



## Article 9: Sign Regulations

### Division 9.100 Purpose

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The purpose of this Article is to regulate all exterior signs and interior signs placed for exterior observance so as to protect property values and the character of the County. Any sign placed on land or on a building for the purposes of identification or for advertising a use conducted therein or thereon shall be deemed to be accessory and incidental to such land, building or use.

It is intended that the placement of a particular sign will be appropriate to the land, building, or use to which they are appurtenant and be adequate, but not excessive, for the intended purpose of identification or advertisement. It is also intended that in areas proposed for new development, that signs placed will be harmonious in color, form and proportions to its surroundings.

### Division 9.200 General Provisions

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- A. **Compliance Required.** No sign shall be erected, hung, or placed in any district except as provided in this Ordinance. No sign erected before the enactment of this Ordinance shall be structurally altered or moved except in accordance with this Ordinance.
- B. **Permit Exemption for Maintenance.** No zoning permit shall be required for the repainting or repairing of a sign.
- C. **Prohibited Signs and Prohibited Sign Locations.**
  - 1. No signs, other than subdivision signs approved by the Planning and Zoning Commission, shall be located in the right-of-way of any road or on any slope or drainage easement for such road.
  - 2. No sign shall be permitted which is an imitation of or which resembles an official traffic control device, railroad sign or signal, or which hides from view or interferes with the effectiveness of an official traffic control device or any railroad sign, signal, or traffic sight lines. Illuminated signs shall be so constructed as to avoid glare or reflection of any portion of an adjacent highway or residential building.
  - 3. No sign which implies the need or requirement of stopping or this existence of danger shall be displayed.
  - 4. No sign shall be placed on rocks, trees, or on poles maintained by public utilities.
  - 5. No sign shall be permitted which becomes unsafe or endangers the safety of the building, premises, or persons and unless maintained in a good general condition.
  - 6. No sign shall be permitted which contains statements, words or pictures of an obscene, indecent, or immoral character.
  - 7. No animated signs are allowed.

### Division 9.300 Permitted Signs

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#### Sec. 9.301 Signs Permitted Without Zoning Permit

- A. **Signs Permitted.** The following signs are permitted without a zoning permit:



1. Signs posted upon property relating to private parking or warning the public against trespassing or against dangers of animals.
  2. Municipal, County, State and Federal signs, including necessary traffic signs.
  3. Historical markers, monuments, or signs erected by a public authority.
  4. Plates on residential structures or premises giving the name or address of the occupant, mailboxes, paper tubes, and similar uses customarily associated with residential uses.
  5. A sign indicating the name and/or premises or accessory use of a home for a home occupation or professional purpose, not exceeding one square foot in area.
  6. A sign not exceeding twenty-five (25) square feet on a farm, advertising farm products primarily grown on the premises.
  7. Directional or informational signs of a public or quasi-public nature, such as those containing the meeting date of a community or civic club, or the advertising of a public event.
  8. A temporary real estate sign designating the zoning classification of the parcel, not exceeding twenty (20) square feet and being located on the subject property for sale or lease.
  9. Building contractors', subdivision and/or professional person' temporary signs on buildings or land under construction but not to exceed one hundred (100) square feet.
  10. Election signs, provided that unsuccessful candidate shall remove signs within 15 days after a primary or special election. All signs shall be removed within 15 days after the general election. Signs shall not interfere with traffic visibility.
- B. **Removal of Temporary Signs.** All temporary signs shall be removed thirty (30) days after the event, unless otherwise specified in Article 9.

### **Sec. 9.302 Signs Permitted With Zoning Permit**

- A. **General.** Business and outdoor advertising signs in all zoning districts shall require a Zoning Certificate before placement on any property or building.
- B. **Zoning Permit Review for Conditional Uses.** All signs accessory to Conditional Uses shall be proposed within the Conditional Use application and assessed at the approval hearing. Such signs shall be maintained at least one thousand (1,000) feet between signs. Consideration of the placement of such signs with less than one thousand (1,000) foot intervals shall be determined by the Commercial or Residential Uses adjacent to the subject site. Commercial uses adjacent to the subject site may allow spacing intervals of three hundred (300) feet. The Planning and Zoning Commission shall make this determination if the location cannot be agreed upon at the Compatibility Assessment Meeting.
- C. **Permitted Sign Area.** Any exterior sign or signs pertaining to the use conducted on the premises, and which is either integral with or attached to the principal building, shall have a sum total area of no more than two square feet for each foot in length of the frontage of the building. No sign shall be attached to the side of the building that faces an adjoining residence. All signs placed on a property that contains a conditional use are subject to B above.
- D. **Freestanding Signs.**



1. Individual business or industrial establishments may erect a freestanding business sign, provided that:
    - a. The lot frontage is at least forty (40) feet;
    - b. The freestanding sign is set back from street rights-of-way as follows:
      - i. Sign structure: 25 feet; and
      - ii. All other sign parts: five feet;
    - c. The total sign area on one supporting structure shall not exceed 300 square feet; and
    - d. The total height of the sign structure does not exceed 35 feet.
  2. Businesses or industries having a frontage on more than one street may have an additional freestanding sign for each street frontage, provided that:
    - a. The total sign area for all freestanding signs does not exceed 600 square feet.
    - b. No more than one side is installed on each frontage.
  3. Where the lot adjoins a residence and a freestanding sign is on the side of the business lot adjoining the residential lot, the sign shall not face the adjoining residence.
  4. Structures which have more than one use shall be required to use a pylon sign.
  5. Signs accessory to Conditional Uses are subject to B above.
- E. Outdoor Advertising Signs (Off-Premises Signs).**
1. All outdoor advertising signs shall be spaced from each other as follows:
    - a. In the Business Park (BP) District there is a minimum of 300 feet between signs.
    - b. In the Agricultural (AG) District, where permitted, there is a minimum of 1,000 feet between signs. This shall be subject to B above.
  2. No outdoor advertising sign shall be placed closer than 300 feet to an intersection on a dual or proposed dual highway; or within one hundred feet of any other intersection; provided, however, that such signs may be affixed to or located adjacent to a building at such intersections in such a manner as not to materially cause any greater obstruction of vision than caused by the building itself.
  3. No business sign shall be so located to obstruct the vision of traffic using entrance ways, driveways, or any public road intersection.
  4. All outdoor advertising, excluding billboards subject to F below, shall comply with front yard setback provisions in the districts in which they are permitted.
- F. Billboards (Large Off-Premises Signs).** Billboards may only be located as follows:
1. No billboard shall be closer to any public highway right-of-way than 300 feet.
  2. Placement of a billboard must be in a location that is within 800 feet of an existing business.
  3. There shall be a minimum of 1,000 feet between billboards.
  4. A billboard shall be no closer than 500 feet from a church, school, or cemetery.



**Sec. 9.303 Conditional Uses (Requiring Board of Zoning Appeals Authorization After Public Hearing)**

Outdoor advertising signs including billboards may be approved by the Board of Zoning Appeals if it conforms to existing State law and does not have a negative affect on the neighborhood or intent of this Ordinance.

**Division 9.400 Zoning Certificate**

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All Zoning Certificate applications for signs may be approved by the Department of Planning, Zoning and Engineering Staff if in conformance with the regulations.