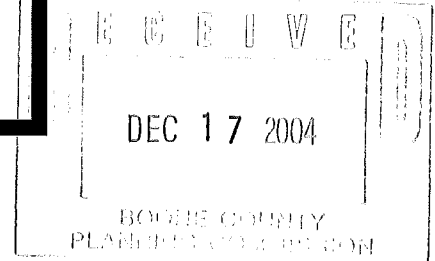


APPLICATION FORM

BOARD OF ADJUSTMENT  
AND  
ZONING APPEALS ACTION  
BOONE COUNTY PLANNING COMMISSION



See Boone County Zoning Regulations  
**SECTION A** (To be completed by applicant)

(Check One)

1.  Boone  Florence  Walton  Union

(Check One)

2.  Conditional Use Permit  Variance  Appeal  
 Change in Non-Conforming Use

3. Applicant's Name Jonathan Woche, AICP  
Phone Number 513-561-6232 Fax No. 513-561-1615  
Applicant's Address McBride Dale Clarion, 5725 Dragon Way, Suite 220  
Cincinnati Ohio 45227  
City State Zip

4. Description of Request: Wall sign area, letter height, and ~~directional~~ *directional* area variance from Section 2580 ~~subdivision~~.

5. Name of Development Walgreens - Union Village  
6. Location of Development Northwest corner of US 42 and Braxton Road

7. Acreage Under Review 1.6 acres

8. Lot Number and Name of Subdivision (if part of a subdivision)  
*Future* Lot #1 of ~~subdivision~~ Village Terrace Subdivision

9. Owner of Property Terrace Development Company, LLC  
Phone Number of Owner 859-342-7333

10. Address of Property Owner 495 Erlanger Road, Suite 201  
Cincinnati State KY Zip 41018

11. Proposed Use(s) on Site Drugstore pharmacy with drive-thru service - Walgreens

12. Total Square Footage of Existing and/or Proposed Buildings 14,820 Sq. Ft.

13. Current Zoning on Property UC/PD

14. Deed Book 877 Page No. 143 Group No. \_\_\_\_\_

15. Is the site subject to a zone change? Yes  
If yes, give date of approval June 8, 2004 (Florence Ord. O-16-04)

16. Have you submitted a Site Plan with this request? Yes

17. Have you submitted a list of adjoining property owners with this request? YES

18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Applicant's Signature: [Signature]

Property Owner's Signature: [Signature]

**BOARD OF ADJUSTMENT AND  
ZONING APPEALS ACTION  
APPLICATION  
PAGE 2**

**SECTION B** (To be completed by the Boone County Planning Commission Staff)

1. Date Received 12-17-04 Fee Received \$759.00 R#41085
2. Is application complete? \_\_\_\_\_ Yes \_\_\_\_\_ No 12/22/04 \$1300.00
3. Staff Reviewer \_\_\_\_\_ R#41102
4. Scheduled Board Action Date \_\_\_\_\_
5. Board Action:  
\_\_\_\_\_ **Approved**  
\_\_\_\_\_ **Approved with Conditions** (See #6)  
 **Denial** (See #7)
6. Conditions of Approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. Reasons for Denial: Did not meet the three the  
criteria listed in Section 251 of the  
Zoning Regulations

Boone County Planning Commission  
2995 Washington Street  
Burlington, Kentucky 41005  
(859) 334-2196 - Phone  
(859) 334-2264 - Fax  
plancom@boonecountyky.org - E-mail  
[www.boonecountyky.org](http://www.boonecountyky.org) - Web Page

**NOTE:** See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

Site Plan Review is not granted by the appropriate Board of Adjustment.

An application consists of all fees paid in full, submitted drawings and a completed application form.

## STAFF REPORT

APPLICANT: McBride Dale Clarion  
LOCATION: Future Lot 1, Village Terrace Subdivision  
ZONING: Union Commercial/Planned Development/Concept Development  
DATE: January 12, 2005

### Proposal

The applicant is requesting three variances from Section 2580 of the Boone County Zoning Regulations ("Union Town Plan Special Sign District"), so a proposed Walgreen's can install more building-mounted signage than is allowed. These variances are as follows:

1. A variance to allow an increase in sign area from 24 square feet to 681.64 square feet in area per sign for each of the two building-mounted signs on the east and south elevations of the building;
2. A variance permitting an increase in maximum letter height for the proposed building-mounted signage, from 24 inches to 30 inches.
3. A variance to increase the area of a directional sign located over the drive through lane on the east elevation of the building from 6 square feet in area to 12.64 square feet in area.

### Applicable Regulations

Section 2580, #2, Part "E" of the Boone County Zoning Regulations indicates that, for office, commercial, and similar uses in the UTC zone, one building-mounted sign will be permitted for each facade of the building, with a maximum of 3 such building-mounted signs for each building. This paragraph states that sign area will be calculated by drawing a single rectangle around the proposed signage, including all graphics and letters. The maximum size of the sign will be 24 square feet in area. The maximum height of individual letters should be no higher than 24 inches.

Section 2580, #2, Part "G" of the Boone County Zoning Regulations stipulates that one directional sign is permitted at each entrance, exit, or drive-through lane for a commercial development. This sign may be no larger than 6 square feet in area and 4 feet in overall height.

Section 250 of the Boone County Zoning Regulations states that the Board of Adjustment and Zoning Appeals shall have the power to hear and decide on applications for variances. A variance is defined as a departure from the dimensional terms of the zoning regulation pertaining to the height, width, or location of structures, and the size of yards and open spaces where such departure meets the requirements of KRS 100.241 to 100.247.

The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a variance as stated in Section 251 of the Boone County Zoning Regulations:

1. Before any variance is granted, the Board must find that the granting of the variance will not adversely affect the public health, safety or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow an unreasonable circumvention of the requirements contained in the zoning regulations.
  - A. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
  - B. The strict application of the provisions contained in the regulations would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant;
  - C. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
2. The Board shall deny any request for a variance arising from circumstances that are the result of willful violations of the zoning regulation by the applicant subsequent to the adoption of the zoning regulation from which relief is sought.

Surrounding Land Uses and Zoning

- North: 41, 37, 33, 29, and 25 Northfield Drive, single-family detached residences, part of Farmview Subdivision, zoned Suburban Residential One/Planned Development/Concept Development (SR-1/PD/CD)
- South: Scheben branch of the Boone County Public Library, zoned Commercial Two/Concept Development (C-2/CD)
- Southeast: Blockbuster video store, zoned Commercial Two/Concept Development (C-2/CD)
- East: Vacant parcel, 1.10 acres, not part of a subdivision, zoned Union Commercial (UC)
- West: Vacant parcel, future Lot 2 of Village Terrace Subdivision, zoned Union Commercial/Planned Development/Concept Development (UC/PD/CD)

### Site History

The Boone County Planning Commission approved a Zone Change and Concept Development Plan for a 13.88-acre mixed-use subdivision located to the south of Northfield Drive in Farmview Subdivision in April 2004. The Concept Development Plan was comprised of 5.2 acres of residential property to be developed as residential condominiums; 2 office/commercial buildings to the south of the residential property; and 4 outlots with frontage on US 42, including the lot on which the site in question is to be developed.

The City of Florence approved the Zone Change and Concept Development Plan for the subdivision in June of 2004. At that time the City annexed the property.

A Preliminary Plat for the Village Terrace Subdivision was approved in August of 2004, and an Improvement Plan was approved in October of 2004.

A Site Plan and a Design Review package for the proposed Walgreens were submitted as new business in December of 2004. At this time the Site Plan has not been approved. The Design Review package was reviewed at the January 5<sup>th</sup> meeting of the Boone County Planning Commission. The Planning Commission's action on this particular item was not known at the time in which this document was written.

### Staff Comments:

1. Design guidelines were included with the approved Concept Development Plan for the subdivision. An elevation of the proposed retail uses indicated that building-mounted signage was to be channel letters as shown on the plan. This elevation depicts a multi-tenant building. Each of the tenants has a single sign.
2. The area of the proposed signage greatly exceeds the maximum area permitted for building-mounted signage in the Union Commercial zoning district, due to the fact that the area of the requested signage must be calculated as a single rectangle encompassing the entire graphic area of the signage, as stipulated in the requirements of the Special Sign District. Section 250 of the Zoning Regulations specifies that a variance may be requested in situations when a hardship prevents the applicant from meeting the dimensional requirements of the Zoning Regulations. Section 251 of the Zoning Regulations indicates that applicant's request for a variance should be due to unique conditions on the property that prevent the applicant from utilizing the property as other land in the same zoning district is used. The Section also notes that the circumstances that necessitate the request for a variance should be the result of actions that the applicant took prior to the adoption of the zoning regulations from which relief is requested. The approved Concept Development Plan for the site depicted a drug store on the lot in question. At the time in which the Zoning Map Amendment was requested, departures from the Special Sign District could have also been considered, as the proposed zoning was Union Commercial/Planned Development.

3. The Board may wish to consider the scale of the building when determining if the request meets the criteria of Section 251 of the Zoning Regulations. The approved Concept Development Plan depicts a 7,000 square foot retail space on the lower level of the building on Lot 3B, with 5,000 square feet of office space on the upper level; a 3,500 square foot bank on Lot 3A; and a 3,500 square foot drive-thru restaurant. The proposed Walgreen's is 14,820 square feet, over two times larger than the next largest retail space shown on the plan.

The Blockbuster video store located across US 42 from the site has signage on three elevations. Signage on this building is as follows:

**1. East Elevation**

<i>Type of Sign</i>	<i>Area</i>
"Ticket" logo	50 square feet
"Blockbuster" letters	47 square feet
"Game Rush" letters	17.97 square feet
TOTAL AREA	114.97 SQUARE FEET

**2. West Elevation**

<i>Type of Sign</i>	<i>Area</i>
"Ticket" logo	50 square feet
"Game Rush" letters	17.97 square feet
TOTAL AREA	67.97 SQUARE FEET

**3. North Elevation**

<i>Type of Sign</i>	<i>Area</i>
"Blockbuster" letters	47 square feet

The total area of signage on the building amounts to 229.94 square feet. The building is 5,066 square feet in area. The channel letters on the building are 30 inches in height. However, Blockbuster is not located within the same Special Sign District as the proposed Walgreen's. As such the signage for this location needed to comply with Paragraph #1 of Section 3413 of the Boone County Zoning Regulations ("Signs Permitted in Commercial, Employment, and Recreational Districts"). This Section permits signage on up to three elevations of a building within commercial, recreational, and industrial zoning districts that is not located within a Special Sign District or otherwise restricted with regard to signage, provided that these elevations have frontage on a street or an access drive or visibility from a street. On both the primary elevation and the secondary elevations, up to 3 rectangles of sign area are permitted. Signage is permitted at a rate of two square feet of sign area per linear foot of building width on the primary elevation of the building and at a rate of one square foot of sign area per linear foot of building width on secondary elevations.

4. The Board may wish to examine the validity of the Special Sign District in light of the location of the property. The Special Sign District applies to certain zoning districts under the jurisdiction of the Union Town Plan. However, the site in question was annexed to the City of Florence at the time that Concept Development Plan was approved. As the site is no longer located within the City of Union, the Special Sign District for the Union Town Plan may no longer be applicable to the property.

Conclusion

KRS 100.241 and Section 250 of the Boone County Zoning Regulations gives the Boone County Board of Adjustment and Zoning Appeals the authority to grant the applicant's request for variances.

Respectfully submitted,

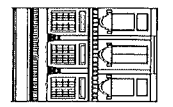
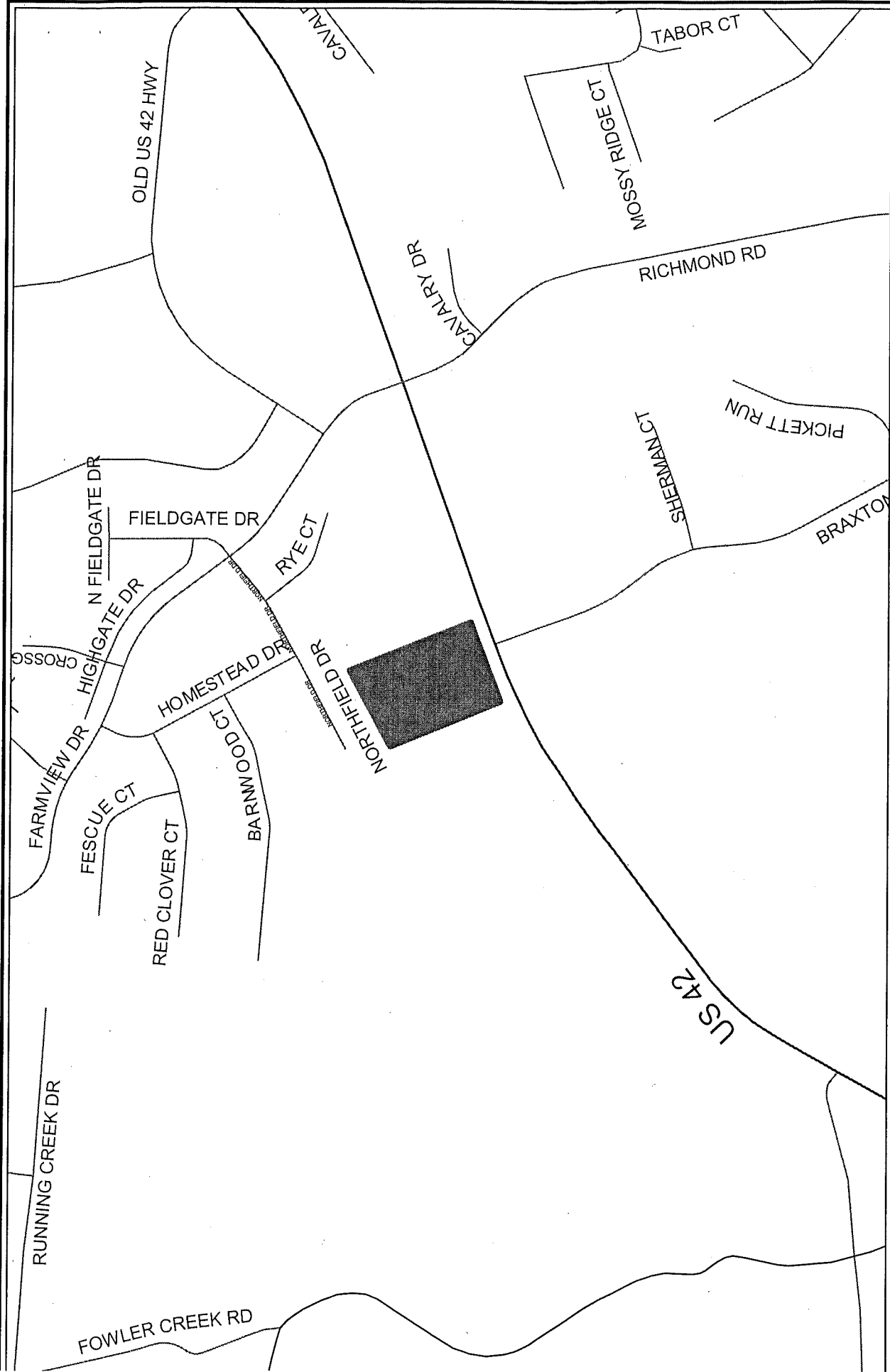


Patty Bachman  
Planner, Zoning Services

MPB/pr

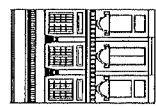
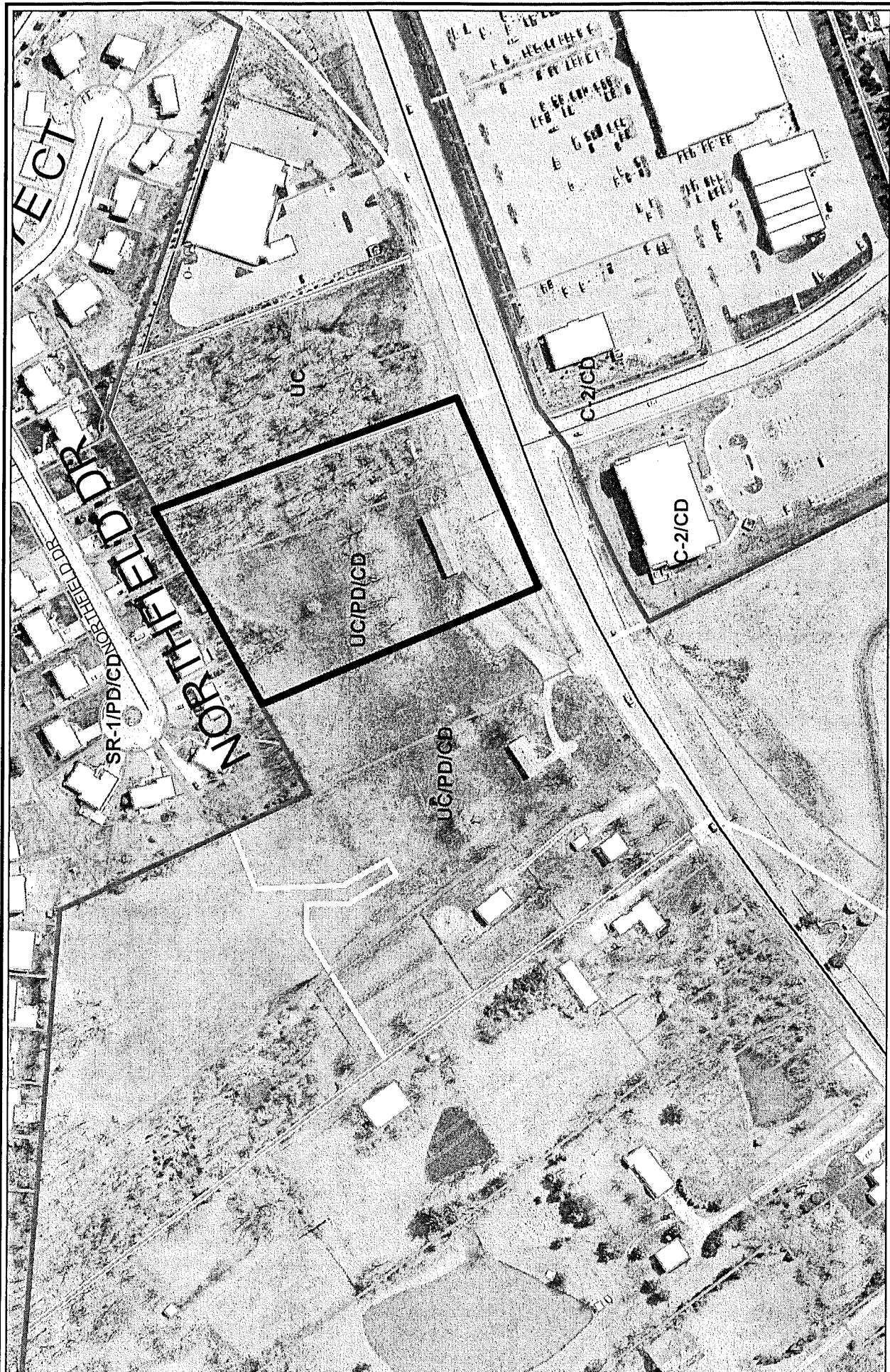
Attachments

- Exhibit A – Site Vicinity Map
- Exhibit B – Zoning Map and Aerial Photography
- Exhibit C – Sign Drawings
- Exhibit D – Site Plan
- Exhibit E – Application
- Exhibit F – Elevations from approved Concept Development Plan
- Exhibit G – Detail from approved Concept Development Plan
- Exhibit H – Excerpt from Section 2580 of the Boone County Zoning Regulations (“Special Sign District”)
- Exhibit I – Excerpt from Section 3413 of the Boone County Zoning Regulations (“Signs Permitted in Commercial, Employment, and Recreational Districts”)



1 inch equals 500 feet  
 Produced by the  
 Boone County Planning Commission  
 GIS Services Division  
 January 5, 2005

# Walgreen's Vicinity



1 inch equals 200 feet  
 Produced by the  
 Boone County Planning Commission  
 GIS Services Division  
 January 5, 2005

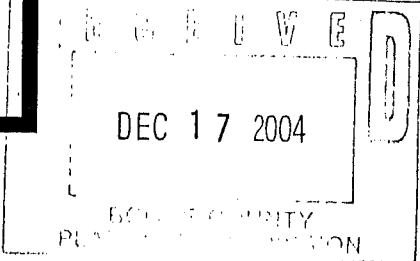
# Walgreen's Zoning





APPLICATION FORM

BOARD OF ADJUSTMENT  
AND  
ZONING APPEALS ACTION  
BOONE COUNTY PLANNING COMMISSION



See Boone County Zoning Regulations  
**SECTION A** (To be completed by applicant)

(Check One)

1.  Boone  Florence  Walton  Union

(Check One)

2.  Conditional Use Permit  Variance  Appeal  
 Change in Non-Conforming Use

3. Applicant's Name Jonathan Woche, AICP  
Phone Number 513-561-6232 Fax No. 513-561-1615  
Applicant's Address McBride Dale Clarion, 5725 Dragon Way, Suite 220  
Cincinnati Ohio 45227  
City State Zip

4. Description of Request: Wall sign area, letter height, and ~~directional~~ *directional* area variance from Section 2580 ~~and *directional*~~

5. Name of Development Walgreens - Union Village

6. Location of Development Northwest corner of US 42 and Braxton Road

7. Acreage Under Review 1.6 acres

8. Lot Number and Name of Subdivision (if part of a subdivision)  
*Future* Lot #1 of ~~McBride Dale Clarion~~ Village Terrace Subdivision

9. Owner of Property Terrace Development Company, LLC  
Phone Number of Owner 859-342-7333

10. Address of Property Owner 495 Erlanger Road, Suite 201  
Cincinnati Ohio 45201  
City State Zip

11. Proposed Use(s) on Site Drugstore pharmacy with drive-thru service - Walgreens

12. Total Square Footage of Existing and/or Proposed Buildings 14,820 Sq. Ft.

13. Current Zoning on Property UC/PD

14. Deed Book 877 Page No. 143 Group No. \_\_\_\_\_

15. Is the site subject to a zone change? Yes  
If yes, give date of approval June 8, 2004 (Florence Ord. 0-16-04)

16. Have you submitted a Site Plan with this request? Yes

17. Have you submitted a list of adjoining property owners with this request? YES

18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Applicant's Signature: [Signature]

Property Owner's Signature: [Signature]

**BOARD OF ADJUSTMENT AND  
ZONING APPEALS ACTION  
APPLICATION  
PAGE 2**

**SECTION B** (To be completed by the Boone County Planning Commission Staff)

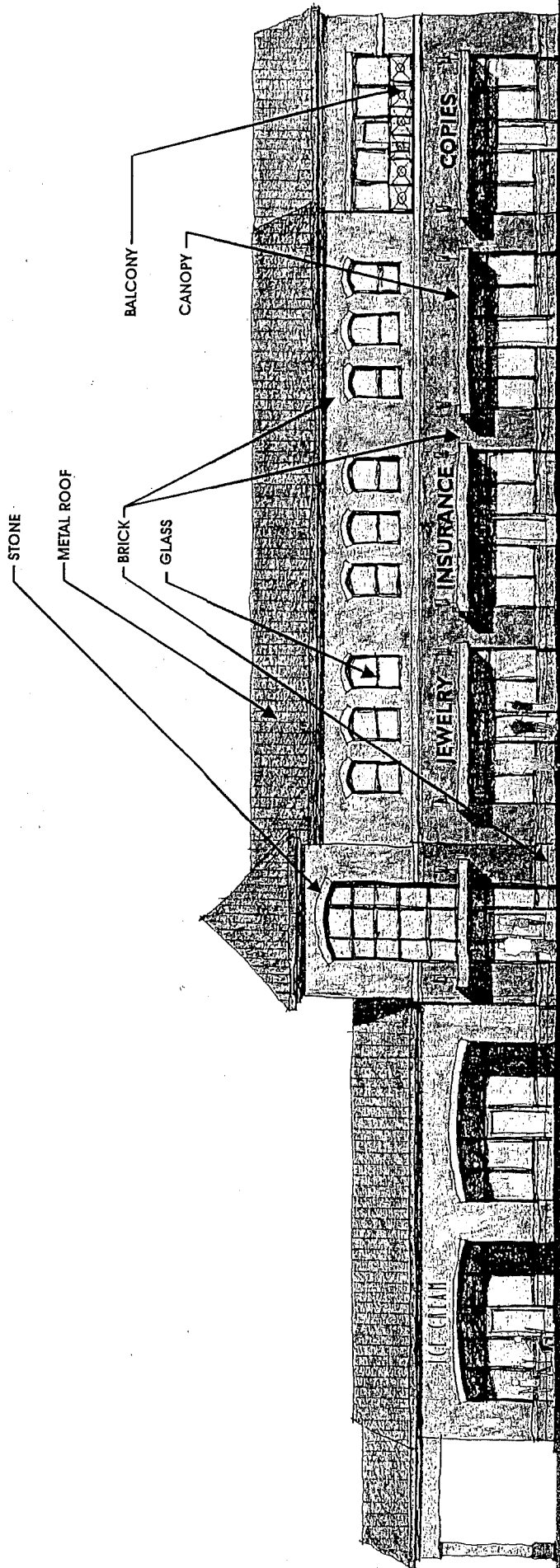
1. Date Received 12-17-04 Fee Received \$59.00 RA#41085
2. Is application complete? \_\_\_\_\_ Yes \_\_\_\_\_ No 12/22/04 \$1300.00
3. Staff Reviewer \_\_\_\_\_ RA#41102
4. Scheduled Board Action Date \_\_\_\_\_
5. Board Action: \_\_\_\_\_  
\_\_\_\_\_ **Approved**  
\_\_\_\_\_ **Approved with Conditions** (See #6)  
\_\_\_\_\_ **Denial** (See #7)
6. Conditions of Approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. Reasons for Denial: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Boone County Planning Commission  
2995 Washington Street  
Burlington, Kentucky 41005  
(859) 334-2196 - Phone  
(859) 334-2264 - Fax  
plancom@boonecountyky.org - E-mail  
[www.boonecountyky.org](http://www.boonecountyky.org) - Web Page

**NOTE:** See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

Site Plan Review is not granted by the appropriate Board of Adjustment.

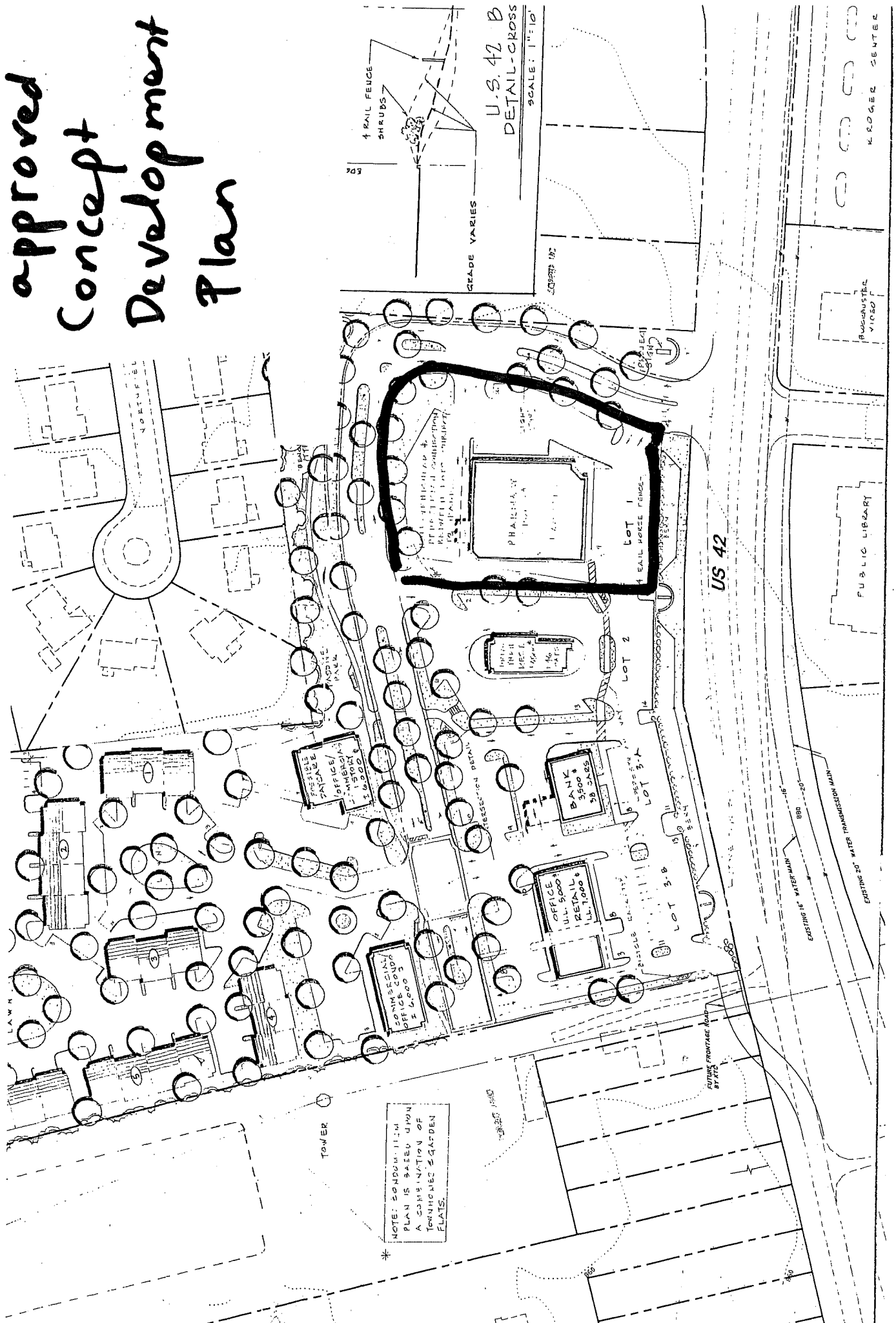
An application consists of all fees paid in full, submitted drawings and a completed application form.



# THE SHOPPES AT UNION TERRACE

TRIANGLE DESIGN GROUP

# Detail from Approved Concept Development Plan



NOTE: WINDOW TITLUM PLAN IS BASED UPON A COMBINATION OF TOWNHOUSE GARDEN FLATS.

U.S. 42 B  
DETAIL-CROSS  
SCALE: 1"=10'

PHAJ PRESENT

18. An ornamental street light must be designed and used throughout the development. Street lights cannot be spaced further than 200 feet.
19. At least one corner of a street intersection must contain a minimum 100 square foot planted or paved (brick or stone) sitting area.
20. Raised curbs are required on all streets.

#### **SECTION 2570**

##### **Other Pertinent Articles of the Boone County Zoning Regulations**

Landscaping areas and provisions in both incorporated and unincorporated areas shall be constructed according to Article 36, Landscaping, of the *Boone County Zoning Regulations*. Article 37 shall not apply to lands within the *Union Town Plan* study area.



#### **SECTION 2580**

##### **Special Sign District**

An approximate 1,850 acre site located in the City of Union and unincorporated Boone County as defined in the 2000 *Union Town Plan*. The following sections are intended to create a harmonious sign package for the Union Commercial (UC), Union Town Center (UTC), Union Neighborhood Office (UNO) and the Union Town Overlay (UTO) districts while providing for the proper identification of all developments. Signage in these districts is not subject to review by the Planning Commission's Technical/Design Review Committee. Rather, all permitted signs in the Union Town zoning districts shall go through the sign permit process.

1. All sections of Article 34 not otherwise replaced by the subsections below shall apply.
2. Permitted Sign Types
  - a. Residential Monument Entrance Signs - One (1) residential entrance sign shall be permitted in the Union Commercial (UC), Union Town Center (UTC), Union Neighborhood Office (UNO) and the Union Town Overlay (UTC) districts at the major entry points to any residential development that involves the development of ten (10) dwelling units or more.
    - (1) Display - Seventy-five percent (75%) or more of the sign area shall display the name of the residential subdivision. No greater than twenty-five percent (25%) of the sign area can identify individual home builders or Realtors.
    - (2) Construction - Monument style with a brick and/or stone base.
    - (3) Size - Fifty (50) square feet or split into two (2) signs at a maximum size of 25 square feet each. This dimension is considered the sign display area and does not include additional brick and stone surrounding the sign. The sign is encouraged to have additional brick and/or stone surrounding the sign area.
    - (4) Height - Six (6) feet from the ground to top of the sign. Any additional brick or stone areas can be higher.
    - (5) Location - Sign must be located outside of any vehicular sight triangle and at least five (5) feet from any property line. Signs must be located in a landscaped planting area.

- b. Business Monument Entrance Signs - One (1) business entrance sign shall be permitted in the UNO, UTC and UC zone districts at the major entry points to any commercial, office or related development. Individual offices or businesses are not permitted a business monument entrance sign.
- (1) Display - Fifty percent (50%) or more of the sign area shall display the name of the development. No greater than fifty (50%) of the sign area can identify individual tenants or out-lot tenants of the development.
  - (2) Construction - Monument style with a brick or stone base.
  - (3) Size - Sixty (60) square feet or split into two (2) signs at a maximum size of 30 square feet each. This dimension includes all brick, stone and masonry areas.
  - (4) Height - Six (6) feet high from ground to top of sign which includes the base and additional brick, stone or masonry areas.
  - (5) Location - Sign must be located outside of any vehicular sight triangle and at least five (5) feet from any property line. Signs must be located in a landscaped planting area.
- c. Monument Identification Signs - Individual businesses, offices, places of worship, schools, civic associations, libraries, museums, social clubs, societies or related uses excluding residential uses shall be permitted in the UC, UTC, and UNO zone districts.
- (1) Display - No greater than thirty (30) percent of the sign area can be a manual, changeable, display area to identify seasonal events, specials, and sales. This type of signage is intended to take the place of Temporary Advertising Display permits.
  - (2) Construction - Monument style with a brick or stone base.
  - (3) Size - Forty-eight (48) square feet, which includes all brick, stone and masonry areas.
  - (4) Height - Six (6) feet from the ground to top of sign which includes the base and additional brick or stone areas.
  - (5) Location - Sign must be located outside of any vehicular sight triangle and at least five (5) feet from any property line. Signs must be located in a landscaped planting area.
- d. Off-Premise Monument Community Signs - One (1) off-premise community sign shall be permitted in the UC, UTC, and UNO zone districts at each corner of a street intersection which includes at least one (1) arterial or collector street for a maximum of four (4) such signs per intersection. Off-premise monument community signs shall be used to identify residential subdivisions and are not be used to identify commercial, office or related uses.
- (1) Display - The subdivision for which the sign identifies must be located within a distance of 1,000 feet from the sign. The sign area shall display the name of the subdivision only. Each sign can display the names of no more than four (4) subdivisions.
  - (2) Construction - Monument style with a brick or stone base.
  - (3) Size - Twenty-four (24) square including additional brick or stone areas.
  - (4) Height - Four (4) feet from ground to top of sign which does not include the base and additional brick, stone or masonry areas.
  - (5) Location - Sign must be located outside of any vehicular sight triangle and at least two (2) feet from any property line. Signs must be located in a landscaped planting area.

- e.  Building Mounted Signs - Building mounted signs shall be permitted for commercial, office and similar uses in the UTC, UNO and UC zone districts. One (1) building mounted sign is permitted for each building facade for a total of three (3) signs. Buildings that contain more than one tenant are permitted one (1) sign for each tenant.
    - (1) Size - The maximum size of the sign, which is calculated by drawing a rectangle around the entire sign area including all lettering and graphics, shall not exceed twenty-four (24) square feet.
    - (2) Height - Individual letters shall not exceed twenty-four (24) inches in height.
    - (3) Location - signs shall not exceed the height or width of the building nor be roof-mounted.
  - f. Projecting Signs - are permitted in place of any building mounted sign in accordance to Section 3460 - 2. of the *Boone County Zoning Regulations*.
  - g.  Exit/Entrance and Drive Thru Directional Sign - one (1) directional sign located on the site for which it directs traffic is permitted at the entrance, exit or drive thru lane to a commercial, office or similar use for each driveway that extends off a road or parking lot.
    - (1) Display - The name or logo of the business, office or similar use and the words "entrance" and/or "exit" are permitted on the sign.
    - (2) Construction - Monument style and pole signs are permitted.
    - (3) Size - Six (6) square feet, including additional brick, stone or masonry areas.
    - (4) Height - Four (4) feet from the ground to top of sign which includes the base and additional brick, stone or masonry areas.
    - (5) Location - Sign must be located outside of any vehicular sight triangle and at least two (2) feet from any property line.
  - h. Canopy Signs shall conform to Section 3413 - 2. Canopy Signs of the *Boone County Zoning Regulations*.
  - i. Sandwich Board/A-frame Signs - one sign per establishment is permitted in the UTC and UC zoning districts to identify temporary events, such daily lunch specials, sales, gatherings, etc. This type of sign is intended to take the place of Temporary Advertising Display Permits.
    - (1) Size - 24 inches wide by 36 inches high.
    - (2) Location - on premises, within 20 feet of the business for which it advertises, and not to impede pedestrian circulation.
    - (3) Configuration - placed on the ground, not mounted on a pole or raised off the ground.
3. Additional Standards
- a. Illumination - If a sign is to be illuminated, it shall be externally illuminated by a source that is concealed from public view.
  - b. Color - All signs shall contain a maximum of three (3) colors.

5. Signs placed on vehicles or trailers which are parked or located for the primary purpose of supplementing or replacing on-site signage. This does not apply to signs or lettering on vehicles operating during the normal course of business.
6. Portable signs (including portable signs mounted to poles, buildings, or other structures). (Exception: Sandwich board/A-frame signs permitted in the Florence Main Street (FMS), Walton Downtown (WD), and Small Community Overlay (SC) Districts (See Sections 3446 and 3460).
7. Any other sign not specifically permitted by this order.

#### **SECTION 3410**

##### **Entrance Signs Requiring a Permit**

In Agricultural and Residential zoning districts, including Residential Planned Developments, entrance signs for residential developments shall be permitted for any residential subdivision that involves the construction of new streets or for any multi-family residential development that contains twenty (20) or more dwelling units. An "entrance sign" is defined as a low-profile (eight foot maximum height) monument style sign. Typically, entrance signs utilize masonry walls or similar structures and are placed within landscaped areas such as earthen berms. The sign may not obstruct visibility within vision triangles at curbcuts or intersections (see Article 32; Section 3218).

One (1) entrance sign of up to one hundred (100) square feet in area or two (2) entrance signs of up to fifty (50) square feet each shall be permitted for each entrance into the residential development from an arterial or collector street. Information conveyed on such signs shall be limited to the name of the development and the name of the owner, builder, or developer of the project. Entrance signs shall conform to the general requirements listed in Section 3402 and 3404.

#### **SECTION 3411**

##### **Other Signs Permitted in Residential & Agricultural Districts Requiring a Permit**

One monument style sign, customarily incidental to places of worship, schools, civic associations, libraries, museums, social clubs, or societies, shall not exceed eight (8) feet in height and thirty-two (32) square feet in area and shall be located on the premises of such institution;

#### **SECTION 3412**

##### **Directional Signs Requiring a Permit**

One (1) directional sign shall be permitted near each entrance of a commercial, industrial, or office zoned property with a maximum sign area of six square feet. Advertising on such a sign shall minimally include the words "enter" "exit" or arrows. Signs directing and guiding traffic and parking on private property, such as drive-thru lanes, shall be permitted on any property. Such directional signs shall not exceed ten (10) square feet in area and five (5) feet in height.

#### **SECTION 3413**

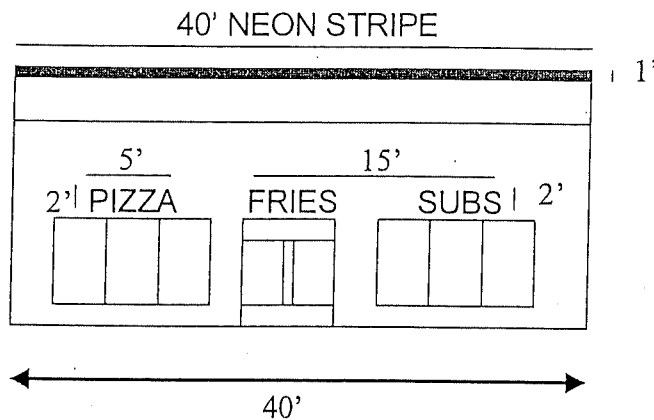
##### **Signs Permitted in Commercial, Employment, and Recreational Districts Requiring a Permit**

###### **1. Building Mounted Signs (All Commercial, Employment, and Recreation Districts (Except I-3))**

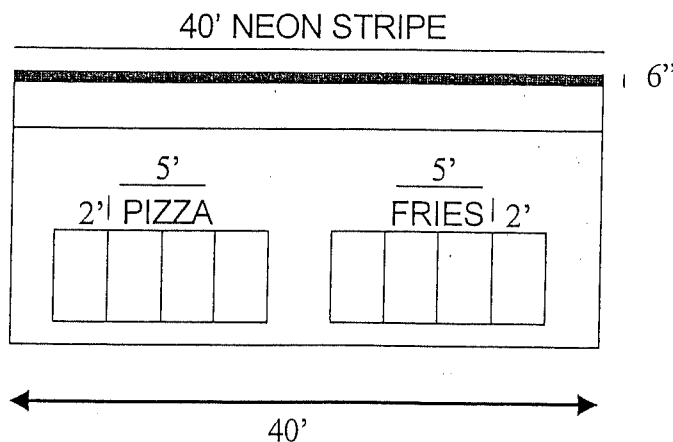
A business establishment may be permitted building mounted signage for each building elevation directly on, or with high visibility from, any arterial, collector, or marginal access street, including areas of major internal traffic circulation of a development. The primary building

elevation shall be permitted two square feet of sign area per lineal foot of building width for the elevation upon which it is mounted, or in multi-tenant buildings, the width of the portion of the building frontage occupied by an individual establishment. Any additional elevations shall be permitted one (1) square foot of sign area per lineal foot of width for the same elevation on which it is mounted. Under no circumstances shall any establishment be allowed more than three (3) elevations of building mounted signage. The square footage allotted for any one elevation may be divided into three (3) separate sign areas. For the purpose of this order, signs on awnings are considered in the total square footage of building mounted signage permitted for that elevation. Any copy area and/or illuminated areas on the awnings will be calculated for square footage.

**PRIMARY ELEVATION**  
 "PIZZA" = 10 SQ. FEET  
 "FRIES/SUBS" = 30 SQ. FEET  
 "NEON STRIPE" = 40 SQ. FEET



**SECONDARY ELEVATION**  
 "PIZZA" = 10 SQ. FEET  
 "FRIES" = 10 SQ. FEET  
 "NEON STRIPE" = 20 SQ. FEET



**2. Free-Standing Canopy Signs (All Commercial and Employment Districts)**

Canopy (on gasoline and other completely detached canopies) mounted signage is permitted on no more than three (3) elevations of the canopy. The square footage allowed for canopy signs may not exceed 25% of the area of the fascia on which they are mounted. The signs may not extend above or below the fascia of the canopy.