dilapidated or deteriorated, he shall give written notice to repair, remove or replace (in accordance with this ordinance) said sign to the person or persons responsible for such sign. If the permit holder, owner of the sign or owner of the property on which the sign is located fails to repair, remove or replace the sign within thirty (30) days after such notice or to file an allegation of error in accordance with this ordinance, the Building Official is hereby authorized to cause the removal of such sign. Nothing contained herein shall prohibit the immediate removal, without notice, of any sign or portion of a sign which is determined by the Building Official to be an immediate threat or danger to the public health, safety, or welfare. Any expense incident to the removal of a sign pursuant to this paragraph shall be paid by the permit holder, owner of the sign or owner of the site on which the sign is located. The removal of the sign or portion of the sign shall be limited to the extent necessary to eliminate the threat to the public health, safety and welfare.
- C. The City is authorized to file a lien against any property which is not otherwise exempt to recover expenses incurred by the City for the removal of a sign or portion of a sign from the property.

#### 10-9-7 MEASUREMENT OF SIGN AREA AND HEIGHT

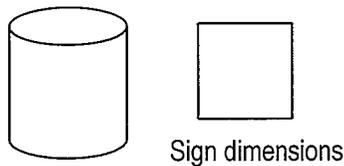
- A. The area of a sign shall be measured as follows:
  - 1. For signs in the shape of a square, rectangle, circle, or similar standard geometric shape, the area shall be calculated by using the standard mathematical formula (height multiplied by width, 3.14 multiplied by radius squared, etc.).



- 2. For signs with an irregular shape, the area shall be measured by enclosing the sign elements with intersecting parallel and perpendicular lines.

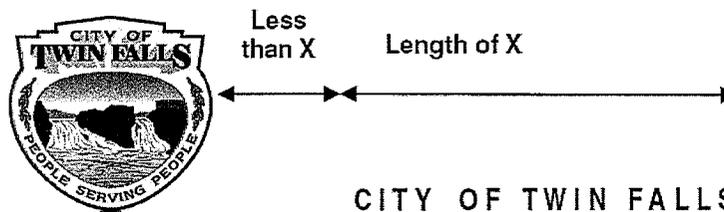


3. The area of a spherical, cylindrical or other three-dimensional sign shall be measured by calculating the area of a two-dimensional drawing of the largest elevation of the sign. For example, if a sign is cylindrical like the shape to the left, the area of sign is not the entire surface area (like a label peeled off a can) but the size of the shape if it was flattened to two-dimensions.



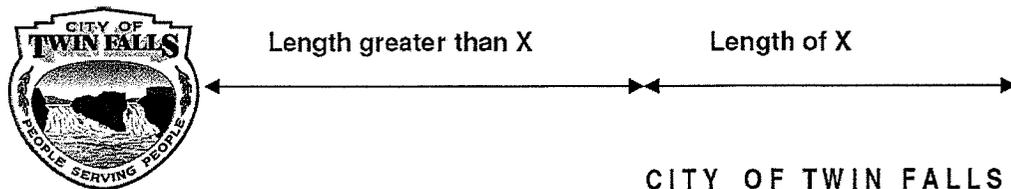
- B. Where a sign has two faces, the area of the largest sign face shall be used to determine the area of the sign provided the two faces are within sixty (60) degrees of parallel. Where a sign has two or more faces that are greater than sixty (60) degrees from parallel, the sign area shall either be calculated as the sum of the area of each face, or the sign will constitute two signs (a V-sign). A V-sign is allowed at the corner of a property with two street frontages.
- C. The area of wall signs containing multiple elements shall be calculated as follows:
1. Regardless of the spacing between letters, letters forming a word or name shall be considered a single sign.
  2. When two or more separate items in a sign, such as a word and logo, are separated horizontally or vertically by less than the width or height of the largest item, the items shall be considered a single sign and the area shall be determined by measuring the area enclosing the sign elements with straight, intersecting lines.

The following sign elements are considered one sign:



3. When two or more separate items in a sign, such as a word and logo, are separated horizontally or vertically by more than the width or height of the largest item, the items shall be considered separate signs and the area of each item shall be determined individually.

The following sign elements are considered two signs:



- D. The vertical support structures of signs shall not be included in calculating the area of the sign, but shall be included in the measurement of the height of the sign.
- E. The height of all signs shall be measured from the top edge of the sign and/or support structure to the average finished grade of the ground below the sign and/or support structure. If a sign is located on a mound, berm, or other raised area for the sole purpose of increasing the height of the sign, the height of the mound, berm, or other raised area shall be included in the height of the sign.

## 10-9-8 ALLOWABLE SIGNS THAT REQUIRE THE ISSUANCE OF A SIGN PERMIT

The following signs are allowed, upon issuance of a sign permit, subject to the following conditions and the specifications listed in Section 10-9-5 of this Chapter, unless otherwise specified.

### A. AWNING SIGNS

1. Definition – An awning sign is a sign which is applied to, attached, or painted on an awning or other roof-like cover, intended for protection from the weather or as a decorative embellishment, projecting from a wall or roof of a structure over a window, walk, door, or the like.
2. Awning signs are permissible subject to the following conditions:
  - a. Time – A permit shall not be issued to erect or place an awning sign on a property until a site plan and/or final plat has been approved by the City for development of the property.
  - b. Place –
    - 1) Awning signs are allowed in conjunction with a non-residential use.
    - 2) Awning signs may project into public right-of-way for up to four (4) feet, but shall not project closer than two (2) feet to the face of the curb along the an adjacent public street or alley
  - c. Manner – The maximum percentage of the awning allowed to be covered with signage is fifty (50) percent of the visible surface area.

### B. BANNER SIGNS

1. Definition - A banner sign is a temporary sign having characters, letters, or illustrations applied to plastic, cloth, canvas, or other similar material, with the only purpose of such non-rigid material being for background.
2. Banner signs are permissible subject to the following conditions:
  - a. Time –
    - 1) A sign permit shall not be issued to erect or place a banner sign on a property until a site plan and/or final plat has been approved by the City for development of the property.
    - 2) Each banner sign must be permitted individually. Individual banner signs can be placed for up to a maximum of six (6) weeks. Banner signs will be allowed on a building or property up to 300 days in a calendar year. Each suite within a retail development shall be considered a building and shall therefore be allowed to erect a banner sign accordingly.
    - 3) New businesses shall be allowed to place a banner on their building prior to the issuance of a Certificate of Occupancy and up to six (6) weeks after the date of issuance of a Certificate of Occupancy. The banner(s) shall not count against the allowances provided in Section 10-9-8(B)(2)(a)(2).
    - 4) Religious organizations that operate in a school or other temporary facility may erect a banner during times of worship provided the banner is placed no earlier than two (2) hours prior to worship and is removed no later than two (2) hours after worship. The banner shall not count against the allowances provided in Section 10-9-8(B)(2)(a)(2).
  - b. Place –
    - 1) Banners are allowed on a property in any area that does not violate the site triangle at an intersection or driveway. Banner signs are not allowed on right-of-way.
    - 2) Banner signs are allowed only in conjunction with a non-residential use.

- 3) With written permission of the City Manager, or his designee, banner signs may also be erected during social or athletic events at a park or other City owned property. The banners shall be attached to pavilions, fences, vehicles, stakes, or poles.

c. Manner –

- 1) The square footage of a banner sign shall not exceed 75% of the linear foot width of the street side of the building, or the width of the leased store front space in a larger building, on the lot on which the banner sign is being located. In no event shall the maximum area of banner signage exceed one hundred (100) square feet. Multiple signs may be allowed, but the combined square footage of all banner signs may not exceed the allowed area described above. The width of a banner sign may not exceed seventy five percent (75%) of the width of the building or lease space upon which the banner sign is located.
- 2) All four corners of a banner sign shall be securely attached at all times. Banner signs must be in good repair, taut, and vertical at all times.

C. BENCH SIGNS

1. Definition – A bench sign is an off-premise sign incorporated on a bench designed and intended to be used for seating for the general public.
2. Bench signs are permissible subject to the following conditions:
  - a. Time – A sign permit shall only be issued to erect or place a bench sign on a property after that property has been developed.
  - b. Place –
    - 1) Allowed by special use permit in CB (except the downtown business improvement district), C1, M1 and M2 zoning districts and except any location prohibited by Idaho Code section 40-1910.
    - 2) A bench sign shall not be placed within five hundred (500) feet in any direction from any other bench sign.
  - c. Manner –
    - 1) The face of the sign incorporated on the bench seatback shall not exceed six (6) feet in length and two (2) feet in height.
    - 2) The content or advertising of the bench sign shall be by special use permit. No permit shall be granted without written consent of all property owners and tenants within one hundred fifty (150) feet of the proposed location.
    - 3)

D. CANOPY SIGNS

1. Definition – A canopy sign is a sign that is applied to, attached, or painted on a canopy or other roof-like cover over gasoline fuel pumps, or similar use, intended for protection from the weather or as a decorative embellishment.
2. Canopy signs are permissible subject to the following conditions:
  - a. Time – A sign permit shall not be issued to erect or place a canopy sign on a property until a site plan and/or final plat has been approved by the City for development of the property and after the issuance of a building permit for a building on the property.
  - b. Place –
    - 1) Canopy signs are allowed only in conjunction with a non-residential use.
    - 2) One (1) canopy sign may be erected on each side of the canopy band.

c. Manner –

- 1) Canopy signs may not exceed thirty (30) percent of the square footage of the band face.
- 2) Canopy signs must be attached directly to or painted on the face of the canopy band and shall not project more than twelve (12) inches from the canopy band.

E. CIVIC DIRECTIONAL SIGNS

1. Definition – A civic directional sign is an off-site sign that advertises and directs traffic to civic uses, including, but not limited to schools, parks, fair grounds, City facilities, or similar uses operated by either public or private non-profit organizations.
2. Civic directional signs are permissible subject to the following conditions:
  - a. Time – A sign permit shall not be issued to erect or place a civic directional sign on a property until a site plan and/or final plat has been approved by the City for development of the property and after the issuance of a building permit for a building on the property.
  - b. Place –
    - 1) Civic directional signs are allowed only in conjunction with a non-residential use.
    - 2) Civic directional signs are allowed only in road right-of-way on collector and arterial streets. Permits to work within the right-of-way may be required by the government entity having jurisdiction over the right-of-way.
  - c. Manner – Signs shall be installed in compliance with the *Manual of Uniform Traffic Control Devices* as well as all other City, State, or Federal regulations regarding signs located in the right-of-way.

F. COMMUNITY EVENT SIGNS

1. Definition – A community event sign is a temporary sign that announces or advertises a campaign, drive, activity, or celebration of a civic, political, public, philanthropic, religious, or educational organization for non-commercial purposes.
2. Community event signs are permissible subject to the following conditions:
  - a. Time – A sign permit shall not be issued to erect or place a community event sign on a property more than ten (10) days prior to the event or thirty (30) days prior to the holiday. A community event sign shall be removed within three (3) days after the event or holiday.
  - b. Place –
    - 1) Community event signs are allowed only in conjunction with a non-residential use.
    - 2) Community event signs shall not be located in required parking spaces, driveways that provide access to parking spaces, or fire lanes, nor shall the sign encroach into a right-of-way.
    - 3) Community event signs may be allowed to be placed off-premise of the event with permission of the property owner of the property where the sign is placed.
  - c. Manner –
    - 1) The maximum area of a community event sign is sixty four (64) square feet in size.
    - 2) The maximum height of a community event sign is ten (10) feet.

## G. FREESTANDING SIGN

1. Definition – A freestanding sign is a sign that is erected on its own vertical framework consisting of one (1) or more uprights supported by the ground and generally used to identify the name of a business or development.
2. Freestanding signs are permissible subject to the following conditions:
  - a. Time – A sign permit shall not be issued to erect or place a freestanding sign on a property until a site plan and/or final plat has been approved by the City for development of the property and after the issuance of a building permit for a building on the property.
  - b. Place –
    - 1) Freestanding signs are allowed only in conjunction with a non-residential use.
    - 2) A freestanding sign is allowed on the same lot as a multi-tenant sign, but the total number of multi-tenant signs and freestanding signs located within a multi-tenant zone shall generally not exceed the number of lots located within the multi-tenant zone. The total number of signs shall be allowed to exceed the number of lots when additional freestanding or multi-tenant signs are allowed on a property in accordance with Section 10-9-8(G)(2)(c)(6)(b) and 10-9-8(M)(2)(c)(5).
    - 3) Minimum setback is ten (10) feet from the street, measured from the face of the curb or edge of pavement. In no case shall a freestanding sign encroach into public right-of-way.
  - c. Manner –
    - 1) The vertical support structure of a freestanding sign shall be a minimum of twenty four (24) inches wide. The minimum width may be calculated as a total of multiple support structures. However, no single support structure shall be less than twelve (12) inches in width.
    - 2) Freestanding signs shall be constructed of materials that are similar to or that compliment the building materials on the front building façade of the principle building on the same lot.
    - 3) Freestanding signs constructed in conjunction with multi-tenant and internal directional signs shall be consistent with the building elements and materials of the multi-tenant and internal directional signs on the same lot and/or within the multi-tenant zone. Architectural embellishments are also encouraged and may be considered through the review of the sign coordination plan defined in Section 10-9-16.
    - 4) Standard freestanding sign
      - a) A lot is allowed a maximum of one (1) sign per street frontage.
      - b) The maximum area is one hundred (100) square feet per sign.
      - c) The maximum height is twenty five (25) feet.
    - 5) Freestanding sign for non-residential uses in residential, Open Space and Professional Office Overlay Districts
      - a) A lot is allowed a maximum of one (1) sign per street frontage.
      - b) The maximum area is sixty (60) square feet per sign.
      - c) The maximum height is eight (8) feet.

- 6) Freestanding signs in identified commercial corridors
  - a) The following standards shall apply to freestanding signs located in a Commercial District adjacent to: 1) Blue Lakes Boulevard North, 2) Kimberly Road East, 3) Addison Avenue, entire length, and 4) Pole Line Road from Canyon Crest Drive to Bridgeview Boulevard. A business that fronts directly onto one of these roads or that is located within a larger common development that fronts directly onto one of these roads is considered to be located within the commercial corridor.
  - b) A lot is allowed a maximum of one (1) sign for the first two hundred feet of each street frontage. For lots that exceed two hundred feet of street frontage, one (1) additional sign is allowed for each additional two hundred (200) feet of street frontage, or portion thereof, up to a maximum of three (3) signs per street frontage. Multiple signs on a lot shall be spaced a minimum of one hundred (100) feet apart from one another.
  - c) The maximum area is one hundred (100) square feet per sign. Where a lot is allowed to have multiple signs as described in section 8.G.2.c.6.b above, the allowed area of the multiple signs may be combined into one (1) sign. However, no single sign in any event shall exceed two hundred (200) square feet.
  - d) The maximum height is thirty five (35) feet.

#### H. INFLATABLE SIGNS

1. Definition – An inflatable sign is a temporary ground-mounted sign that is manufactured of plastic, cloth, canvas, or other light fabric, inflated with air and held upright, typically by mechanical means.
2. Inflatable signs are permissible subject to the following conditions:
  - a. Time –
    - 1) A sign permit for an inflatable sign shall not be issued until the City has issued a Certificate of Occupancy for a building on the property.
    - 2) An inflatable sign may be erected on a lot for no more than six (6) fifteen (15) day periods per calendar year. In the case of multiple businesses or tenants located on a single lot, each business is allowed to erect an inflatable sign on the lot for six (6) fifteen (15) day periods provided that no more than one inflatable sign is located on the lot at any one time and provided a minimum of fifteen (15) days transpires between the removal of an inflatable sign permitted by one business and the placement of another inflatable sign permitted by another business.
  - b. Place –
    - 1) Inflatable signs are allowed only in conjunction with a non-residential use.
    - 2) Inflatable signs shall not be located in required parking spaces, driveways that provide access to parking spaces, or fire lanes, nor shall the sign encroach into a right-of-way.
    - 3) The minimum setback from the road right-of-way shall be one and one half times the height of the sign.
  - c. Manner –
    - 1) Inflatable signs shall be secured directly to, and not suspended from, the ground or a building. A cloud buster sign as discussed in Section 10-9-9(B) is not an inflatable sign.
    - 2) The maximum height of an inflatable sign, measured from the ground, is the same as the maximum height allowed in the zoning district.

- 3) A banner sign may be applied to an inflatable sign without the banner counting towards the allotted number of banner signs per calendar year (10-9-8(B)). The maximum area of a sign placed or applied to an inflatable sign shall be forty-eight (48) square feet.

#### I. INTERNAL DIRECTIONAL SIGNS

1. Definition – An internal directional sign is a sign that is to be read by a person already on the premises and used to identify or locate a drive-through lane, entrance, exit, route, parking, building, office, tenant, or similar place, service, or route within commercial, multifamily, or office developments.
2. Internal directional signs are permissible subject to the following conditions:
  - a. Time – A sign permit shall not be issued to erect or place an internal directional sign on a property until a site plan and/or final plat has been approved by the City for development of the property and after issuance of a building permit on a building on the property.
  - b. Place –
    - 1) Internal directional signs are allowed only in conjunction with a non-residential or apartment complex use.
    - 2) Minimum setbacks are thirty (30) feet from the front property line.
  - c. Manner –
    - 1) Internal directional signs constructed in conjunction with multi-tenant and/or freestanding signs shall be consistent with the building elements and materials of the multi-tenant and/or freestanding signs on the same lot and/or within the same development.
    - 2) The maximum area of an internal directional sign is twelve (12) square feet.

#### J. MARQUEE SIGNS

1. Definition – A marquee sign is a sign mounted on a vertical surface of a roof-like structure projecting over a building entrance, typically a theater entrance.
2. Marquee signs are permissible subject to the following conditions:
  - a. Time – A permit shall not be issued to erect or place a marquee sign on a property until a site plan and/or final plat has been approved by the City for development of the property.
  - b. Place –
    - 1) Marquee signs are allowed in conjunction with a non-residential use.
    - 2) Marquee signs may project into public right-of-way for up to four (4) feet, but shall not project closer than two (2) feet to the face of the curb along the adjacent public street or alley.
  - c. Manner –
    - 1) The maximum area of marquee signage shall be fifteen (15) percent of the area of the largest face of the wall on which the sign is located.
    - 2) Marquee signs may implement electronically changeable text. Only the text of a marquee sign may be electronically changeable. Lighting intensity of electronically changeable text shall comply with the same intensity standards as set forth for message center signs found in section 10-9-8(L) of this Ordinance. Electronically changeable text may not flash, blink, scroll, or move in any way, and must remain static for a minimum of sixty (60) seconds.

## K. MENU BOARD SIGNS

1. Definition – A menu board sign is a sign erected in conjunction with a use that incorporates a drive-through or drive-in and generally used to provide service and/or product options and pricing for customers who remain in their vehicles.
2. Menu board signs are permissible subject to the following conditions:
  - a. Time – A sign permit shall not be issued to erect or place a menu board sign on a property until a site plan and/or final plat has been approved by the City for development of the property and after issuance of a building permit for a building on the property.
  - b. Place –
    - 1) Menu board signs are allowed only in conjunction with a non-residential use that includes a drive-through or drive-in.
    - 2) Minimum front yard setback shall be twenty five (25) feet.
  - c. Manner –
    - 1) Drive-through pre-order sign:
      - a) Internal lighting may be utilized for the sign panels.
      - b) One drive-through pre-order sign is allowed at the entrance of a drive-through lane and shall be setback a minimum of ten (10) feet from the drive-through menu board in the same drive-through lane.
      - c) The maximum area of a drive-through pre-order sign is forty eight (48) square feet with a maximum height of eight (8) feet.
      - d) Drive-through pre-order signs shall be located at the side or rear of the principal building(s) on the lot.
    - 2) Drive-through menu board:
      - a) Internal lighting may be utilized for the sign panels.
      - b) One drive-through menu board sign is allowed per drive-through lane use on a lot.
      - c) The maximum area of a drive-through menu board is forty eight (48) square feet with a maximum height of eight (8) feet.
      - d) Drive-through menu boards shall be located at the side or rear of the principal building(s) on the lot.
    - 3) Drive-in menu board:
      - a) If the drive-in stalls are covered by a canopy, the drive-in menu board signs may be attached directly to the canopy support columns.
      - b) Internal lighting may be utilized for the sign panels.
      - c) One drive-in menu board sign is allowed per ordering station.
      - d) The maximum area of a drive-in menu board sign is nine (9) square feet with a maximum height of six (6) feet.

## L. MESSAGE CENTER SIGNS

1. Definition – A message center sign is a sign containing a display that can be changed by electrical, electronic and/or a computerized process that provides general public service information such as time, date, temperature, weather, or messages of interest to the traveling public. A message center sign may also provide commercial messages relating to the use of the property on which the sign is located.

2. Message center signs are permissible subject to the following conditions:
  - a. Time – A sign permit shall not be issued to erect or place a message center sign on a property until a site plan and/or final plat has been approved by the City for development of the property and after issuance of a building permit for a building on the property.
  - b. Place –
    - 1) Message centers may be included as part of other allowed flush wall mounted, roof mounted or freestanding signs.
    - 2) Message center signs are allowed only in conjunction with a non-residential use.
    - 3) Message center signs shall not project into the right of way.
    - 4) The Building Official must make all of the following findings in permitting such a sign:
      - a) The location and placement of the sign will not endanger motorists or pedestrians and does not cause undue distraction to traffic on the adjacent street or impede views at street or railroad intersections.
      - b) The sign will not cover or blanket any prominent view of a structure or facade of historical or architectural significance.
      - c) The sign will not obstruct views of users of adjacent buildings to side yards, front yards or to open space.
      - d) The sign will not distract, intrude upon or negatively impact the visual quality of a public open space such as a public recreation facility, square, plaza, courtyard and the like.
      - e) The sign is compatible with building heights of the existing neighborhood and does not impose a foreign or inharmonious element to an existing skyline.
      - f) The sign's lighting will not cause hazardous or unsafe driving conditions for motorists and will not glare, reflect or spill onto adjacent business or residential areas
  - c. Manner –
    - 1) The maximum area of a message center sign is fifty (50) square feet of the total square footage of the sign in which it is located; provided, however, where the property upon which the message center is to be executed possesses a single, contiguous street frontage equal to or greater than four hundred (400) lineal feet, total square footage shall not exceed eighty (80) square feet.
    - 2) The lighting on message centers shall not exceed the following light measurements, as made using a one (1) degree photographic exposure meter (spot meter) and measured one hundred (100) feet from the sign at a position five (5) feet to six (6) feet above ground level perpendicular from the face of the sign:
      - a) Daylight: The average exposure value (EV) shall not exceed fourteen (14) EV during the sign's normal running cycle, and shall never peak higher than fifteen (15) EV.
      - b) Night: The average exposure value (EV) shall not exceed twelve (12) EV during the sign's normal running cycle, and shall never peak higher than thirteen and a half (13.5) EV.
    - 3) Flashing (the same copy flashing on and off repeatedly) is prohibited.
    - 4) Word messages shall not have a change frequency less than one second per frame.

- 5) Animated graphics and enhancements are allowed so long as they are not used in conjunction with on/off flashing and as long as the sign does not include any full-motion video, live or delayed.

#### M. MULTI-TENANT SIGNS

1. Definition - A multi-tenant sign is a sign that is erected on its own vertical framework consisting of one (1) or more uprights supported by the ground and generally used to identify several commercial, service, and/or office uses within a single common subdivision or development.
2. Multi-tenant signs are permissible subject to the following conditions:
  - a. Time – A sign permit shall not be issued to erect or place a multi-tenant sign on a property until a sign coordination plan as defined in Section 10-9-16 has been approved with a plat and/or site plan for the property by the City and after issuance of a building permit for a building within the multi-tenant zone.
  - b. Place –
    - 1) Multi-tenant signs are allowed only in conjunction with non-residential uses.
    - 2) A multi-tenant sign shall be located within a multi-tenant zone. A multi-tenant zone shall:
      - a) Consist of multiple businesses/tenants with the same subdivision name or multiple lots which were depicted on the same preliminary plat or site plat;
      - b) Be united through common building architecture, color, and materials, landscaping and parking.
    - 3) A multi-tenant sign is allowed on the same lot as a freestanding sign, but the total number of multi-tenant signs and freestanding signs located within a multi-tenant zone shall generally not exceed the number of lots located within the multi-tenant zone. The total number of signs shall be allowed to exceed the number of lots when additional freestanding or multi-tenant signs are allowed on a property in accordance with Section 10-9-8(G)(2)(c)(6)(b) and 10-9-8(M)(2)(c)(5).
    - 4) Minimum setback is ten (10) feet from the street, measured from the face of the curb or edge of pavement. In no case shall a multi-tenant sign encroach into public right-of-way.
    - 5) A multi-tenant sign shall not be located closer than fifty (50) feet to another multi-tenant sign or a freestanding sign.
  - c. Manner –
    - 1) Prior to City consideration of a multi-tenant zone, all property owners located within a proposed multi-tenant zone must submit notarized letters to the City authorizing the creation of the multi-tenant zone. A lot shall only be included in one multi-tenant zone.
    - 2) The vertical support structure of a multi-tenant sign shall be a minimum of twenty four (24) inches wide. The minimum width may be calculated as a total of multiple support structures. However, no single support structure shall be less than twelve (12) inches in width.
    - 3) Multi-tenant signs shall be constructed of materials that are similar to or that compliment the building materials on the front building façade of the principle building on the same lot.

- 4) Multi-tenant signs constructed in conjunction with freestanding and internal directional signs shall be consistent with the building elements and materials of the freestanding and internal directional signs on the same lot and/or within the multi-tenant zone. Architectural embellishments are also encouraged and may be considered through the review of the sign coordination plan defined in Section 10-9-16.
- 5) One (1) multi-tenant sign is allowed for the first six hundred (600) feet of street frontage of the multi-tenant zone. For multi-tenant zones that exceed six hundred (600) feet of street frontage, one (1) additional multi-tenant sign is allowed for each additional six hundred (600) linear feet of street frontage, or portion thereof, up to a maximum of three (3) multi-tenant signs per street frontage.
- 6) The maximum area of a multi-tenant sign shall be one hundred and fifty (150) square feet. For multi-tenant zones that exceed two hundred feet of street frontage, the maximum area of a multi-tenant sign shall be three hundred (300) square feet.
- 7) The maximum height of a multi-tenant signs is thirty five (35) feet.

#### N. PROJECTING SIGNS

1. Definition - A projecting sign is a sign attached to and projecting out from a building face or wall more than twelve (12) inches, generally at a right angle to the building.
2. Projecting signs are permissible subject to the following conditions:
  - a. Time – A sign permit shall not be issued to erect or place a projecting sign on a property until a building permit has been issued for the building on which the sign is to be attached.
  - b. Place –
    - 1) Projecting signs are permitted in conjunction with a non-residential use.
    - 2) If a projecting sign is constructed over a sidewalk, a minimum of nine (9) feet shall be provided between the grade of the sidewalk and the lowest portion of the projecting sign.
  - c. Manner –
    - 1) Each building or tenant is allowed a maximum of one (1) projecting sign per wall that faces a street, public way, or parking area.
    - 2) The maximum area of a projecting sign is twelve (12) square feet.

#### O. ROOF SIGNS

1. Definition - A roof sign is a sign that is painted directly upon or mounted on the roof of any building.
2. Roof signs are permissible subject to the following conditions:
  - a. Time – A sign permit shall not be issued to erect or place a roof sign on a property until a site plan and/or final plat has been approved by the City for development of the property and after the issuance of a building permit for a building on the property.
  - b. Place –
    - 1) Roof signs are permitted in conjunction with a non-residential use.
    - 2) Roof signs shall not be allowed to face property zoned, or designated on the Future Land Use Plan, for single-family uses if the sign is within one hundred fifty (150) feet of the property line of said residential property.

c. Manner –

- 1) Each non-residential use may have one (1) roof sign in lieu of wall signage. The square footage of a roof sign erected on a building will be deducted from the allowable wall sign area for the same building.
- 2) The maximum size of the roof sign is three (3) square feet per linear foot of building width, up to a maximum of one hundred and fifty (150) square feet.
- 3) Roof signs shall be designed to look like part of the building or roof structure with the supports, anchors, or braces for the roof sign being enclosed or designed so that they are not readily visible from the street or other public way.
- 4) In no case shall a roof sign project beyond the wall line of any outer building wall.

P. SANDWICH BOARD SIGNS

1. Definition - A sandwich board sign is a temporary sign that is generally constructed in such a manner as to form an "A" or a tent-like shape that is placed on, but not permanently attached to the ground. This definition also includes signs of a similar temporary nature that are constructed with a base and single upward sign face, forming an upside down "T".
2. Sandwich Board signs are permissible subject to the following conditions:

a. Time –

- 1) A sign permit shall not be issued to erect or place a sandwich board sign on a property until a Certificate of Occupancy has been issued for a building on the property.
- 2) Sandwich board signs may be placed on properties during business hours only.

b. Place –

- 1) Sandwich board signs are allowed only in conjunction with a non-residential structure or use and only in either of the following two (2) circumstances:
  - a) Sandwich board signs are allowed within multi-tenant developments. Sandwich board signs within multi-tenant developments shall be located on the interior of the property and shall not be located within any public right-of-way.
  - b) Sandwich board signs are allowed within the boundaries (as they exist or may be amended) of the Downtown Business Improvement District 1. Sandwich board signs within the Downtown Business Improvement District 1 may be located within public right-of-way.
- 2) Sandwich board signs shall not be located within a landscaped area, parking space, or vehicular travel way.
- 3) Sandwich board signs shall be located not more than ten (10) feet from the door of the business or use utilizing the sign.
- 4) Sandwich board signs shall not be located closer than three (3) feet to the curb of any adjacent street.
- 5) Should a sandwich board sign be placed on or adjacent to a sidewalk, an unobstructed pedestrian clearance of at least five (5) feet in width must be provided adjacent to the sign.

c. Manner –

- 1) The maximum size of a sandwich board sign is eight (8) square feet with a maximum height of four (4) feet and a maximum width of two (2) feet.
- 2) A maximum of one (1) sandwich board sign may be placed per business or tenant on the property where the sandwich board sign(s) are located.

- 3) Sandwich board signs shall be placed no closer than twenty (20) feet from other sandwich board signs.

#### Q. SKYLIGHTS AND SEARCHLIGHTS

1. Definition – A skylight or searchlight is a temporary sign that uses a large high power light pointed into the sky to attract attention to a particular location or event.
2. Skylights and Searchlights are permissible subject to the following conditions:
  - a. Time –
    - 1) A sign permit for a skylight or searchlight shall not be issued until the City has issued a Certificate of Occupancy for a building on the property.
    - 2) A skylight or searchlight may be utilized on a lot for no more than six (6) fifteen (15) day periods per calendar year. In the case of multiple businesses or tenants located on a single lot, each business is allowed to utilize a skylight or searchlight on the lot for six (6) fifteen (15) day periods provided that no more than one skylight or searchlight is located on the lot at any one time and provided a minimum of fifteen (15) days transpires between the removal of a skylight or searchlight permitted by one business and the placement of another skylight or searchlight permitted by another business.
  - b. Place –
    - 1) Skylights or searchlights are allowed only in conjunction with a non-residential use.
    - 2) Skylights or searchlights shall not be located in required parking spaces, driveways that provide access to parking spaces, or fire lanes, nor shall they encroach into a right-of-way.
    - 3) The minimum setback from the road right-of-way is thirty (30) feet.
  - c. Manner – Skylights or searchlights shall generally be pointed upward and not aimed at any building or traffic.

#### R. SUBDIVISION ENTRY SIGNS

1. Definition - A subdivision entry sign is a sign that generally identifies a development and that generally refers to the platted name of the subdivision.
2. Subdivision Entry signs are permissible subject to the following conditions:
  - a. Time – A sign permit shall not be issued to erect or place a subdivision entry sign on a property until a final plat or site plan has been approved by the City for development of the property.
  - b. Place – All subdivision entry signs shall be located within the platted limits of a subdivision.
  - c. Manner –
    - 1) Subdivision entry signs may be in the form of a sign mounted to a subdivision monument, screening wall, retaining wall, or similar structure, so long as the sign does not project above the top of the structure.
    - 2) Subdivision entry signs shall have a maximum area of one hundred (100) square feet and a maximum height of eight (8) feet.
    - 3) The maximum number of subdivision entry signs shall equal one (1) freestanding sign or two (2) signs attached to screening walls or similar structures (not a combination of both) per street entrance.

- 4) Alternative types of subdivision entry signs, including, but not limited to neighborhood entry signs within an overall subdivision, may be approved as part of a sign coordination plan as outlined in Section 10-9-16 herein. The sign coordination plan shall be submitted for review with the final plat, landscaping, and screening wall plans.

#### S. SUBDIVISION MONUMENTS

1. Definition - Subdivision monuments are physical improvements such as signs, walls, or structures, constructed to draw attention to or enhance a subdivision entrance or its surrounding area. A subdivision monument may require issuance of a building permit depending upon the design of the proposed monument. The current Building Code should be consulted to determine whether a building permit will be required or not.
2. Subdivision Monuments are permissible subject to the following conditions:
  - a. Time – A sign and/or building permit shall not be issued to erect or place subdivision monuments on a property until a final plat or site plan has been approved by the City for development of the property.
  - b. Place –
    - 1) Subdivision monuments placed on private property shall observe all building line and setback requirements. However, a non-habitable monument may encroach into a required setback provided all visibility clips and easements are observed and the monument is deemed by City staff not to negatively impact fire protection of existing or future development.
    - 2) Subdivision monuments may not be erected within an area designated as future right-of-way on the City's Master Transportation Plan.
  - c. Manner –
    - 1) The developer of the subdivision monument must provide a plan for future maintenance of the monument to the City for review.
    - 2) The maximum height of subdivision monuments shall be twenty five (25) feet.

#### T. WALL SIGNS

1. Definition - A wall sign is a sign painted on or erected parallel to and generally extending not more than twelve (12) inches from the façade of any building to which it is attached, supported throughout its entire length by the building face.
2. Wall signs are permissible subject to the following conditions:
  - a. Time – A sign permit shall not be issued to erect or place a wall sign on a property until a site plan and/or final plat has been approved by the City for development of the property and after the issuance of a building permit for a building on the property.
  - b. Place –
    - 1) Wall signs are permitted in conjunction with a non-residential use.
    - 2) Wall signs shall not be allowed on any façade (other than the main front of the building) that faces property zoned, or designated on the Future Land Use Plan, for single-family uses if the sign is within one hundred fifty (150) feet of the property line of said residential property.
  - c. Manner –
    - 1) Each non-residential use may have up to three (3) square feet of wall signage per linear foot of building width. The total square footage of allowed wall signage may be split into multiple signs.
    - 2) In no case shall a wall sign project above the roof line or parapet wall of any building.

- 3) The maximum size of a wall sign located within a Professional Office Overlay district shall be twenty five (25) square feet.

#### 10-9-9 ALLOWABLE SIGNS THAT DO NOT REQUIRE THE ISSUANCE OF A SIGN PERMIT

The following signs are allowed and do not require the issuance of a sign permit, provided the signs comply with the following conditions and the specifications listed in Section 10-9-5, unless otherwise specified.

##### A. CIVIC SIGNS

1. Definition - A civic sign is a temporary stake sign that publicizes times or locations of meetings or special events of homeowners associations, religious organizations or groups, or civic groups. This definition excludes directional signs for regularly scheduled religious events. A civic sign may also publicize times or locations of special events for schools and athletic team registrations.
2. Civic signs are permissible subject to the following conditions:
  - a. Time – Civic signs shall be erected no more than seven (7) days prior to the meeting or event and removed no more than forty-eight (48) hours after the meeting or event.
  - b. Place – See Section 10-9-5 (General Sign Specifications and Design).
  - c. Manner – Civic signs shall not exceed six (6) square feet in area.

##### B. CLOUD BUSTER SIGNS

1. Definition – A cloud buster sign is a temporary sign inflated so that it rises into the air and is anchored to the ground, vehicle, structure, or any other fixed object used for the purpose of advertising or drawing attention to a business, activity, commodity, service, sale, or product.
2. Cloud buster signs are permissible subject to the following conditions:
  - a. Time –
    - 1) A cloud buster sign shall not be erected on a property until the City has issued a Certificate of Occupancy for a building on the property.
    - 2) A cloud buster sign may be erected on a lot for no more than six (6) fifteen (15) day periods per calendar year. In the case of multiple businesses or tenants located on a single lot, each business is allowed to erect a cloud buster sign on the lot for six (6) fifteen (15) day periods provided that no more than one cloud buster sign is located on the lot at any one time and provided a minimum of fifteen (15) days transpires between the removal of a cloud buster sign erected by one business and the placement of another cloud buster sign erected by another business.
  - b. Place –
    - 1) Cloud buster signs shall not be located in required parking spaces, driveways that provide access to parking spaces, or fire lanes, nor shall the sign encroach into a right-of-way.
    - 2) The minimum setback from the road right-of-way is ten (10) feet.
  - c. Manner –
    - 1) Cloud buster signs shall be securely attached at all times to the ground, parked vehicle, structure, or any other fixed object.
    - 2) Should a cloud buster sign lose its buoyancy and fall to the ground, it shall not be so high, or located in such a position, so that the device or its tether line falls across a power line or public right-of-way.

### C. CONSTRUCTION IDENTIFICATION SIGNS

1. Definition - A construction identification sign is a temporary sign that is generally used to advertise a new building, opening dates, leasing opportunities, and/or to identify the property owner, architect, contractor, engineer, landscape architect, or financier engaged in the design, construction or improvement of the premises on which the sign is located. Construction identification signs are also used to advertise sales and zoning information of properties.
2. Construction identification signs are permissible subject to the following conditions:
  - a. Time –
    - 1) A construction identification sign shall not be erected on a property until a building permit has been issued to build a structure on the property or until the City authorizes the construction of utilities or other amenities on the property.
    - 2) For properties with single or two family zoning or Future Land Use Plan designation, the sign shall be removed upon the issuance of Certificates of Occupancy for ninety-five (95) percent of the homes within a single-family or two-family subdivision.
    - 3) For properties with Agricultural, Multifamily, or non-residential zoning or Future Land Use Plan designation, the sign shall be removed prior to the issuance of the Certificate of Occupancy for any building on the property.
  - b. Place –
    - 1) A construction identification sign shall be located no closer than fifteen (15) feet to any property line.
    - 2) The minimum distance between construction identification signs is two hundred (200) feet.
  - c. Manner –
    - 1) The maximum area of a construction identification sign is ninety-six (96) square feet.
    - 2) The maximum height of a construction identification sign is twelve (12) feet.
    - 3) A maximum of one (1) construction identification sign shall be placed on a property per street frontage. If multiple construction identification signs are permitted on a tract of land, only one (1) sign shall be placed along each street frontage. A platted single-family or two-family subdivision shall be considered a single property for the purpose of this provision.

### D. FLAGS

1. Definition - A flag is a piece of fabric attached to a staff or cord on one end and generally used as a symbol of a nation, state, political subdivision, or organization.
2. The United States flag is exempt from the following conditions. All other flags are permissible subject to the following conditions:
  - a. Time – A flag shall not be placed on a property until a site plan and/or final plat has been approved by the City for development of the property.
  - b. Place –
    - 1) A flag and its supporting structure shall be located on private property behind the property line.
    - 2) Flags may be placed at parks during social and athletic events.

c. Manner –

- 1) The maximum height of a flag pole or other supporting structure shall be thirty five (35) feet.
- 2) The maximum area of a flag is sixty (60) square feet.
- 3) A maximum of three (3) flags shall be located on a property.

E. GARAGE SALE SIGNS

1. Definition - A garage sale sign is a temporary sign used to advertise a garage sale, yard sale, or similar event on a residential property. This definition includes off-premise signs for this purpose.
2. Garage sale signs are permissible subject to the following conditions:
  - a. Time – A garage sale sign shall not be erected earlier than 12:00 p.m. on the day before a garage sale or similar event must be removed by 12:00 p.m. on the day following the garage sale or similar event.
  - b. Place –
    - 1) A garage sale sign shall be erected only on private real property, with the consent of the property owner. In general, a garage sale sign shall be erected no closer than ten (10) feet from the street pavement.
    - 2) Garage sale signs shall not be placed closer than sixty (60) feet from another garage sale sign.
  - c. Manner – Garage sale signs shall not exceed six (6) square feet in area.

F. GOVERNMENT SIGNS

1. Definition - A government sign is a temporary stake sign used to convey information to the public regarding City, State, or Federal government activities and events.
2. Government signs are permissible subject to the following conditions:
  - a. Time – No restrictions.
  - b. Place – See Section 10-9-5 (General Sign Specifications and Design).
  - c. Manner – No restrictions.

G. HOME IMPROVEMENT SIGNS

1. Definition - A home improvement sign is a temporary stake sign that displays the name of a roofing, fence, pool, paint, landscape or other home improvement contractor currently performing home improvement work at a residential location.
2. Home Improvement signs are permissible subject to the following conditions:
  - a. Time – A home improvement sign may be erected upon commencement of home improvement work and shall be removed when the home improvement work is completed.
  - b. Place – A home improvement sign shall be erected on the lot on which the home improvement is occurring. In general, a home improvement sign shall not be erected closer than ten (10) feet from the edge of the street pavement.
  - c. Manner –
    - 1) Home improvement signs shall not exceed nine (9) square feet in area.
    - 2) A maximum of one (1) home improvement sign per contractor may be erected on a lot. In the event of multiple contractors working on a lot at the same time, up to three (3) home improvement signs may be located on a single lot at any given time.

## H. HUMAN SIGNS

1. Definition - A human sign is a temporary sign held by or attached to a human for the purposes of advertising or otherwise drawing attention to an individual, business, commodity, service, activity, or product. A person dressed in costume for the purpose of advertising or otherwise drawing attention to an individual, business, commodity, service, activity, or product shall also be construed as a human sign.
2. Human signs are permissible subject to the following conditions:
  - a. Time – No restrictions.
  - b. Place – All human signs shall be located on private property. In general, a human sign shall not be located closer than ten (10) feet from the edge of the street pavement.
  - c. Manner – No restrictions.

## I. INSTRUCTIONAL SIGNS

1. Definition - An instructional sign is a sign that provides instruction, information, or direction to the general public. The sole purpose of an instructional sign is to provide such information to the general public that is essential to the health, safety, and public welfare of the community. Instructional signs shall include, but are not limited to, signs identifying rest rooms, public telephones, handicap parking spaces, reserved parking spaces, freeze warning, no trespassing, no dumping, no loitering, and construction entrance signs. Signs erected by the City, State or Federal government for the purpose of public instruction, warning, street or highway designation, control of traffic and similar uses incidental to the public interests shall be considered instructional signs. An instructional sign also includes signs of a warning, directive or instructional nature erected by a public utility company that operates under a franchise agreement with the City.
2. Instructional signs are permissible subject to the following conditions:
  - a. Time – No restrictions.
  - b. Place – No restrictions.
  - c. Manner –
    - 1) The maximum area of an instructional sign is sixteen (16) square feet.
    - 2) An instructional sign shall contain no other message, copy, announcement, or decoration other than the essential instruction, information, or direction and shall not advertise or otherwise draw attention to an individual, business, commodity, service, activity, or product.

## J. POLITICAL SIGNS

1. Definition - A political sign is a temporary sign relating to the election of a person to a public office, relating to a political party, relating to a matter to be voted upon at an election called by a public body or containing primarily a political message.
2. Political signs are permissible subject to the following conditions:
  - a. Time – A political sign relating to the election of a person running for public office or relating to a matter to be voted upon at an election called by a public body cannot be erected for more than sixty (60) days prior to the election date for which the candidate or matter is scheduled to be held. Signs must be removed within two (2) days after the election.
  - b. Place – Political signs shall be located only on private real property with the consent of the property owner. In general, a political sign shall not be erected closer than ten (10) feet from the edge of the street pavement.

c. Manner –

- 1) Political signs shall not exceed thirty-six (36) square feet in area.
- 2) Political signs shall not exceed eight (8) feet in height measured from the ground to the highest point of the sign.
- 3) Political signs shall not be illuminated.

K. REAL ESTATE SIGNS

1. Definition - A real estate sign is a temporary stake sign that advertises a home, building, or property for sale or lease. This definition includes off-premise real estate signs for directional purposes.
2. Real Estate Signs, both on-premise and off-premise, are permissible subject to the following conditions:
  - a. Time – No restrictions.
  - b. Place –
    - 1) Real estate signs shall not be located within any public right-of-way. In general, a real estate sign shall be erected no closer than ten (10) feet from the street pavement.
    - 2) An on-premise real estate sign shall be erected on the lot on which the home or property is for sale or lease.
    - 3) An off-premise real estate sign shall be erected only on private real property, and only with the consent of the property owner. No more than three (3) off-premise real estate signs may be located on any single lot or property.
  - c. Manner –
    - 1) A maximum of one (1) real estate sign per street frontage may be erected on a lot.
    - 2) Residential real estate signs shall not exceed nine (9) square feet in area.
    - 3) Real estate signs on property zoned for non-residential uses shall not exceed thirty two (32) square feet in area.
    - 4) Real estate signs on agricultural properties shall not exceed thirty two (32) square feet in area. Only properties that are larger than forty (40) acres and that currently produce agricultural products shall be considered to be agricultural properties.
    - 5) All real estates signs shall be located in conformance with the provisions of Section 10-9-5 herein.

L. RESIDENTIAL NAMEPLATE SIGNS

1. Definition - A residential nameplate sign is a sign that states the name of the occupant of a residential unit.
2. Residential nameplate signs are permissible subject to the following conditions:
  - a. Time – A residential nameplate sign shall not be erected on a property until the City has issued a Certificate of Occupancy for a residential unit on the property.
  - b. Place – A residential nameplate sign shall be located on private real property. In general, a residential nameplate sign shall be erected no closer than ten (10) feet from the street pavement.
  - c. Manner –
    - 1) The maximum size of a residential nameplate sign shall be two (2) square feet.
    - 2) The maximum height of a residential nameplate sign shall be seven (7) feet.
    - 3) Each household unit may have a maximum of one (1) residential nameplate sign.

#### M. SCOREBOARDS

1. Definition - Scoreboards are signs erected at an athletic field, stadium or court and that are generally used to maintain the score or time expired in an event at the field or stadium.
2. Scoreboards are permissible subject to the following conditions:
  - a. Time – No restrictions.
  - b. Place – Scoreboards shall be erected within the limits of and face into the athletic field, stadium or court.
  - c. Manner – No restrictions.

#### N. SPONSOR SIGNS

1. Definition - A sponsor sign is a sign that is mounted or applied to the inside of a fence or wall surrounding an athletic field, stadium or court, such as an outfield wall of a baseball field, and intended to viewed by spectators of an athletic event at the field or court.
2. Sponsor signs are permissible subject to the following conditions:
  - a. Time – No restrictions.
  - b. Place – Sponsor signs shall be erected within the limits of and face into the athletic field, stadium or court.
  - c. Manner – No restrictions.

#### O. VEHICLE SIGNS

1. Definition - A vehicle sign is a sign that is attached to or placed in or on a truck, bus, car, trailer, boat, recreational vehicle, or any other vehicle. Vehicle signs shall exclude bumper stickers, license plates, and inspection and registration stickers.
2. Vehicle signs are permissible subject to the following conditions:
  - a. Time – No restrictions.
  - b. Place – Vehicle signs are permitted provided that during periods of inactivity such vehicle is not parked in the right-of-way or placed in a manner that the sign is readily visible and intended to be read from adjacent public right-of-way.
  - c. Manner –
    - 1) A vehicle on which a sign is attached cannot be used for the sole purpose of advertising. It is the responsibility of the property owners to provide proof that the vehicle has a legitimate business purpose other than display of the sign.
    - 2) The signs are painted upon or applied directly to an integral part of the vehicle.
    - 3) The vehicle is in operating condition, currently registered and licensed to operate on public streets, and actively used in the daily function of the business to which such sign relates.
    - 4) The vehicle is not used primarily as a static display, advertising a product or service, not utilized as storage, shelter or a distribution point for commercial products or services for the general public.

#### P. VENDING MACHINE SIGNS

1. Definition - A vending machine sign is a sign that is attached to a vending machine, including a gasoline pump, and that generally advertises the products dispensed from the vending machine.
2. Vending machine signs are permissible subject to the following conditions:
  - a. Time – No restrictions.
  - b. Place – Vending machine signs are allowed only in conjunction with a non-residential use.

- c. Manner – Vending machine signs shall be directly attached to a vending machine. The signs shall be flat and shall not project from the vending machine.

#### Q. WIND DEVICE SIGNS

1. Definition - A wind device sign is a sign that is made of cloth, canvas, plastic, or any flexible material that moves or is designed to move freely in the wind, with or without a frame or other supporting structure, used for the purpose of advertising or drawing attention to a business, commodity, service, sale, or product. This definition includes balloons, pennants, streamers, spinners, or similar devices, but excludes inflatable signs, cloud buster signs and flags as specifically defined in this Chapter.
2. Wind device signs are permissible subject to the following conditions:
  - a. Time – A wind device sign shall not be erected on a property until the City has issued a Certificate of Occupancy for a building on the property.
  - b. Place –
    - 1) Wind device signs are allowed only in conjunction with a non-residential use.
    - 2) Wind device signs shall not be located in required parking spaces, driveways that provide access to parking spaces, or fire lanes, nor shall the sign encroach into a right-of-way.
    - 3) The minimum setback from the road right-of-way is ten (10) feet.
  - c. Manner –
    - 1) Wind device signs shall be securely attached at all times to the ground, building, or other structure.
    - 2) The maximum height of a wind device sign, measured from the ground, is the same as the maximum height allowed in the zoning district.

#### R. WINDOW SIGNS

1. Definition - A window sign is a sign that is visible from a public street or sidewalk and that is posted, attached, painted, placed, or affixed in or on a window or a sign that is located within three (3) feet of the inside of a window.
2. Window signs are permissible subject to the following conditions:
  - a. Time – No restrictions.
  - b. Place – Window signs are allowed only in conjunction with a non-residential use.
  - c. Manner – The square footage of a window sign shall not exceed twenty five (25) percent of the square footage of the window in which the sign is located.

#### S. YARD SIGNS

1. Definition - A yard sign is a temporary stake sign that publicizes the arrival of a newborn, the participation of a family member in a school activity or sport, or similar residentially themed event. Yard signs shall also include signs that advertise the presence of a home security system and seasonal or holiday decorations.
2. Yard signs are permissible subject to the following conditions:
  - a. Time – No restrictions.
  - b. Place – Yard signs shall be located only on lots containing an occupied residential dwelling. In general, a yard sign shall be erected no closer than ten (10) feet from the street pavement.
  - c. Manner – Signs advertising the presence of a home security system shall not exceed one (1) square foot in area.

## T. ZONING SIGNS

1. Definition - A zoning sign is a temporary sign erected to publicize the request for zoning or rezoning of a property.
2. Zoning signs are permissible subject to the following conditions:
  - a. Time –
    - 1) The property owner or his/her representative shall erect the sign on the property seven (7) days prior to the first public hearing scheduled to discuss the applicable zoning case. The property owner shall be responsible for maintaining the sign on the property throughout the entire zoning case.
    - 2) The property owner or his/her representative must remove the sign within three (3) days after the City's approval of the ordinance rezoning the property or after the City denies the request.
  - b. Place –
    - 1) The sign shall be placed in a location visible from all streets adjacent to the property included in the zoning request.
    - 2) One (1) zoning sign shall be erected adjacent to each street frontage of the property.
    - 3) Signs shall be located no greater than twenty (20) feet from front property line, unless otherwise directed by the Zoning & Development Manager or his/her designee.
  - c. Manner –
    - 1) The area of a zoning sign shall be six (6) square feet.
    - 2) The width of a zoning sign shall be three (3) feet.

## 10-9-10 PROHIBITED SIGNS

- A. **COMMERCIAL BILLBOARD SIGNS** – A commercial billboard sign is a large sign, generally supported by a metal or wood frame and consisting of two parallel sign faces oriented in opposite directions, used for the display of posters, printed, painted, or electronic advertisements that generally direct attention to goods, merchandise, entertainment, or services conducted, sold, or offered at a location other than the premises on which the sign is located.
- B. **OBSCENE SIGNS** – An obscene sign is a sign that contains offensive language, is hate based, is discriminatory or on which the dominant theme of material taken as a whole appeals to a prurient interest in sex, or is patently offensive because it affronts community standards relating to the description or representation of sexual matters, and is utterly without redeeming social value.
- C. **PORTABLE SIGNS** – Signs designed or intended to be relocated from time to time, whether or not it is permanently attached to a building or structure, or is located on the ground, are prohibited. Portable signs include signs on wheels or on portable or mobile structures, such as, among other things, trailers, skids, tent signs, and airborne signs. This prohibition does not include vehicle, sandwich board, and other similar sign types specifically regulated herein.
- D. **MERCHANDISE DISPLAYS** – No person shall suspend from any building, or pole, structure, sidewalk, parkway, driveway, parking area, or fuel pump island any goods, wares, merchandise or other advertising object or structure for the purpose of advertising such items, other than a sign as defined, regulated and prescribed by this Chapter. This prohibition does not apply to the outside display or storage of merchandise as allowed in this Title.

## E. OTHER SIGNS

1. Signs which move and/or are animated by means of flashing, traveling or blinking lights, or other means not providing constant illumination, unless specifically allowed within this Chapter.
2. Appendages to primary signs which have flashing, blinking, or traveling lights;
3. Any sign which emits audible sound, odor, or visible matter;
4. Any sign located on a property where the contents of that sign do not pertain to a person, activity, idea, business, or product being sold, promoted, or expressed on the premises where the sign is located, unless specifically allowed within this Chapter;
5. Any sign not referenced within, or governed by this Chapter;
6. Any sign erected without a permit, either prior to or after the adoption of this Chapter, if a permit was required;
7. Any sign erected in or over public right-of-way or other public property, unless the same is erected by the City, County, State or other authorized governmental agency, or with the permission of the City, for public purposes, unless allowed within this Chapter; and
8. Any lighted sign erected or displayed within one-hundred fifty (150) feet of a residentially zoned property, or designated as residential on the Future Land Use Plan, unless the lighting is shielded from view of the residential property and indirect light does not exceed  $\frac{1}{2}$  lumen measured from any property line of the residential property, unless allowed within this Chapter.

## 10-9-11 REMOVAL/IMPOUNDMENT OF PROHIBITED SIGNS

- A. All signs listed in Section 10-9-10 and other prohibited or non-compliant signs shall be considered a public nuisance and are prohibited by this Chapter. Upon identification of any prohibited sign, the Building Official shall provide written notification of the violation to the owner of the property on which the prohibited sign is located and/or the permittee of the sign. The notification shall state that the offending sign shall be removed by the property owner, agent or person having beneficial use of the land, building or structure upon which such sign is located within the time period prescribed by the Building Official after written notification to do so. The notification shall further state that if the prohibited sign is not removed within a specific time frame (not to exceed ten (10) days) a citation may be issued and the City may resort to any civil remedy available up to and including impoundment. If any sign is determined to present an immediate danger to public health, safety, or welfare, the City may remove it immediately. Within ten (10) days of the removal of the sign, the City shall notify the owner of the property on which the sign was located of the reasons for removal of the sign.

Signs authorized by a sign permit with an expiration date shall be removed promptly upon the date of expiration. Signs remaining after the date of expiration shall be deemed prohibited. The sign permit listing the expiration date shall be considered adequate notice of violation.

- B. It shall be unlawful for any person, firm or corporation receiving such written notice or having an expired permit to fail to comply with the direction of the notice. In the event failure to comply with such notice provided under Section 10-9-11-A, the Building Official is hereby authorized to cause the removal and impoundment of such sign. Any expenses incident thereto shall be the responsibility of the owner, agent or person having beneficial use of the land, building or structure upon which such sign was located.
- C. If a sign is placed within the public right-of-way or on a City-owned property in violation of this Ordinance, the sign may be immediately removed and impounded.

10-9-12 RECOVERY OF IMPOUNDED SIGNS

- A. Impounded signs may be recovered by the owner within fifteen (15) days from the date of the written notification of impoundment by paying a pick-up fee, as established by resolution of the City Council.
- B. Signs not recovered within fifteen (15) days of impoundment may be disposed of by the City in any manner it shall elect.

10-9-13 NEGLECTED AND ABANDONED SIGNS

- A. A neglected sign is a sign which contains missing panels, burned out lights, missing letters, rust, loose parts, is faded from its natural color, or is in a similar state of disrepair.
- B. An abandoned sign is a sign which, for at least six (6) months does not identify or advertise a bona fide business, lessor, service, owner, product, or activity; or pertains to a time, event, or purpose which no longer applies.
- C. Abandoned signs and neglected signs shall be considered a public nuisance and are prohibited by this Chapter. Upon written notification to the permit holder by the Building Official, such abandoned signs shall be removed from the premises and neglected signs shall be repaired or removed from the premises by the property owner, agent, or person having beneficial use of the land, building, or structure upon which such sign is located. The notification shall state that the offending sign shall be repaired or removed by the owner, agent or person having beneficial use of the land, building or structure upon which such sign is located within ten (10) days after written notification to do so by the Building Official. The notification shall further state that if the sign is not removed or repaired, a citation may be issued and the City may resort to any civil remedy available to remove or repair the sign, up to and including impoundment. If any sign is determined to present an immediate danger to public health, safety, or welfare, the City may remove it immediately. Within ten (10) days of the removal of the sign, the City shall notify the owner of the property on which the sign was located of the reasons for removal of the sign.
- D. It shall be unlawful for any Person, firm or corporation receiving such written notice to fail to comply with the direction of the notice. In the event failure to comply with such notice provided under Section 10-9-13-C, the Building Official is hereby authorized to cause the removal and impoundment of such sign. Any expenses incident thereto shall be the responsibility of the owner, agent or person having beneficial use of the land, building or structure upon which such sign was located.

10-9-14 NONCONFORMING SIGNS

- A. Definition - A nonconforming sign is a sign and its supporting structure which does not conform to all or part of the provisions of this Chapter, and:
  - 1. Was in existence and lawfully erected prior to the effective date of this Chapter;
  - 2. Was in existence and lawfully located and used in accordance with the provisions of the prior ordinance applicable thereto, or which was considered legally nonconforming there under, and has since been in continuous or regular use; or
  - 3. Was in existence, located, and used on the premises at the time it was annexed into the City limits or included in the City's area of impact and has since been in regular and continuous use.
- B. Any nonconforming sign and its supporting structure, which is destroyed, damaged, dilapidated or deteriorated, may be replaced or repaired providing:
  - 1. The new sign does not have a nonconforming feature that the original sign did not have,
  - 2. The new sign does not exceed the size of the original sign,
  - 3. A nonconforming sign is not expanded or changed, and

4. A sign permit for the replacement or repair is issued within six (6) months of the date of the damage. The Planning & Zoning Commission may approve requests for extensions within the original six (6) months.
- C. No sign or supporting structure which is lawfully reproduced, repaired, or renovated as a nonconforming sign shall be increased in area or height.
- D. Changing an interior panel of a nonconforming sign is allowed in all cases.
- E. Notwithstanding any other provision of this Chapter, any sign which is a legally existing nonconforming sign hereunder may be relocated on the same lot or tract of land, if the sign is required to be removed from its present location because the property upon which the sign is located is acquired by any governmental agency or other entity which has or could have acquired the property through the exercise of its power of eminent domain. Such relocated sign shall be placed, insofar as possible, as to comply with all the provisions of this Chapter.

#### 10-9-15 VARIANCES

- A. Requests for variances to sign regulations shall be made in writing by the applicant and heard by the Planning & Zoning Commission at a public hearing. A variance application may be obtained from the City. Applications for a variance will be administered per the variance process contained in Section 10-13-2-1 of this Title. The Planning & Zoning Commission's decision on a variance application will be based on the approval criteria in Section 10-13-2-1 of this Title.
- B. A variance shall not be approved for a sign that is prohibited by Section 10-9-10 of this Chapter.

#### 10-9-16 SIGN COORDINATION PLAN

- A. A sign coordination plan is required prior to the permitting of specified signs to determine overall sign locations on a property, the relationship of the signs to surrounding existing, proposed, and future improvements, and to determine consistency and uniformity among buildings and signs within a multi-tenant zone or residential development. The sign coordination plan shall be submitted to the Planning & Zoning Department.
- B. A sign coordination plan shall contain the following information:
  1. Elevations of the signs illustrating the materials of construction, colors, lighting, font of letters, and dimensions of the signs. If the sign is to be attached to a building, the elevation shall be a composite of the sign and the building.
  2. Elevations depicting the size of the signs in relation to the size of the buildings within the development.
  3. A plan drawn to preliminary plat or site plan specifications of the site illustrating the location of existing and proposed signs on the property and, if required by City staff, on adjacent properties.
  4. Other information to illustrate the consistency and uniformity of the signs.
  5. For multi-tenant signs, the sign coordination plan shall identify a multi-tenant zone. Only those properties and businesses included within the multi-tenant zone shall be included on the multi-tenant signs erected within the multi-tenant zone.
- C. For non-residential and multi-family developments, the sign coordination plan shall be submitted to the City for review with a site plan of the property. For single-family and two-family developments, the sign coordination plan shall be submitted to the City for review with a preliminary or final plat of the property.

- D. The plan will be reviewed and considered for approval by City staff. Staff may approve or deny a sign coordination plan. Should staff deny a sign coordination plan, the plan may be forwarded to the Planning & Zoning Commission for their review and consideration upon receipt of a written appeal request. The Planning & Zoning Commission may approve or deny the plan. A plan that is denied by the Planning & Zoning Commission may be forwarded to the City Council for their review and consideration upon receipt of a written appeal request. The City Council may approve or deny the plan. The City Council's decision is final.

Section 5: That this ordinance may be published by summary as follows:

SUMMARY OF ORDINANCE NO. 2957

Section 1: Adds definitions to TFCC §10-2-1.

Section 2: Amends the definition of "sign".

Section 3: Repeals Chapter 9 of Title 10 of the Twin Falls City Code.

Section 4: Enacts a new Chapter 9 of Title 10 of the Twin Falls City Code. This section defines the purpose of the revised sign code, applicability, requires a permit for the installation of a sign, provides for general sign provisions, specifications, design, inspection, measurement, defines signs requiring permits including awning signs, banner signs, bench signs, canopy signs, directional signs, community event signs, freestanding signs, inflatable signs, internal directional signs, marquee signs, menu board signs, message center signs, multi-tenant signs, projecting signs, roof signs, sandwich boards, skylights and searchlights, subdivision entry signs, subdivision monuments, and wall signs. The ordinance provides for signs that don't require a permit including civic signs, cloudbuster signs, construction identification signs, flags, garage sale signs, government signs, home improvement signs, human signs, instructional signs, political signs, real estate signs, residential name plates, scoreboards, sponsor signs, vehicle signs, vending machine signs, wind device signs, window signs, yard sale signs and zoning signs. The ordinance prohibits commercial billboards, obscene signs, portable signs, merchandise displays, and other signs. The ordinance provides for removal or impoundment of illegal signs, recovery, and neglected signs. The ordinance recognizes legal non-conforming signs, provides for variances, and sign coordination plans.

Section 5: Provides for publication by summary.

**The foregoing summary is true and complete and provides adequate notice to the public of the principal provisions of the ordinance.**

Fritz Wonderlich, City Attorney

PASSED BY THE CITY COUNCIL,

12-08 2008.

SIGNED BY THE MAYOR

12-09  
  
MAYOR, 2008.

ATTEST:

  
DEPUTY CITY CLERK

PUBLISH BY SUMMARY: Thursday, December 18, 2008