



**AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CHAMBER OFFICES
DECEMBER 20, 2018
6:00 PM**

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - Oct 23, 2018 6:00 PM**
- 3. Agenda Items**
 - A. Sign Ordinance Revisions**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 13th day of December, 2018.

Randall K. Jones, City Clerk



DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
OCTOBER 23, 2018
6:00 PM

1. Call to Order

The meeting was called to order at 6:00 PM by Mayor Brian Hasek

Attendee Name	Organization	Title	Status	Arrived
Chris Chiodini	Harrisonville	Chair	Absent	
Scott Milner	Harrisonville		Present	
Brian Hasek	Harrisonville	Mayor	Present	
Jim Proctor	Harrisonville		Present	
Dorothy Young	Harrisonville		Present	
Cheryl Bush	Harrisonville	Board Member	Present	
Barrett Welton	Harrisonville		Late	6:02 PM

Also in attendance were Roger Kroh, Community Development Planner; Brad Bockelman, Board Liaison and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Sep 20, 2018 6:00 PM

Dorothy Young made a motion to accept the minutes as written. Jim Proctor seconded. With no additions or corrections the minutes were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Dorothy Young
SECONDER:	Jim Proctor
AYES:	Milner, Hasek, Proctor, Young, Bush, Welton
ABSENT:	Chris Chiodini

3. Agenda Items

A. Parking Requirements for JDS Auto Detailing, 1801 S. Butler

Roger Kroh presented Packet Pages 5-8. He stated that the Board of Zoning Adjustments approved a Variance for JDS Auto Detail on October 16, 2018 to permit

existing paving and curbing along Independence St. to be less than four (4) feet from the right-of-way, and be incorporated into the new parking area. In the Zoning ordinances under parking, there are certain requirements and if none of these apply to the type of business, it is up to the Planning and Zoning Commission to set the amount of parking spaces. Staff recommended 11 parking spaces outside based on the maximum anticipated employees and cars parked outside.

Dorothy Young made a motion to approve staff recommendation. Cheryl Bush seconded. The motion was approved unanimously.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Milner, Hasek, Proctor, Young, Bush, Welton
ABSENT:	Chris Chiodini

4. Discussion Items

Roger Kroh informed the Commission of the status of the Ordinance Amendments from the September 20, 2018, meeting. The proposed Amendment to 405.050 allowing non-conforming, single family, 2-family, 3-family, and 4-family homes to be rebuilt if more than 50% destroyed by fire or act of God was passed by the Board of Alderman. The proposed Amendment to 405.565 regarding allowance of gravel in lieu of hard surfacing driveways and parking lots was discussed by the Alderman. City Staff and the City Attorney are working on language changes and incorporating Jim Proctors idea of having paved approaches being part of the Amendment. The last proposed Amendment was to 405.550(D), allowing accessory structures up to 200 square feet in commercial zoning districts. This is still under consideration by the Board of Alderman.

5. Adjourn

With nothing further to come before the Commission, Barrett Welton made a motion to adjourn. Scott Milner seconded. The meeting was adjourned at 6:09 PM.

Respectfully Submitted,

Jamie Martin, Recording Secretary



STAFF REPORT

TO: Planning & Zoning Commission
FROM: Happy Welch, City Administrator
DATE: December 6, 2018
SUBJECT: Sign Ordinance Revisions

Type of Item: *Approval*

In June of 2018 the City of Harrisonville was sued by Kelly Street, a resident on Joy St., and the ACLU for free speech violations relating to our sign ordinance. To Summarize:

1. The sign ordinance had conditions relating to certain types of sign content. In Mr. Street's case he had a "Vote No On Prop A" sign. Election signs have time conditions established in the code. The ACLU contends that no Supreme Court decision allows free speech to be time regulated.
2. The ACLU asked that the whole sign code be declared illegal and place an injunction on enforcement.
3. In a preliminary motion, the Federal Court ruled that certain sections including the section on Temporary Signs section were wrong and placed an injunction on the city enforcing that section along with a couple of other related sections and to review the whole sign code based on Supreme Court decisions.
4. The City was required to rewrite the code and meet with a federal judge who would mediate a plan to fix our sign code, thereby meeting the requirements of the Supreme Court.
5. The City attorney drafted new language to multiple sections of the sign code to bring it into compliance. We also took this opportunity to clean up some of the sections that we were finding lacking definitions or trouble understanding the intent.
6. The City met with the judge, Mr. Street, and the ACLU in October and worked out the sign language presented to the Planning and Zoning Commission.

We will explain the changes to P&Z about the Temporary Sign Section change to the sign code, the definitions, and other language changes to show how we came about this version of the code. An injunction is still in effect on sections of the existing sign code and we have until January 25, 2019 to pass the revised sign code.

A. Action Item (ID # 3074)

Sign Ordinance Revisions

Attachments:

Chapter 435 - JF 11-12-2018 redline Ver 3 P&Z (PDF)

P&Z--Attach A-Shows Revisions 12-1-2018 (PDF)

P&Z--Attach B-Shows Revisions 12-1-2018 (PDF)

Chapter 435. Sign Regulations

Section 435.010. Title.

[Ord. No. 2883 §1, 10-4-2004; Ord. No. 2956 §1(130.010), 2-21-2006]

This Chapter shall be known as the "**Sign Regulations**" and may be cited as such and may be referred to in this Chapter as the "code".

Section 435.020. Purpose.

[Ord. No. 2883 §1, 10-4-2004; Ord. No. 2956 §1(130.020), 2-21-2006]

A. — These Sign Regulations are adopted under the zoning authority of the City in furtherance of the more general purposes set forth in the zoning ordinance. Generally, it is the purpose of these Sign Regulations to provide minimum standards to safeguard life, health, property, property values and public welfare by regulating and controlling the quality of materials, construction, location, installation, maintenance and abandonment of Signs, in addition to the number, size, Sign type, and type of illumination of all Signs and Sign structures located on private property. Some specific illustrations of the purposes of these Sign Regulations are:

~~These Sign Regulations are adopted under the zoning authority of the City in furtherance of the more general purposes set forth in the zoning ordinance. The purposes of these Sign Regulations are:~~

- ~~1A.~~ To encourage the effective use of signs as a means of communication in the City.
- ~~2B.~~ To maintain and enhance the aesthetic environment and the City's ability to attract sources of economic development and growth.
- ~~3C.~~ To promote economic vitality and provide for a desirable and attractive environment to live, work and visit~~To provide for a desirable and attractive living environment through harmonious signage;~~
- ~~4D.~~ To ensure safety of pedestrians, motorists, drivers and passengers and other users of the public rights-of-way and open spaces by ensuring Signs are maintained and structurally safe, do not distract or reduce the effectiveness of public Signs, and improve traffic safety.~~To improve pedestrian and traffic safety;~~
- ~~5E.~~ To provide necessary signage to direct the police and emergency services.~~To minimize the possible adverse effect of signs on nearby public and private property;~~
- ~~6F.~~ To regulate Signs on public property, easements, buildings and rights-of-way.~~To provide for the fair and consistent enforcement of these sign restrictions.~~

Style Definition: Heading 2

Style Definition: Heading 3

Style Definition: Heading 4

G. To protect property values by minimizing adverse effects of Signs on adjacent property, which can occur from conditions such as light trespass, obstructing views and access, or visual clutter.

~~B.H. To protect the residents of the City from unreasonable intrusions that affect their right of privacy. It is the purpose of this code to provide minimum standards to safeguard life, health, property, property values and public welfare by regulating and controlling the quality of materials, construction, location, installation and maintenance of signs, in addition to the number, size, sign type, and type of illumination of all signs and sign structures located on private property.~~

I. To provide for the fair and consistent enforcement of these Sign restrictions.

Section 435.030. Applicability and Zoning District Requirements.

[Ord. No. 2883 §1, 10-4-2004; Ord. No. 2956 §1(130.030), 2-21-2006]

- A. SIGN PERMITS: Every ~~s~~Sign shall conform to the requirements of ~~this these Sign Regulations code~~, irrespective of when such ~~s~~Sign was established within the City limits unless otherwise allowed for in these **Sign Regulations**. Any ~~s~~Sign shall, by definition, be a structure. No ~~s~~Sign shall be erected, enlarged, constructed or otherwise installed without first obtaining a ~~s~~Sign permit, unless specifically exempted by these Sign Regulations, and a ~~s~~Sign permit shall be legally issued only when in compliance with ~~this these Sign Regulation~~. All ~~s~~Signs shall be constructed in such a manner and of such material that they shall be safe and substantial.
- B. ZONING DISTRICT REQUIREMENTS. Signs are allowed in each zoning district as provided in Appendix A to this Chapter, and Non-Residential Signs in Appendix B to this Chapter: Table of Permitted and Specially Permitted Signs. The Appendices list requirements by numbers of Signs allowed (per structure or on each premises), size, height, setbacks and illumination. Each cell in the tables lists exclusively permitted Signs and standards; except that Ground Signs, Elevated Signs and Monument Signs are mutually exclusive. The number of Signs and aggregate square footage of Sign Face Areas per Parcel are also specified. ~~Zoning District Requirements. Signs are allowed in each zoning district as provided in Appendix A to this Chapter: Non-Residential Signs and Appendix B to this Chapter: Table of Permitted and Specially Permitted Signs. The Appendices list requirements by numbers of signs allowed (per structure or on each premises), size, height, setbacks and illumination. Each cell in the tables lists exclusively permitted signs and standards; except that ground signs, elevated signs and monument signs are mutually exclusive: one (1) sign is allowed, only, per premises.~~
- C. NON-CONFORMITIES. Non-conforming Signs may be considered for variance by the Board of Zoning Adjustment unless conditionally permitted under the regulations specified in Section 435.150. ~~Non-Conformities. Non-conforming signs may be considered for variance by the Board of Zoning Adjustment.~~

Section 435.040. Severability.

[Ord. No. 2883 §1, 10-4-2004; Ord. No. 2956 §1(130.040), 2-21-2006]

If any one or more of the provisions of these Sign Regulations, or the applicability of any such provision to a specific situation, shall be held invalid or unenforceable, such provision shall be modified to the minimum extent necessary to make it or its application valid and enforceable, and the validity and enforceability of all other provisions of these Sign Regulations and all other applications of any such provision shall not be affected thereby. ~~In any case where a provision of this code is found to be in conflict with a provision of any other ordinance or other legislation of the City existing on the effective date of this code, the provision which establishes the higher standard for the promotion and protection of the safety, welfare and health of the people shall prevail. If any part of this code should be declared invalid for any reason, such decisions shall not affect the remaining portions of this code.~~

Section 435.050. Hierarchy of Enforcement.

[Ord. No. 2883 §1, 10-4-2004; Ord. No. 2956 §1(130.050), 2-21-2006]

In any case where a provision of these Sign Regulations is found to be in conflict with the City Code, a provision of any other ordinance or other legislation of the City existing on the effective date of these Sign Regulations, the provision which establishes the stricter requirement shall prevail. ~~In any case where a requirement of this Chapter is in conflict with another Chapter of the zoning regulations, the stricter requirement shall apply.~~

Section 435.055. Sign Permits and Appeal Process.

[Ord. No. 2956 §1(130.055), 2-21-2006]

- A. In addition to a building permit as may be required under the City of Harrisonville Building Code, a Sign permit shall be obtained from the City prior to installation, construction or alteration of any permanent Sign regulated under these Sign Regulations except for those Signs specifically exempted under the City Code. Sign permits shall be granted pursuant to the provisions governing Sign permits.
- B. To appeal any decision (denial of permit, partial approval, code interpretation) made by the City in reference to Section 435, any individual, firm or corporation disputing such decision made may appeal to the Board of Zoning Adjustment to reverse any order, requirement or decision of the party appealed from or to issue an order in favor of an appellant, following the requirements of Chapter 405: Zoning Regulations, Article XXII.

~~An appeal may be taken to the Board of Zoning Adjustment by any person, firm or corporation, from any decision of the office of the Director of Codes Administration made under this Chapter.~~

Section 435.060. Historic Preservation Commission.

[Ord. No. 2883 §1, 10-4-2004; Ord. No. 2956 §1(130.060), 2-21-2006]

In any case where a requirement of ~~this~~ these Chapter Sign Regulations applies to ~~p~~Premises in the purview of the City of Harrisonville Historic Preservation Commission, such requirement shall be subjected to that Commission's review in whatever procedure is applicable by law prior to issuance of a ~~s~~Sign permit and, if applicable, prior to submission to another City board for review. The Historic Preservation Commission shall review and respond to ~~s~~Sign permit applications within forty-five (45) days of receiving a completed application.

Section 435.070. Definitions of Terms Pertaining To Signs.

[Ord. No. 2883 §1, 10-4-2004; Ord. No. 2956 §1(130.070), 2-21-2006; Ord. No. 3203 §1, 2-6-2012]

Any word or phrase, which is defined in this Section, shall have the meaning assigned to it by this Section whenever the word or phrase is used in these **Sign Regulations**. See Section 435.080 for definitions and/or descriptions of Functional Types and Structural Types of ~~s~~Signs.

General Definitions. As used in ~~this~~ these Chapter Sign Regulations the following terms shall have these prescribed meanings:

AWNING

A roof-like cover that projects from the wall of a building for the purpose of shielding a doorway, walkway or window from the elements. Awnings are often made of fabric or flexible plastic supported by a rigid frame and may be retracted into the face of the building.

ABANDONED SIGN

Any Sign described under Section 435.160.

AGGREGATE or GROSS SIGN FACE AREA

The total combined square feet resulting from adding together all Sign Face Areas of all Signs legally located on a Parcel. The Sign Face Area of each Sign shall be calculated as specified in Section 435.130 D. Computation of Sign Face Areas.

BILLBOARD

A Billboard is an Off-Premise Sign that is regulated in Section 435.140.

ELEVATION DRAWING

A depiction or drawing to scale showing horizontal and vertical elements of a building or structure including, but not limited to walls, roof lines and other architectural features.

FABRIC MESSAGE DISPLAY

A ~~temporary~~ ~~s~~Sign made of fabric, cloth, vinyl or some other textile material.

FACADE

The front of a building or any of its sides facing a public way or space, especially one distinguished by its architectural treatment.

FREESTANDING SIGN

A Sign ~~s~~Structure permanently attached to the ground and that is wholly independent of any building or other structure. The term "~~f~~reestanding sSign" includes, but is not limited to, ground sSigns and ~~m~~onument sSigns.

FULLY ILLUMINATED

Any Sign ~~s~~Structure that is illuminated by an external or internal light source that is visible.

ILLUMINATED

See "FULLY ILLUMINATED", "INDIRECTLY ILLUMINATED" and "INTERNALLY ILLUMINATED".

INDIRECTLY ILLUMINATED

Any Sign ~~s~~Structure that is partially or completely illuminated at any time by an external light source that is shielded to not be visible at eye level.

INTERNALLY ILLUMINATED

Any Sign ~~s~~Structure that is illuminated internally over its entire area by use of electricity or other artificial light.

LOT

A track of land having specifically described legal boundaries.

MARQUEE

A roof-like structure, often bearing a sSign, projecting over an entrance, ~~as to a~~ Example, but not limited to, a theater.

MONOLITHIC BASE

A solid support of a sSign ~~f~~Face the width of which is no less than fifty percent (50%) of the sSign ~~f~~Face width.

MULTI-FACED

A sSign ~~s~~Structure that contains two (2) or more sSign ~~f~~Face surfaces that are located on different sides of the Sign ~~s~~Structure and are separated from each other at their nearest point by no more than three (3) feet.

MULTI-TENANT NON-RESIDENTIAL DEVELOPMENT

A single office, commercial or industrial ~~p~~Parcel that is designed or intended for occupancy by two (2) to four (4) businesses.

PARCEL

A ~~l~~Lot or contiguous group of lots under single ownership or under single control usually considered a unit for purposes of residence, development and/or business.

PREMISES

A ~~L~~ot or ~~p~~Parcel, together with all buildings and structures thereon.

~~SEASONAL BASIS~~

~~The culturally accepted period for observance of religious, national or State holidays.~~

SHOPPING CENTER

A unified retail commercial grouping in one (1) or more buildings of a minimum five (5) retail or service establishments.

SIGN

Any object, device, display or structure, or part thereof, that is used to advertise, identify, display a message, or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images. Other than ~~b~~Billboards, On-Premise sSigns are accessory structures to the principal structure or use on a ~~p~~Parcel. Special regulations relating to Billboards are located in Section 435.140 Regulations Relating to Billboards. Examples of items which typically do not satisfy the necessary elements of this definition include, but are not limited to, original art displays, architectural elements incorporated into the style or function of a building, or inscriptions on decorative rocks.

SIGN FACE

The area of the Sign that contains the words or pictorial images making up the message of the Sign as more fully~~or display surface as~~ defined in Section 435.130 (D).

SIGN FACE AREA

The area or display surface as defined in Section 435.130 D.

SIGN HEIGHT

The vertical distance to the highest point of a ~~s~~Sign ~~s~~Structure, as measured from the average grade at the base of the ~~s~~Structure or directly below a projecting structure.

SIGN, OFF-PREMISE

A Sign directing attention to a name, a business product, development, or service which is offered, manufactured, or sold at a location other than the Lot or Parcel upon which such Sign is located.

SIGN, ON-PREMISE

Any Sign other than an Off-Premise Sign.

SIGN STRUCTURE

All elements of a ~~s~~Sign, including the ~~s~~Sign ~~f~~Face, background or decorative elements related to the presentation of the ~~s~~Sign's message, and the structural supports.

TEMPORARY EVENT

~~An activity having a specific duration or the end of which is related to a specific action, usually lasting for a period of a few weeks or a few months at a time. Temporary events include such activities as:~~

- ~~a. The offering of a property or premises for sale or lease.~~
- ~~b. The construction of a building or development project or the rehabilitation, remodeling or renovation of a building.~~
- ~~c. Each political campaign, referendum or ballot proposition put to the voters as part of County, State or Federal governance.~~
- ~~d. Special, temporary event that requires attention-getting devices.~~

TEMPORARY SIGN

Signs used to identify or display a message regarding temporary events, flags, and yard signs. Such Signs are regulated under Section 435.120.

TENANT

One who possesses or occupies land or buildings by title, under a lease, or through payment of rent; an occupant, inhabitant or dweller of a place.

Section 435.080. Definitions of Functional and Structural Sign Types.

[Ord. No. 2883 §1, 10-4-2004; Ord. No. 2956 §1(130.080, 2-21-2006; Ord. No. 3203 §2, 2-6-2012]

Appendix A to this Chapter presents the type, maximum number, size, height and other restrictions relating to specific signage that are permitted by right in each zoning district.

A. Functional Sign Types.

- ~~1. **ADVERTISING SIGN (BILLBOARDS):** A sign which directs the attention of the public to any goods, merchandise, property, business, service, entertainment or amusement conducted or produced which is bought or sold, furnished, offered or dealt in elsewhere than on the premises where such sign is located or to which it is affixed.~~
- ~~21.~~ **ANIMATED SIGNS:** Electronic ~~s~~Signs with computer-generated animation that are components of otherwise permitted ~~s~~Signs for a principal land use on the ~~p~~Premises where the ~~s~~Sign is placed; and whose message does not attract the attention of viewers through flashing displays.
- ~~32.~~ **ATTENTION-ATTRACTING DEVICE:** Any flasher, blinker, animation or other object displayed temporarily to attract the attention of the public. ~~to a temporary event.~~
- ~~43.~~ **BANNERS:** A ~~temporary~~ ~~s~~Sign of lightweight fabric or similar material that is mounted to a pole or building. Promotional banners may be used to announce open houses or grand openings or special events.

- ~~5. **BULLETIN BOARD SIGN:** A sign that indicates the name of an institution or organization on whose premises it is located and which contains the name or names or persons connected with it, and announcement of persons, events or activities occurring at the institution. Such sign may also present a greeting or similar message.~~
- ~~64. **BUSINESS SIGN:** A sSign which directs attention to a business or profession conducted or to products, services or entertainment sold or offered upon the pPremises where such sSign is located or to which it is affixed.~~
- ~~75. **CONSTRUCTION SIGN:** A temporary sSign indicating the names of the architects, engineers, landscape architects, contractors and similar artisans involved in the design and construction of a structure, complex or project only during the construction period and only on the pPremises on which the construction is taking place. Also including incidental Signs to such project that direct deliveries or parking and warn the public of dangers inherent to the project.~~
6. **CONSTRUCTION SAFETY SIGN:** A Temporary Sign to protect the public from potential injury or harm by notifying the traveling (driving or pedestrian) public of safety issues regarding construction of infrastructure repairs or improvements within the public right-of way.
- ~~87. **ELECTRONIC MESSAGE BOARD:** A type of sSign that presents its message through illumination of intermittent or moving lights forming the letters, numbers or symbols of the message, whether or not the message appears to move across the sSign fFace.~~
- ~~98. **ENTRANCE/EXIT SIGN:** A sSign used to safely direct vehicular traffic and emergency services into or out of a pParcel or to or from a business via a driveway from a street if each sSign complies with the following:~~
- ~~a. Entrance/exit sSigns may be located at driveways that provide access into or from the pParcel.~~
 - ~~b. There shall be no more than two (2) sSigns per driveway.~~
 - ~~c. Each sSign shall not exceed six (6) square feet in sSign Face aArea nor be more than two and one-half (2½) feet in height.~~
- ~~109. **IDENTIFICATION SIGN, PROPERTY:** A sSign giving the name and address of a structure, business, development or establishment. Such sSigns may be wholly or partly devoted to a readily recognized symbol.~~
- ~~11. **INCIDENTAL SIGN:** An announcement or other display providing information about the occupancy or conduct of business permitted on a premises, such as logos of credit cards accepted on the premises, hours of operation, a "closed or "open" sign, emergency contact name and phone number, street address, "help wanted", "no loitering or solicitations", security system notices, notices required by law and similar information.~~
- ~~102. **INFLATABLE SIGN:** A sSign that is intended to be expanded by air or other gas for its proper display or support.~~

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- ~~13. NAME PLATE SIGN: A sign giving the name and/or address of the owner or occupant of a structure or premises on which it is located and, where applicable, a professional status.~~
- ~~14. POLE SIGN: A freestanding sign attached to a bare pole, as distinct from an "elevated sign".~~
13. SPECIAL SIGN: SPECIAL SIGNS as defined in these Sign Regulations under Section 435.125 Special Signs.
- ~~15. PROJECT ENTRANCE SIGN: A sign located at a discernible entrance into a particular subdivision, development, or office or industrial park.~~
- ~~16. REAL ESTATE SIGN: A temporary sign pertaining to the sale or lease of a lot or tract of land on which the sign is located, or to the sale or lease of one (1) or more structures, or a portion thereof on which the sign is located.~~
- ~~17. TEMPORARY EVENT SIGN: Sign for a temporary event as defined in these regulations provided they comply with the conditions of these regulations.~~

B. Structural Sign Types.

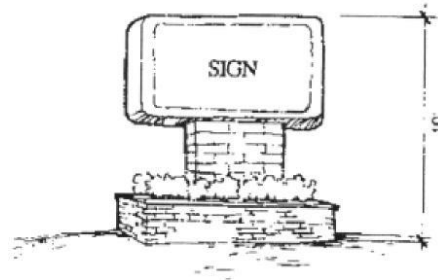
1. **AWNING, CANOPY OR MARQUEE SIGN:** A sign that is mounted on, painted on, or attached to an awning, canopy or marquee. No such signs shall project above, below or beyond the awning, canopy or marquee.

Figure 1 Canopy Sign



2. **GROUND SIGN:** Any sign placed upon, or supported by, the ground independent of the principal structure on the parcel, where the bottom edge of the sign is less than six (6) feet above the ground, and the support structure is no less than fifty percent (50%) of the width of the face of the sign, presenting a monolithic base.

Figure 2 Ground Sign



- Ten (10) feet maximum height as measured from the top of the Sign to the average of the grade elevation at the Sign base. ~~Ten (10) feet maximum height.~~
- Planter is optional.
- Landscaping is required. The landscaping shall extend no less than three (3) feet from the base of the ~~s~~Sign.

3. **ELEVATED SIGN:** Any ~~s~~Sign placed upon, or supported by, the ground independent of the principal structure on the ~~p~~Parcel where the bottom edge of the ~~s~~Sign is ten (10) feet or more above the ground level, and where the support structure is other than a bare pole.

Figure 3 Elevated Sign



- ~~Z = Maximum height varies by zoning district. See Appendix A to this Chapter. Height is measured from the top of the Sign as measured from the average of the grade elevation from the Sign base, the base elevation of the street frontage.~~
- The support structure must be other than a bare pole, ~~and present a monolithic appearance.~~

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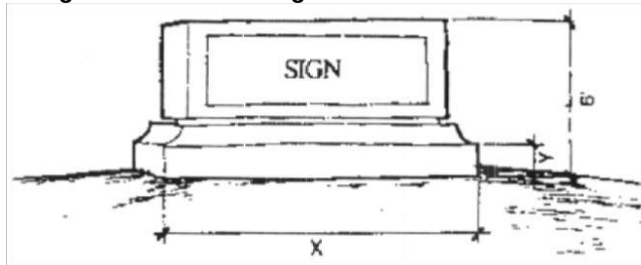
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4. **MONUMENT SIGN:** Any sSign whose base is greater in width than the face of the sSign, and whose height is no greater than six (6) feet.

Figure 4 Monument Sign



- $X = \pm 110\%$ of the width of the sSign fFace.
- $Y = \pm 10\%$ of the width of the sSign fFace.
- Six (6) feet maximum height as measured to the highest point of the Sign from the average of the grade elevation at the Sign base.
- Landscaping is required in other than industrial zoning districts. The landscaping shall extend no less than three (3) feet from the base of the sSign.

a. ~~Subdivision monument signs. All subdivision monument signs shall comply with the following regulations.~~

- ~~(1) **Materials.** All subdivision monument signs shall have a masonry or concrete substructure with surfaces of only clay brick, split face concrete block, stone or stucco; and the surfaces shall not be painted. Wood shall not be used.~~
- ~~(2) **Lighting.** Any lighting shall be designed to minimize glare in all directions to the greatest extent possible. High intensity lights, such as floodlights, shall not be used to illuminate the sign.~~
- ~~(3) **Landscaping.** Landscaping is required at the base of the sign that blends the sign into the environment. The proposed landscaping shall be identified at the time a sign permit is requested, and the proposed landscaping shall be subject to approval by the City with the sign permit. The landscaping shall not block the sign face area.~~
- ~~(4) **Plat easement or tract.** The subdivision plat shall dedicate an easement for access to a lot or parcel for the express and sole purpose of erecting and maintaining a subdivision monument sign; or if dedicated to a homes association, designate a "Subdivision Monument Sign Tract" with sign maintenance vested with a homes association.~~

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5. **TEMPORARY PORTABLE STAND-ALONE SIGN:** A **s**Sign that is intended to be easily moved by an individual and that is not permanently affixed to a structure or the ground including, but not limited to, a-frame, t-frame and sandwich-board **s**Signs. Banners on t-posts are not included in this definition.

Figure 5 **Temporary Illustrations of a Portable** Stand-Alone Sign



6. **PORTABLE MOVABLE DISPLAY SIGN:** A movable display, capable of relocation, under its own power, or towed by a motor vehicle. The display message of the **s**Sign may be painted or non-painted and capable of being readily altered. Portable **Movable** **s**Display **s**Signs may be with or without electrical illumination, power or wheels. Portable Movable Display Signs are prohibited unless existing and allowed per Section 435.150 of these Sign Regulations.

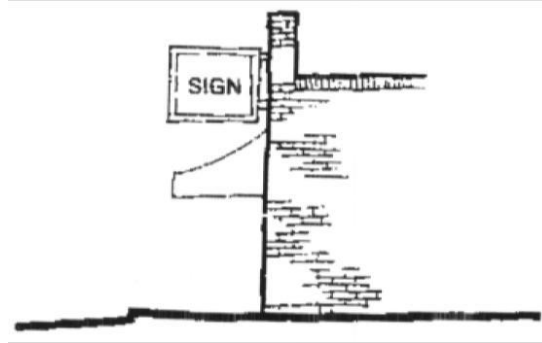
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Figure 6 Portable **Movable** Display Sign



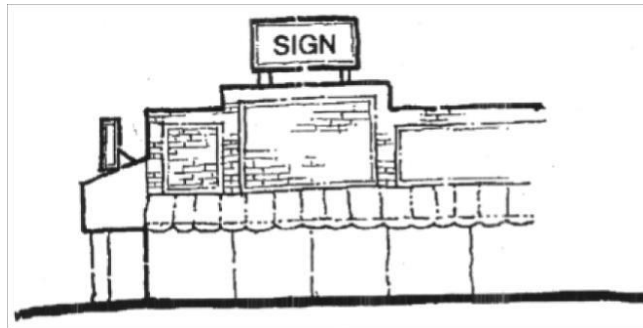
7. **PROJECTING SIGN:** A **s**Sign that is wholly or partly dependent upon a building structure for support and which projects more than twelve (12) inches from such structure. Projecting **s**Signs shall not project more than five and one-half (5½) feet beyond the face of the building. Projecting **s**Signs shall be a minimum of ten (10) feet above the level of any sidewalk from the bottom of the **s**Sign.

Figure 7 Projecting Sign



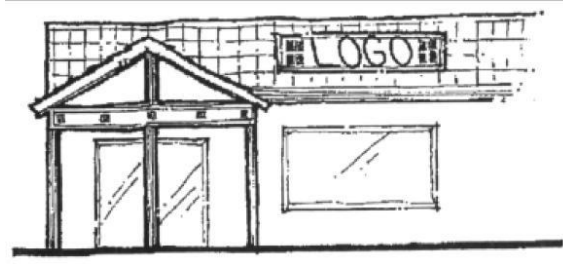
8. **ROOF SIGN, ELEVATED/PROJECTING:** A ~~s~~Sign totally supported on the roof of a structure, not including flush-mounted logo roof ~~s~~Signs. Elevated/projecting roof ~~s~~Signs shall not project more than twelve (12) inches beyond the face of the structure. In no case shall an ~~e~~Elevated/projecting roof ~~s~~Sign project more than ten (10) feet beyond the highest point of the portion of the roof on which the ~~s~~Sign is located. ~~(compare to "flush-mounted logo roof sign").~~

Figure 8 Roof Sign Elevated/Projecting



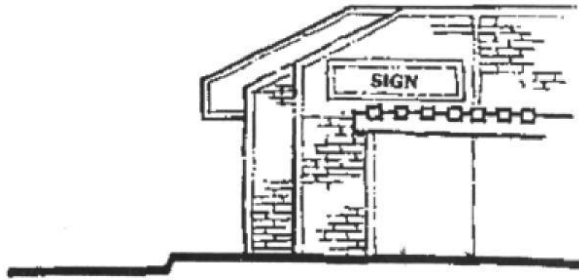
9. **ROOF SIGN FLUSH-MOUNTED-~~LOGO~~:** A ~~s~~Sign totally supported on the roof of a structure ~~that displays the logo~~ of the ~~t~~Tenant of such structure. Flush-~~m~~Mounted ~~logo~~-~~r~~Roof ~~s~~Signs shall be mounted parallel to ~~and flush~~ with the ~~peak of the~~ roof's surface. In no case shall a ~~f~~Flush-~~m~~Mounted ~~logo~~-~~r~~Roof ~~s~~Sign project above the highest point of the roof. ~~(compare to "elevated/projecting roof sign").~~

Figure 9 Roof Sign Flush-Mounted



10. **WALL SIGN:** A building-mounted sign either attached to or displayed or painted on an exterior wall in a manner parallel with the wall surface and not projecting from such surface more than twelve (12) inches.

Figure 10 Wall Sign



- ~~11. **WINDOW SIGN:** Any sign, pictures, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale or service that is placed upon the window panes or glass, inside or outside the building, and is visible from the exterior of the window. Signs that are intended to be viewed from the interior of the building and visible from the exterior of the window and are not placed upon the interior window panes or glass are not subject to the provisions of this Code.~~

Section 435.090. Exemptions.

[Ord. No. 2883 §1, 10-4-2004; Ord. No. 2956 §1(130.090), 2-21-2006]

- A. The following signs are exempt from the restrictions and regulations imposed by **Chapter 435, Sign Regulations** as specified herein.

1. ~~Total exemptions.~~ The following signs shall be exempt from the requirements of this Chapter, except for the provisions of **Section 435.130(E)** "Traffic Safety", and do not require a sign permit:
 - a. Brand names or logos on products, product containers or dispensers that are an integral part of the product or the product's packaging.

- ~~b. — A building design, color or motif that is associated with a particular establishment or organization, but that conveys no commercial message.~~
- ~~c. — *Official signs.* Signs placed by a governmental body, governmental agency or public authority, such as traffic signs, signals, or regulatory devices or warnings; official emblems, public notices or official instruments; or regulatory signs having to do with health, safety, parking, swimming, dumping, etc.; or signs of historical interest; signs designating areas of architectural or historical significance or gateways; or other properties controlled by such governmental body, agency or authority.~~
- ~~d. — *Property address sign.* A sign limited in content to the street name and address number of the building or property to which it is affixed, provided that the sign consists of lettering no larger than twelve (12) inches in height on a building or three (3) inches on a mailbox.~~
- ~~e. — *Legal posting.* A sign intended to convey a legal right or restriction on a property, such as a "no trespassing" or "no hunting" sign; a sign intended to warn the public of a bona fide danger on the property, such as "beware of the dog" sign; or a sign placed by order of a court or by a governmental official in the normal course of their duties, such as posting of a legal notice or a "building condemned" sign.~~
- ~~f. — Flags or emblems of a government or of civic, philanthropic, educational or religious organization displayed on private property. One additional flag with a business logo may be mounted on a flagpole. Not more than fifty percent (50%) of parking lot light poles located on a parcel may have a fabric message display attached to such pole.~~
- ~~g. — Signs of a duly constituted governmental body, including traffic or similar regulatory signs, legal notices, warnings at railroad crossings and other instructional signs.~~
- ~~h. — Memorial signs and tablets displayed on private property.~~
- ~~i. — Small signs, not exceeding three (3) square feet in area, displayed on private property for the convenience of the public, including signs to identify entrance and exit drives, parking areas, one-way drives, restrooms, freight entrances and other similar signs; except that such signs may display logos not to exceed fifty percent (50%) of the sign.~~
- ~~j. — Scoreboards in athletic stadiums.~~
- ~~k. — Temporary signs for the sale of household goods at a residence (for example, garage sales or auctions) for a period not to exceed three (3) days.~~
- ~~l. — Banners on public utility pole brackets placed by public entities for public events or campaigns, such as "Welcome to Harrisonville" banners.~~

~~2. Exemption from sign permit. The following signs are exempt from the sign permit Section of this Chapter from the sign permit Section of this Chapter, but shall comply with all of the other regulations imposed this Chapter:~~

- ~~a. Name plate signs for a single family or two family dwelling.~~
- ~~b. Bulletin board signs accessory to a church, school, or public or non-profit institution.~~
- ~~c. Business signs when located on property used for agricultural purposes and pertaining to the sale of agricultural products produced on the premises, or when located on property used for temporary sale of agricultural products.~~
- ~~d. Real estate signs.~~
- ~~e. Construction signs.~~
- ~~f. Window signs.~~

Section 435.090. Official Government Signs.

Official Government Signs on public property and public rights-of-ways, that are used to inform the public of important travel, emergency, and safety information. Such Signs include, but are not limited to, those regulated by Federal and State laws and regulations, and which therefore pre-empt City regulation, except for the provisions of Section 435.130 E. "Traffic Safety", and do not require a Sign permit. Also, Official City Signs on private property to warn the public of dangerous buildings or conditions and provide notice to the property owner of required legal action.

- A. OFFICIAL FEDERAL AND STATE SIGNS. Signs placed on private or public property by the Federal and State government pursuant to Federal or State law or regulations.
- B. OFFICIAL CITY TRAFFIC SIGNS: Signs placed by the authority of the City, or City agency or City public authority in the public rights-of-way, such as traffic Signs, signals, or regulatory devices, railroad crossing Signs, instructional Signs or warnings to safeguard the pedestrian and driving public or direct emergency services.
- C. OFFICIAL PUBLIC NOTICE SIGNS: Official Government public notices or official instruments; or regulatory Signs to notify the public of laws or regulations having to do with health, safety, parking, swimming, dumping, or Signs identifying other properties controlled by such governmental body, agency or authority.
- D. PROPERTY IDENTIFICATION SIGN. ~~A Sign authorized by t~~The City and ~~limited~~shall specify the ~~in content to the~~ name and address of a structure., building, business, development or property to which it is affixed, provided that the Sign consists of lettering no larger than twelve (12) inches in height on a building or three (3) inches on a mailbox.

Section 435.095. Exempt Signs.

The following

- A. FLAGS: Flags or emblems of a government or of civic, philanthropic, educational or religious organization displayed on non-residential private property. One additional flag with a business logo may be mounted on a flagpole. Not more than fifty percent (50%) of parking lot light poles located on a Parcel may have a fabric message display attached to such pole.
- B. WINDOW SIGNS: Signs mounted to the interior of any first floor windows in non-residential zoning districts, provided such Signs do not exceed more than thirty-three (33) percent of all of the first floor window area measured between two (2) feet and ten (10) feet above grade, and at least fifty (50) percent of the entire window area remains clear of any visual obstructions.
- C. PERSONAL SIGN: A Sign carried by a person.
- D. VEHICLE SIGN: A Sign affixed to an operable motor vehicle without flat tires, except as provided in Section 435.100 Prohibited Signs.

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Section 435.100. Prohibited Signs.

[Ord. No. 2883 §1, 10-4-2004; Ord. No. 2956 §1(130.100), 2-21-2006]

The types of Signs listed below are prohibited and may be removed by the City of Harrisonville at any time through standard regulatory enforcement proceedings.

- A. Private Signs on Public Property. Any Sign not otherwise allowed by these regulations that is attached to a fence, tree, temporary structure, utility pole or any other public property, except those authorized by agencies of the Federal, State or local government.
- B. Sound or smoke emitting Sign. A Sign that emits or utilizes in any manner any sound capable of being detected on any traveled street or highway by a person with normal hearing; or a Sign that emits smoke, vapor, particles or odors.
- C. Pole Signs.
- D. Portable Movable dDisplay Signs.
- E. Moving/flashing Signs.

~~A. The types of signs listed below are prohibited and may be removed by the City of Harrisonville at any time through standard regulatory enforcement proceedings.~~

- ~~1. Snipe signs. Any sign not otherwise allowed by these regulations that is attached to a fence, tree, temporary structure, utility pole or any other public property, except those placed by agencies of the Federal, State or local government.~~

~~2. Sound or smoke emitting sign. A sign that emits or utilizes in any manner any sound capable of being detected on any traveled street or highway by a person with normal hearing; or a sign that emits smoke, vapor, particles or odors.~~

~~3. Pole signs.~~

~~4. Portable display signs.~~

~~5. Moving/flashing signs.~~

Section 435.110. Amortization of Certain Signs.

Ord. No. 2883 §1, 10-4-2004; Ord. No. 2956 §1(130.110), 2-21-2006; Ord. No. 3203 §3, 2-6-2012]

A. *Amortization Of Certain Prohibited Signs.* The types of ~~s~~Signs listed below are prohibited; except that, legally erected existing ~~s~~Signs — because of their more substantial construction and the economic investment in them by their owners — may remain until removed by the owner of the ~~p~~Parcel on which the prohibited ~~s~~Sign is located, or by the operator of the business for which the ~~s~~Sign is displayed. Any ~~s~~Sign not removed within the time period listed may be removed by the City of Harrisonville, ~~unless appealed through the Board of Zoning Adjustment through standard regulatory enforcement proceedings:~~

1. *Pole signs.* Existing pole ~~s~~Signs may remain in use under the following conditions:

- a. Regular maintenance is provided under Section 435.130 ~~(B.)~~; and
- b. Existing ~~s~~Sign ~~f~~Faces may be changed or modified; and
- c. The existing pole ~~s~~Sign is not contrary to the provisions outlined in Section 435.130 ~~(E.)~~ "Traffic Safety".

~~2. Portable display signs and moving/flashing signs. One (1) year from the adoption of these Sign Regulations.~~

3. *Signs with scrolling text.* Existing ~~s~~Signs with scrolling text may remain in use under the following conditions:

- a. Regular maintenance is provided under Section 435.130 ~~(B.)~~; and
- b. The health, safety and welfare of the public are not put at risk per the provisions specified in Section 435.130 E. Traffic Safety.

B. *Amortization Of Certain Non-Conforming Permitted Signs.* Off-~~p~~Premise ~~advertising s~~Signs that are non-conforming shall be made conforming or removed within three (3) years from the adoption of these Sign fRegulations.

Section 435.120. Temporary Signs.

[Ord. No. 2883 §1, 10-4-2004; Ord. No. 2956 §1(130.120), 2-21-2006; Ord. No. 3092 §1, 8-3-2009]

Temporary Signs shall be erected and maintained in a safe manner and shall be subject to applicable regulations except as specifically modified herein. Temporary Signs do not require a permit.

- A. MAXIMUM GROSS AREA OR AGGREGATE SIGN FACE AREA OF TEMPORARY SIGNS. The maximum gross area or Aggregate area of all Sign Face Areas displayed upon any Premises shall be limited to 30 square feet.
- B. SIZE OF TEMPORARY SIGNS. The maximum square feet of the Sign Face Area of any Temporary Sign shall be six (6) square feet.
- C. CONSTRUCTION. Signs associated with a temporary construction project meeting Section 435.130 Sign Maintenance, and that are erected to provide public safety.

~~A. Temporary signs shall be erected and maintained in a safe and attractive manner and shall be subject to applicable regulations except as specifically modified herein.~~

~~1. *Duration.* The sign may be placed upon initiation of the temporary event, and must be removed within a set time period as provided below:~~

~~a. *Real estate sale or lease.* Initiation upon the actual availability of the property or premises for sale or lease, and termination upon execution and acceptance of a final contract for the real estate transaction. Real estate signs do not require a permit.~~

~~b. *Building construction or remodeling.* Initiation upon issuance of a building permit or upon initiation of construction for activity requiring no permit and termination upon issuance of the certificate of occupancy or approval for connection to electric power for the work authorized by the building permit or termination of the work for activity requiring no permit. Construction signs do not require a permit.~~

~~c. *Election.* Candidates for offices, levy signs or other elections may be displayed thirty (30) days prior to an election. They may not be put on State, County or City rights of way or easements and must be removed five (5) working days after the election. The signs must be removed even if the candidate qualifies for the primary and/or general election. Such signs may be redisplayed thirty (30) days ahead of the following election but must be removed five (5) working days after the election. Election signs do not need a permit.~~

- d. ~~Special, temporary events.~~ Time-limited events that require attention-getting devices, a banner or fabric message display for a temporary period may display not more than two (2) temporary signs for up to twenty-one (21) days. Such signs shall be removed upon completion of the special event, not to exceed two (2) events per calendar year on one (1) parcel. In lieu of this Section, the provisions of Section 435.120(1)(f) "Banners and Fabric Message Displays" may be applied, but not both. Signs used for special, temporary events require a permit.
 - e. ~~Temporary stand-alone signs.~~ One (1) temporary stand-alone sign may be permitted in lieu of a banner or fabric message display for three hundred sixty-five (365) days effective on January first (1st) of each year with a permit. The provisions of Section 435.130(B) "Sign Maintenance" shall apply. Temporary stand-alone signs require a permit.
 - f. ~~Banners and Fabric Message Displays.~~ One (1) banner or fabric message display may be permitted for three hundred sixty-five (365) days effective on January first (1st) of each year with a permit. The provisions of Section 435.130(B) "Sign Maintenance" shall apply. The same banner or fabric message display may not be displayed for more than ninety (90) days. In lieu of this Section, the provisions of Section 435.120(1)(d) "Special Temporary Events" may be applied, but not both. Banners and fabric message displays require a permit.
- 2. ~~Number of temporary signs.~~ Only one (1) temporary sign requiring a sign permit may be located on a parcel at any one time.
 - 3. ~~Size of temporary signs.~~
 - a. ~~Single and two-family residential districts.~~ Temporary signs located on properties occupied by or zoned for residences shall not exceed six (6) square feet in area and three (3) feet in height. Temporary stand-alone sign gross face area shall not exceed nine (9) square feet.
 - 4. ~~Construction.~~ Construction of temporary signs shall meet commonly accepted design parameters, as well as construction and materials standards for each sign type, and shall be removed if found to be a threat to the health, safety and welfare of the public by City Zoning and Building Officials; except that electrified temporary signs shall meet electrical codes.

SECTION 435.125 Special ~~Event~~ Signs.

- A. PORTABLE STAND-ALONE SIGNS. One (1) Portable stand-alone sign may be permitted in lieu of a banner or fabric message display with a permit. The provisions of Section 435.130 B. "Sign Maintenance" shall apply.

B. BANNERS AND FABRIC MESSAGE DISPLAYS. One (1) banner or fabric message display may be permitted in lieu of Portable Stand-Alone Sign with a permit. The provisions of Section 435.130 B. "Sign Maintenance" shall apply.

Section 435.130. General Requirements Applicable To All Signs.

[Ord. No. 2883 §1, 10-4-2004; Ord. No. 2956 §1(130.130), 2-21-2006].

The following provisions shall apply to all On-Premises and Off-Premises Signs except for those Signs specifically exempted under these Sign Regulations.

A. Conformance To Building And Electrical Codes.

In order to provide for the safety of the public all Signs shall be constructed and maintained in conformance with all Building Code and National Electrical Code requirements. Signs with electricity and per the City Code as to require a building or electrical permit shall obtain one from the Director of Codes prior to installation or placement.

~~1. In addition to the sign permit required by this Chapter, a building permit shall be obtained from the Director of Codes prior to installation or placement of any billboard. Billboards shall be constructed and maintained in conformance with all Building Code and National Electrical Code requirements.~~

~~2. Plans required for issuance of a building permit for a billboard shall be certified as to conformance with all structural and wind load resistive standards of the Building Code by a registered design professional in the State of Missouri.~~

~~3~~1. All sSigns involving internal lights or other electrical devices, or circuits shall display a label certifying it as being approved by the Underwriter's Laboratories, Inc.

~~4~~2. All electrical service to a sSign shall comply with the National Electrical Code.

~~5~~3. Clearance from all electrical power lines shall conform to the requirements of the National Electrical Code.

B. Sign Maintenance.

1. All sSigns, together with all their supports, braces, guys and anchors, shall be kept in good repair and, unless constructed of galvanized or non-corroding metal, shall be given a protective coating as necessary to maintain a clean appearance and safe condition.

2. All sSigns shall be maintained in accordance with all City ordinances, including ordinances concerning nuisances and vegetation.

~~3. Temporary stand-alone signs, fabric message displays and banners shall be maintained in good condition and shall be replaced if torn, tattered, frayed, ripped, broke or faded more than fifty percent (50%) from its original condition.~~

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C. Sign Limitations.

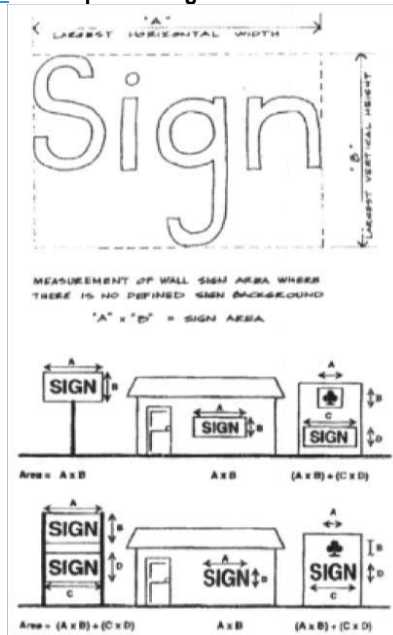
1. *Sign height.* Sign height shall be measured from the ground elevation at the base of the sSign to the highest element of the sSign.
2. *Signs indirectly illuminated.* Indirectly illuminated sSigns shall not allow light to spill directly onto adjoining property.
- ~~3. *Time/temperature signs.* A sign which displays the current time and/or temperature by use of intermittent lighting shall limit the lighting changes to text indicating time and/or temperature.~~
4. *Animated sSigns.* Electronic animated sSigns ~~may be~~are permitted Signs. ~~In order to prevent unreasonable intrusions into the right of privacy of the public and protect the safety of the public, as a component of a sign in conjunction with a primary use on the property where the sign is placed. Electronic message panels and animation shall be permitted only where they convey changing information directly related to the use of the principal structure on the premises. The applicant may propose~~propose, and the City may condition its approval to require operational limitations, such as hours of operation, mode of operation, brightness or frequency of display change, ~~and other matters related to the health, safety and welfare of the public.~~ No electronic message panel shall be permitted unless the Governing Body determines that the following conditions will be met:
 - a. The message area of the panel must be oriented toward a local thoroughfare street or highway and shall not exceed 1 lumen from any existing residence within a three hundred (300) foot radius of the Sign. ~~and shall not be readily visible from any existing residence within a three hundred (300) foot radius of the sign.~~
 - b. The mode of operation for the panel display shall be limited to the fade-in/fade-out mode where a message appears on the sSign, is dissolved or turned off, and another message takes its place, not to exceed a change of message or animated image more than six (6) per minute. The display area of the panel shall not be operated to attract the attention of viewers through flashing displays.
 - c. The proposed message panel will not ~~degrade~~endanger traffic safety given its size, height, color, brightness, mode of operation and its relationship to surrounding traffic patterns, speeds and roadway geometrics.
 - d. The proposed message panel shall be designed as an integral part of a larger sSign package for the ~~principal land use of the p~~Parcel.
 - e. No portion of the animation or electronic message panel shall exceed the height limit for the sSign in the subject district, ~~or twenty (20) feet in height above the average elevation of the surrounding grade, whichever is less.~~
 - f. Animated sSigns permitted by the provisions of this Section shall comply with all other sSign ~~requirements~~Regulations.

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D. Computation Of Sign Area.

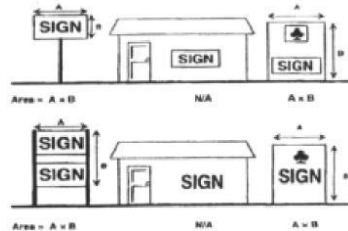
1. To determine compliance with the maximum allowable ~~s~~Sign ~~Face~~ ~~a~~Area permitted under ~~this~~ ~~these~~ Sign Regulations~~code~~, the area of a ~~s~~Sign shall be considered the ~~s~~Sign ~~f~~Face ~~a~~Area unless otherwise stated.
2. ~~Sign f~~Face ~~a~~Area. The Sign Face aArea ~~of a sign face~~ shall be computed ~~as the area~~ within the smallest rectangle enclosing the limits of a ~~s~~Sign ~~f~~Face, or the combination of the areas of all such rectangles delimiting each ~~s~~Sign ~~f~~Face, together with any frame or material, texture or color forming an integral part of the ~~s~~Sign ~~f~~Face or used to differentiate the ~~s~~Sign ~~f~~Face from the structure upon which it is placed.
- ~~3. On lots where more than one (1) sign is located, the total gross area of all the signs shall not exceed the maximum gross area for one (1) sign permitted by this regulation.~~
 - a. The computation of the area of a ~~s~~Sign ~~f~~Face Area shall not include the structure, supports or uprights on which the ~~s~~Sign ~~f~~Face is placed or any portions of a ~~s~~Sign ~~s~~Structure that are not intended to contain any message or idea and are purely structural or decorative in nature, other than those portions contained within the rectangle that delimits the ~~s~~Sign ~~f~~Face.
 - b. For any ~~s~~Sign on which the words, letters, figures, symbols, logos, fixtures, colors or other design elements routinely change or are intended to be changed from time to time, the ~~s~~Sign ~~f~~Face ~~a~~Area shall include the entire area within which any words, letters, figures, symbols, logos, fixtures, colors or other design elements may be placed, together with any frame or material, texture or color forming an integral part of the ~~s~~Sign ~~f~~Face or used to differentiate the ~~s~~Sign ~~f~~Face from the structure upon which it is placed.
 - c. Any open space contained within the limits of the rectangle delimiting the Sign Face of the Sign Structure shall be included in the computation of the area of the Sign Face, or Sign Face module. The area of the Sign Structure shall include the entire Sign Structure, including the Sign Face Area.
 - d. For multi-faced Signs, when the Sign Face surfaces are parallel (back-to-back), or where the interior angle formed by the faces is forty-five degrees (45°) or less, the area of the Sign Face shall be taken as the area on the largest side. For all other multi-faced Signs, the area of the Sign Face shall be the total area on all Sign Face sides that can be viewed at one time from any angle.
3. On Lots where more than one (1) Sign is located, the total gross area of all the Signs shall not exceed the maximum gross area specified in Appendix A and B. The Maximum Gross Area of Temporary Signs is specified under Section 435.120, and the maximum gross area of permitted Signs shall be established in Appendix A or B, as per the Zoning Code.

Figure 112 Examples Of Sign Face Area Measurements



4. Sign ~~s~~Structure ~~a~~Area. The area of a ~~s~~Sign ~~s~~Structure shall be computed as the ~~Sign Face a~~Area ~~within the smallest rectangle enclosing the limits of the surface of a sign whereon the sign face may be placed,~~ including all portions of a ~~s~~Sign ~~s~~Structure that provide a background for the ~~s~~Sign ~~f~~Face but are not intended to contain any message or idea and are purely structural or decorative in nature.
 - a. ~~Any open space contained within the limits of the rectangle delimiting the sign face or sign structure shall be included in the computation of the area of the sign face, sign face module or sign structure.~~
 - b. ~~For multi faced signs, when the sign face surfaces are parallel (back-to-back), or where the interior angle formed by the faces is forty five degrees (45°) or less, the area of the sign shall be taken as the area on the largest side. For all other multi faced signs, the area of the sign shall be the total area on all sides that can be viewed at one time from any angle.~~

Figure 123 Examples Of Sign Structure Area Measurements



E. Traffic Safety.

1. No ~~s~~Sign shall be maintained at any location where, by reason of its position, size, shape or color, it may obstruct, impair, obscure, interfere with the view of, or be confused with any traffic or railroad control ~~s~~Sign, signal or device, or where it may interfere with, mislead, ~~or~~ confuse, or endanger the safety of the traveling public traffic.
2. Any ~~s~~Sign located within three (3) feet of a driveway approach or within a parking area shall have its lowest elevation at least ten (10) feet above the curb level.
3. No ~~s~~Sign shall be placed so as to be located within or project over any public right-of-way, unless ~~excepted~~ permitted by the Planning Commission following consideration and determination of conformance with the following criteria:
 - a. Signs projecting over the sidewalk in the "CBD-1" Central Business District may be ~~excepted~~ permitted, provided that no ~~s~~Sign projected over a sidewalk shall cause potential injury to pedestrians.
 - b. Regardless of any section contained in the Code, the City shall have ~~The City maintains~~ the right to remove or relocate any ~~s~~Sign within the public right-of-way as may be necessary to maintain, improve or expand infrastructure and other public improvements within the existing public right-of-way. Removal, relocation or other necessary action shall be at the expense of the developer, property owner, building owner and/or association responsible for the ~~s~~Sign or to which the ~~s~~Sign is associated.
 - c. Under no circumstances shall any ~~s~~Sign be placed in the ~~s~~Sight ~~Triangle~~ set forth in Section 410.160 of the Code as defined by the City's Subdivision Regulations.

- F. Landscaping. Ground ~~s~~Signs, ~~m~~Monument ~~s~~Signs and ~~e~~Elevated ~~s~~Signs shall be landscaped as required in these Sign Regulations. Landscaping consisting of trees, bushes, or ornamental shrubs shall be provided for all ground ~~s~~Signs, ~~m~~Monument ~~s~~Signs and ~~e~~Elevated ~~s~~Signs. One area or group planting shall be provided for each ten (10) square foot of ~~s~~Sign ~~f~~Face ~~a~~Area, but not less than four (4) plantings shall be provided. Landscaping shall extend no less than three (3) feet from the base of the ~~s~~Sign.

Section 435.140. Regulations Relating To Billboards.

[Ord. No. 2883 §1, 10-4-2004; Ord. No. 2956 §1(130.140), 2-21-2006]

Billboards shall be regulated under this Section 435.140, and if a regulation in this Section 435.140 conflicts with another regulation contained in these Sign Regulations, then the regulation in this Section 435.140 shall take priority and apply.

- A. Permit Required. In addition to the Sign permit required by this Chapter, a building permit shall be obtained from the Director of Codes prior to installation or placement of any Billboard. Billboards shall be constructed and maintained in conformance with all Building Code and National Electrical Code requirements. Plans required for issuance of a building permit for a Billboard shall be certified as to conformance with all structural and wind-load resistive standards of the Building Code by a registered design professional in the State of Missouri.

Purpose.

~~1B.~~ Purpose. Billboards targeting messages at drivers on ~~primary-Missouri State~~ highways and roadways within the City have a significant adverse impact on the safety of the traveling public when such structures because of their size, lighting, spacing, location, height or design distract or confuse travelers, interfere with vision, or obscure traffic signs or signals. Billboards targeting messages at drivers on the interstate and ~~primary-Missouri State~~ highways within the City also have a significant adverse aesthetic impact on the community when such structures dominate the surrounding environment both visually and physically with their large sizes, bright lighting, close spacing, intrusive locations and great heights. ~~The adverse aesthetic impact of billboards can be especially harmful at entryways to the City, which are a visitor's first impression of the community.~~ Therefore, the erection and placement of ~~b~~Billboards along ~~primary-Missouri State~~ highways and roadways within the City are subject to reasonable regulations relative to size, lighting, spacing, location and height to avoid adverse safety impacts; and to adapt the State Highway Commission standards so that in-town ~~b~~Billboards are compatible with urban land uses, where neighbors are closer to one another than in open rural areas. Avoiding such adverse impacts is intended to further the substantial public interest in protecting private investment in adjoining properties and public investment in the interstates and highways, promote the recreational value of public travel, preserve the natural beauty of the community, provide a favorable first impression of the community and promote the safety of public travel.

- ~~BC.~~ SPECIAL USE PERMIT REQUIRED FOR A BILLBOARD. In addition to complying with the terms of ~~this-these Sign Regulations~~~~code~~, a special use permit must be obtained in accordance with the procedures set forth in the ~~z~~Zoning ~~r~~Regulations, and to ensure the Billboard complies with Federal and State laws and regulations.

D. Placement of Billboards.

The following conditions and/or situations shall be considered to determine the legal placement of all Billboards, including, but not limited to, State and Federal laws and regulations:

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1. Billboards shall be located on private property.
2. A billboard shall not be located closer than one thousand five hundred (1,500) feet from any other billboard. Spacing shall be determined based on Signs that have received a Special Use Permit or that are Signs established as legal non-conforming uses. Signs-Billboards having received prior authorization or that are a legal non-conforming use shall have priority over a later applicant in determining compliance with the spacing restrictions. Where two (2) different applications conflict with each other, so that only one (1) of the applications may be granted, the first (1st) application received by the City will be the first (1st) considered for approval. The second (2nd) application shall remain pending until resolution of the first (1st) application. The second (2nd) applicant shall be advised in writing if the first (1st) application considered is granted, and the second (2nd) application shall be automatically denied. If the first (1st) application is denied, the second (2nd) application shall then be considered.
3. Billboards shall not be located adjacent to or within one thousand five hundred (1,500) feet of any interchange, intersection at grade or safety rest area that is existing or approved for construction. The one thousand five hundred (1,500) feet shall be measured from the beginning or ending of the pavement widening at the exit from or entrance to the main traveled way or, if there is no pavement widening, then from the midpoint of the intersection.
4. To preserve adjoining property values and avoid adverse aesthetic impacts, billboards shall not be located within one thousand five hundred (1,500) feet of land zoned for residential purposes.
5. Billboards shall be permitted only within six hundred sixty (660) feet of the nearest edge of the rights-of-way of U.S. 71 Interstate 49.
6. Billboards shall be permitted only in the following zoning districts: "C-2", "C-3", "M-1", "M-2".
7. No billboard shall be permitted to be mounted, attached or affixed to a building rooftop or the walls of any building.

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E. Lighting Of Billboards.

1. Billboards shall not include any revolving or rotating beam or beacon of light that simulates any emergency light or device.
2. Billboards shall not include any flashing, intermittent or moving light or lights, ~~except electronic message boards designating public service information such as time, date or temperature or similar information.~~

3. Billboards may be lighted by external lighting, such as floodlights, thin line and gooseneck reflectors, provided the light source is directed upon the face of the ~~b~~Billboard and is effectively shielded so as to prevent beams or rays of light from being directed into any portion of the main traveled way of the interstate or highway or into any portion of adjacent properties and the lights are not of an intensity so as to cause glare, impair the vision of the driver of a motor vehicle, or otherwise interfere with a driver's operation of a motor vehicle.
4. Billboards shall not be illuminated so that it interferes with the effectiveness of, or obscures, an official traffic ~~s~~Sign, device or signal.
5. Billboards shall not have a maximum average lighting intensity level that exceeds twenty (20) foot-candles.

~~EE~~. Size Of Billboards. The Sign Face Area of Billboards shall not exceed a maximum area for any one (1) ~~s~~Sign of one thousand two hundred (1,200) square feet with a maximum height of thirty (30) feet and a maximum length of sixty (60) feet, inclusive of border and trim but excluding the base or apron, supports and other structural members. The maximum size limitations shall apply to each side of a Billboard ~~s~~Sign ~~s~~Structure, and ~~signs~~ Billboards may be placed back to back, double faced, or in a V-type construction with not more than two (2) displays to each facing, but the ~~sign~~ Billboard structure shall be considered as one (1) ~~sign~~ Billboard.

~~FG~~. Setbacks And Height Of Billboards.

1. To provide a safety zone to prevent injury or property damage from collapse caused by acts of nature or other causes, ~~b~~Billboards shall meet the following minimum Safety ~~s~~Setback ~~r~~Requirements from all points of the ~~s~~Sign:
 - a. At least ninety (90) feet from ~~its~~ the Billboard's nearest edge to the rights-of-way of any ~~primary~~ Federal or State highway;
 - b. At least ninety (90) feet from all property lines on which the Billboard is located, and all roofed structures including roofed structures located on the Parcel on which the Billboard is located; and
 - c. At least ninety (90) feet from any other structure that would require a building permit for its construction including structures located on the Parcel on which the Billboard is located.
2. To provide a further safety zone to prevent injury or property damage from collapse of ~~b~~Billboards caused by acts of nature or other causes, ~~b~~Billboards shall not exceed thirty (30) feet in height above the rights-of-way grade from which it is viewed. In cases where the grade at the location of the proposed ~~b~~Billboard is higher than the right-of-way grade adjacent to which it is located, the City may require the overall height of the ~~s~~Sign to be lowered as a condition of granting a permit to prevent the ~~s~~Sign from unreasonably detracting from the visibility of other neighboring ~~s~~Signs or properties.

3. The application for the ~~b~~Billboard ~~s~~Sign permit shall contain documentation to the satisfaction of the City that the applicant has secured the legally enforceable right to prevent the erection of structures within the Safety ~~s~~Setback Requirement zones. No building permit shall be issued for construction of any building within the Safety ~~s~~Setback ~~clearance~~ Requirement zone.

~~G.H.~~ *Service Drives To Billboards.* Billboards shall be accessible by means of a paved drive that is internal to the ~~l~~ot or ~~p~~Parcel on which the ~~sign~~Billboard is located. All vehicles, equipment and people used to build, service, maintain and repair the ~~signs~~Billboard must confine their activity so as not to interfere with pedestrian or vehicular traffic on public roads.

~~H.I.~~ *Additional Information Required Prior To Permitting Of A Billboard.*

1. Billboards shall not be permitted by the City until a permit has been issued by the Missouri Highway and Transportation Commission.
2. Billboards shall not be permitted before the applicant has submitted the following certifications from the appropriate professionals registered in Missouri:
 - a. Certification from a professional engineer registered in the State of Missouri that the soil and subsoil surface is capable of accepting the projected loads of the Billboard;
 - b. Certification from a professional engineer registered in the State of Missouri as to the electrical portion of the ~~sign~~Billboard;
 - c. Certification from a professional engineer registered in the State of Missouri as to the structural strength of the ~~sign~~Billboard; and
 - d. A certified boundary survey from a surveyor registered in the State of Missouri of the Billboard site and its Safety ~~s~~Setback ~~clearance~~Requirement zones.
3. Billboards shall not be permitted before the applicant has submitted a ~~sign~~ Billboard survey to indicate the relative vertical and horizontal distances between the proposed ~~sign~~Billboard and all ~~principal freestanding signs~~other Billboards within one thousand five hundred (1,500) feet. If by reason of height, size or spacing the proposed ~~sign~~Billboard unreasonably detracts from the visibility of other neighboring Billboards or properties~~creates a significant disharmony with a principal freestanding sign within one thousand five hundred (1,500) feet or unreasonably detracts from the visibility of other neighboring signs or properties~~, the City may require reasonable modification of the ~~b~~Billboard's dimensions to cure these deficiencies as a condition to granting a permit.
4. Billboards shall not be permitted before the applicant has submitted to the City financial security in the form of a bond, letter of credit or other financial security as approved by the Director of Codes; a right of access; and any other measures necessary and sufficient to ensure removal of ~~signs~~ Billboards that are not validly permitted or that constitute a nuisance.

1J. *Inspection Of Billboards.* Owners of all ~~b~~Billboards shall be required to submit an inspection to the City concerning a sign's structural integrity as deemed necessary by the City from time to time upon reasonable notice to the owner or operator of the property on which the Billboard is located. Failure to submit a report shall result in the immediate revocation of the ~~s~~Sign's permit.

Section 435.150. Non-Conformities.

[Ord. No. 2883 §1, 10-4-2004; Ord. No. 2956 §1(130.150), 2-21-2006]

~~A.~~ — All signs legally existing at the time of passage of these regulations and which are made non-conforming by the enactment of these Sign regulations and are not subject to amortization requirements may remain in use under the conditions of legal non-conformance. Signs in legal non-conformance shall not be enlarged, moved, lighted or reconstructed; ~~however, the change of the advertising display shall not be restricted except as previously stated.~~

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Section 435.155 Abandoned/Dangerous Signs; Removal.

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1A. Abandoned signs.

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~~a.~~ — Any sign that provides notice of a special event or a temporary event or any other temporary purpose that has occurred shall be deemed to have been abandoned.

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1. Any ~~s~~Sign that fails to meet the maintenance requirements of ~~this~~ these Sign regulations ~~code~~ for a period of ten (10) days, after notice to the Sign owner, owner or operator of the property on which such Sign is located, shall be deemed to be abandoned.

2. Any Sign that is deemed dangerous by City staff under Section B.2. below shall be deemed abandoned ten (10) days after written notification to the Sign owner, owner or operator of the property on which such Sign is located.

3. If the owner of the Sign disputes the determination that the Sign is abandoned, they may first appeal to the Director of Codes for reconsideration. If the Director of Codes denies the appeal, then the Sign owner may appeal to the City Administrator.

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2B. Sign ~~r~~Removal.

a1. Prohibited signs may be removed immediately by ~~an order of~~ the City.

- b2. Signs that are deemed to be abandoned or otherwise found to be in violation of ~~this-these Sign Regulations~~code shall be removed by the owner of the sSign or owner of the pPremises within thirty (30) days from the written notice by the City. The City shall have the discretion to grant an additional thirty (30) days for the required improvements or repairs to be made provided substantial progress is being made to correct the deficiencies and a written request for an extension is received at least five (5) working days before the end of the original notice. Any sSigns not removed within the time period required by this Subsection may be removed by the City and all Removal eCosts charged to the owner of the pPremises upon which the sSign was located or the owner of the sSign itself.
- e3. Should any sSign become ~~insecure-structurally unstable~~ or in danger of falling or otherwise unsafe in the opinion of the Director of Codes, the owner or person or firm maintaining the sSign shall, upon written notice from the City, forthwith in the case of immediate danger and in any case within ten (10) days, remove such sSign or secure it in a manner approved by the City. Any sSign not removed or secured within ten (10) days from the written notice may be removed by the City and all costs ("Removal Costs") charged to the owner, agent, or person having beneficial interest of the building or pPremises upon which the sSign was located, or in the sSign itself.
- d4. If any sSign is installed, erected or constructed in violation of ~~this-these Sign Regulations~~code, the owner or person or firm maintaining the sSign shall, upon written notice from the City, within ten (10) days, remove the sSign or bring it into compliance with ~~this-these Sign Regulations~~code. Any sSign not removed or properly altered to be in compliance with these Sign Regulations within ten (10) days from the written notice may be removed by the City and all Removal eCosts charged to the owner, agent, or person having beneficial interest of the building or pPremises upon which the sSign was located, or in the sSign itself.
5. If the owner or agent of the owner of any Sign removed by the City under these Sign Regulations does not reimburse the City for all the Removal Costs within thirty (30) days of the removal of the Sign by the City, then the City may sell the Sign, at private or public sale, and any of its structure necessary to cover the City's Removal Costs at such price the City chooses, or, at the City's discretion and sole option, dispose of the Sign and any of its structure so removed by the City, and the owner, agent, or person having a beneficial interest in the Sign or building or premises upon which the Sign was located shall have no claim against the City for any reason. The City shall not be responsible or liable for any damage or loss of value to any such Sign removed by the City.

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- 3C. Replacement of damaged sSign fFaces and illumination repairs following a natural disaster.

- a1. The replacement of damaged ~~s~~Sign ~~f~~aces and illumination repairs to existing non-conforming ~~s~~Signs following a natural disaster such as a tornado, thunderstorm, wind, or ice storm, or other act of nature shall be permitted without requiring a permit fee or causing the ~~s~~Sign to be brought into compliance with current ~~s~~Sign ~~code~~ ~~r~~Regulations.
- b2. Existing non-conforming ~~s~~Signs which sustain structural damage as a result of a natural disaster shall be repaired or reconstructed within ten (10) days ~~required~~ to meet all current ~~s~~Sign ~~code~~ ~~r~~Regulations.

Section 435.160. Master Signage Plan.

[Ord. No. 2883 §1, 10-4-2004; Ord. No. 2956 §1(130.160), 2-21-2006]

- A. Developer/owners of commercial centers may elect to submit a ~~m~~Master ~~s~~Signage ~~p~~Plan to accommodate multiple ~~s~~Signs in one (1) development. If a developer elects to submit a ~~m~~Master ~~s~~Signage ~~p~~Plan, no permit shall be issued for an individual ~~s~~Sign requiring a permit in such development unless and until a ~~m~~Master ~~s~~Signage ~~p~~Plan for the ~~zone-platted~~ ~~l~~Lot on which the ~~s~~Sign will be erected has been approved by the City as conforming with this Section.
 1. Plan Submittals. Master ~~s~~Signage ~~p~~Plan submittals: For any ~~zone-platted~~ ~~l~~Lot on which the owner proposes to erect one (1) or more ~~s~~Signs requiring a permit, ~~the-such~~ owner shall submit to the City a ~~m~~Master ~~s~~Signage ~~p~~Plan containing the following:
 - a. An accurate plot plan of the ~~zone-platted~~ ~~l~~Lot, at such scale the Planning and Zoning Department may reasonably require;
 - b. Location of buildings, parking lots, driveways and landscaped areas on such ~~zone-platted~~ ~~l~~Lot;
 - c. Computation of the maximum total ~~s~~Sign ~~Face~~ ~~a~~Area, the maximum area for individual ~~s~~Signs, the height of ~~s~~Signs and the number of freestanding signs allowed on the ~~zone-platted~~ ~~l~~Lot (s) included in the Master Signage ~~p~~Plan under ~~this Chapter~~ Sign Regulations; and
 - d. An accurate indication on the plot plan of the proposed location of each present and future ~~s~~Sign of any type, whether requiring a permit or not; ~~except that incidental signs need not be shown.~~
 2. Sign design standards and development requirements.
 - a. The ~~m~~Master ~~s~~Signage ~~p~~Plan shall specify standards for consistency among all ~~s~~Signs on the ~~zone-platted~~ lot with regard to:
 - (1) Lettering or graphic style;
 - (2) Lighting;
 - (3) Location of each ~~s~~Sign on the buildings;
 - (4) Material; and
 - (5) Sign proportions.

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- b. Consent. The ~~m~~Master ~~s~~Signage ~~p~~Plan shall be signed by all owners or their authorized agents in such form as the City shall require.
- c. Procedures. A ~~m~~Master ~~s~~Signage ~~p~~Plan shall be included in any site plan or other official plan required by the City for the proposed development and shall be processed simultaneously with such other plan.
- d. Amendment. A ~~m~~Master ~~s~~Signage ~~p~~Plan may be amended by filing a new ~~m~~Master ~~s~~Signage ~~p~~Plan that conforms with all requirements of the ~~ordinance~~ Sign Regulations then in effect.
- e. Binding effect. After approval of a ~~m~~Master ~~s~~Signage ~~p~~Plan, no ~~s~~Sign shall be erected, placed, painted or maintained except in conformance with such Master Signage pPlan, and such ~~p~~Plan may be enforced in the same way as any provision of ~~this-the Sign Regulations~~ Chapter. In case of any conflict between the provisions of such a ~~p~~Plan and any other provision of ~~this-the Chapter~~ Sign Regulations, the ~~ordinance~~ Sign Regulations shall control.

~~Section 435.170. Sign Permits.~~

~~{Ord. No. 2883 §1, 10-4-2004; Ord. No. 2956 §1(130.170), 2-21-2006}~~

~~In addition to a building permit as may be required under the City of Harrisonville Building Code, a sign permit shall be obtained from the City prior to installation or construction of any sign regulated under this code except for those signs specifically exempted under this code. Sign permits shall be granted pursuant to the provisions governing sign permits.~~

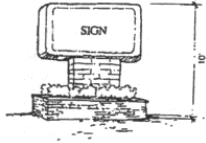
SIGN REGULATIONS

435 Attachment 1

City of Harrisonville

APPENDIX A – NON-RESIDENTIAL SIGN
TABLE BY STRUCTURAL TYPES

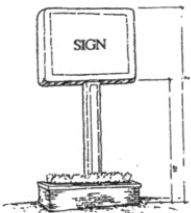
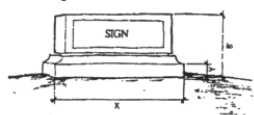
[Ord. No. 2883 App. A, 10-4-2004; Ord. No. 2956 App. A, 2-21-2006; Ord. No. 3203 §2, 2-6-2012]

Sign Types	Bus Park	C-O	C-1	CBD-1	CBD-2	C-2	C-3	M-1	M-2	Sign Standards
Structural Types										
Awning, Canopy or Marquee Sign 	<u>Max No.:</u> 1 canopy sign per business <u>Max Area:</u> 6 s.f. <u>Max Height:</u> N/A <u>Min. Setback:</u> None <u>Illumination:</u> None	<u>Max No.:</u> 1 canopy sign per business <u>Max Area:</u> 6 s.f. <u>Max Height:</u> N/A <u>Min. Setback:</u> None <u>Illumination:</u> None	<u>Max No.:</u> 1 canopy sign per business <u>Max Area:</u> 6 s.f. <u>Max Height:</u> N/A <u>Min. Setback:</u> None <u>Illumination:</u> None	<u>Max No.:</u> 1 canopy sign per business <u>Max Area:</u> 6 s.f. <u>Max Height:</u> N/A <u>Min. Setback:</u> None <u>Illumination:</u> None	<u>Max No.:</u> 1 canopy sign per business <u>Max Area:</u> 6 s.f. <u>Max Height:</u> N/A <u>Min. Setback:</u> None <u>Illumination:</u> None	<u>Max No.:</u> 1 canopy sign per business <u>Max Area:</u> 6 s.f. <u>Max Height:</u> N/A <u>Min. Setback:</u> None <u>Illumination:</u> None	<u>Max No.:</u> 1 canopy sign per business <u>Max Area:</u> 6 s.f. <u>Max Height:</u> N/A <u>Min. Setback:</u> None <u>Illumination:</u> None	<u>Max No.:</u> 1 canopy sign per business <u>Max Area:</u> 6 s.f. <u>Max Height:</u> N/A <u>Min. Setback:</u> None <u>Illumination:</u> None	<u>Max No.:</u> 1 canopy sign per business <u>Max Area:</u> 6 s.f. <u>Max Height:</u> N/A <u>Min. Setback:</u> None <u>Illumination:</u> None	There shall be a minimum clearance to code from a canopy sign to the sidewalk.
Ground Sign 	Not permitted	<u>Max No.:</u> 1 sign per premises <u>Max Area:</u> 32 s.f. <u>Max Height:</u> 10' <u>Min. Setback:</u> None <u>Illumination:</u> Allowed	<u>Max No.:</u> 1 sign per premises <u>Max Area:</u> 32 s.f. <u>Max Height:</u> 10' <u>Min. Setback:</u> None <u>Illumination:</u> Allowed	Not permitted	<u>Max No.:</u> 1 sign per premises <u>Max Area:</u> 32 s.f. <u>Max Height:</u> 10' <u>Min. Setback:</u> None <u>Illumination:</u> Allowed	<u>Max No.:</u> 1 sign per premises <u>Max Area:</u> 32 s.f. <u>Max Height:</u> 10' <u>Min. Setback:</u> None <u>Illumination:</u> Allowed	<u>Max No.:</u> 1 sign per premises <u>Max Area:</u> 32 s.f. <u>Max Height:</u> 10' <u>Min. Setback:</u> None <u>Illumination:</u> Allowed	<u>Max No.:</u> 1 sign per premises <u>Max Area:</u> 32 s.f. <u>Max Height:</u> 10' <u>Min. Setback:</u> None <u>Illumination:</u> Allowed	<u>Max No.:</u> 1 sign per premises <u>Max Area:</u> 64 s.f. <u>Max Height:</u> 10' <u>Min. Setback:</u> None <u>Illumination:</u> Allowed	The support structure must be no less than 50 percent of the width of the face of the sign, presenting a monolithic base. Landscaping required in all non-industrial districts.

435 Attachment 1:1

Supp. #9, 1/14

HARRISONVILLE CITY CODE

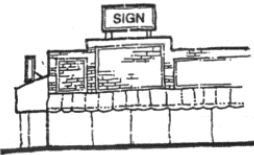
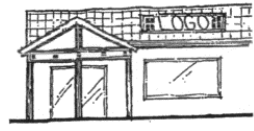
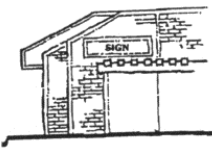
Sign Types	Bus Park	C-O	C-1	CBD-1	CBD-2	C-2	C-3	M-1	M-2	Sign Standards
Structural Types										
Elevated Sign 	Not permitted	Not permitted	Not permitted	No permitted	Not permitted	Max.No.: 1 sign per public street frontage. Maximum sign area sq. ft. is to be divided between each sign. Max Area: Individual building with 1 tenant (1 sign only), 100 sq. ft. maximum area. Individual building with 2-4 tenants (1 sign only), 120 sq. ft. maximum area. Shopping center less than 50,000 sq. ft. floor area (1 sign), 160 sq. ft. maximum area. Shopping center 50,000 to 100,000 sq. ft. floor area (1 sign), 200 sq. ft. maximum area. Shopping center greater than 100,000 sq. ft. floor area (1 sign), 300 sq. ft. maximum area. Max Height: 50' except no higher than 10' above the nearest highway road elevation Min. Setback: 10' Illumination: Allowed	Max No.: 1 sign per premises in the Highway Overlay District Max Area: 100 s.f., except 144 s.f. in Highway Overlay District Max Height: 50' except no higher than 10' above the nearest highway road elevation Min. Setback: 10' Illumination: Allowed	Max No.: 1 sign per premises in the Highway Overlay District Max Area: 100 s.f., except 144 s.f. in Highway Overlay District Max Height: 50' except no higher than 10' above the nearest highway road elevation Min. Setback: 10' Illumination: Allowed	Max No.: 1 sign per premises in the Highway Overlay District Max Area: 100 s.f., except 144 s.f. in Highway Overlay District Max Height: 50' except no higher than 10' above the nearest highway road elevation Min. Setback: 10' Illumination: Allowed	Elevated signs allowed in Highway Overlay District, as shown on the zoning map, generally are limited to within 1,000' of the state right-of-way of an interchange with U.S. 71 Highway 1-49 ; and Maximum Height may be increased with a variance if highway sight lines dictate. Landscaping required in all non-industrial districts
Monument Sign 	Max No.: 1 monument sign per premises Max Area: 32 s.f. Max Height: 6' Min. Setback: 10' from property line; or as approved by the Planning and Zoning Commission Illumination: None, or indirectly	Max No.: 1 monument sign per premises Max Area: 32 s.f. Max Height: 6' Min. Setback: 10' from property line; or as approved by the Planning and Zoning Commission Illumination: None, or indirectly	Max No.: 1 monument sign per premises Max Area: 64 s.f. Max Height: 6' Min. Setback: 10' from property line; or as approved by the Planning and Zoning Commission Illumination: None, or indirectly	Not permitted	Max No.: 1 monument sign per premises Max Area: 32 s.f. Max Height: 6' Min. Setback: 10' from property line; or as approved by the Planning and Zoning Commission Illumination: None, or indirectly	Max No.: 1 monument sign per premises Max Area: 64 s.f. Max Height: 6' Min. Setback: None, or as approved by the Planning and Zoning Commission Illumination: None, or indirectly or internally illuminated	Max No.: 1 monument sign per premises Max Area: 64 s.f. Max Height: 6' Min. Setback: 10' from property line; or as approved by the Planning and Zoning Commission Illumination: None, or indirectly	Max No.: 1 monument sign per premises Max Area: 72 s.f. Max Height: 8' Min. Setback: None, or as approved by the Planning and Zoning Commission Illumination: None, or indirectly	Max No.: 1 monument sign per premises Max Area: 72 s.f. Max Height: 8' Min. Setback: None, or as approved by the Planning and Zoning Commission Illumination: None, or indirectly	Ground signs shall strictly comply with sight triangle setback requirements. Landscaping required in all non-industrial districts.

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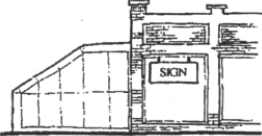
SIGN REGULATIONS

Sign Types	Bus Park	C-O	C-1	CBD-1	CBD-2	C-2	C-3	M-1	M-2	Sign Standards
Structural Types										
Temporary Stand-Alone Sign 	Not permitted Max. No. 1 per premises. Maximum area shall be 6 sq. ft. Setback & illumination: None	Not permitted Max. No. 1 per premises. Maximum area shall be 6 sq. ft. Setback & illumination: None	Max. No.: 1 per premises, one additional temporary stand alone sign may be displayed per street side. Maximum area and height shall be proportioned no larger than an adult human being. Setback and illumination: None Max. No. 1 per premises. Maximum area shall be 6 sq. ft. Setback & illumination: None	Max. No.: 1 per premises, one additional temporary stand alone sign may be displayed per street side. Maximum area and height shall be proportioned no larger than an adult human being. Setback and illumination: None Max. No. 1 per premises. Maximum area shall be 6 sq. ft. Setback & illumination: None	Max. No.: 1 per premises, one additional temporary stand alone sign may be displayed per street side. Maximum area and height shall be proportioned no larger than an adult human being. Setback and illumination: None Max. No. 1 per premises. Maximum area shall be 6 sq. ft. Setback & illumination: None	Max. No.: 1 per premises, one additional temporary stand alone sign may be displayed per street side. Maximum area and height shall be proportioned no larger than an adult human being. Setback and illumination: None Max. No. 1 per premises. Maximum area shall be 6 sq. ft. Setback & illumination: None	Max. No.: 1 per premises, one additional temporary stand alone sign may be displayed per street side. Maximum area and height shall be proportioned no larger than an adult human being. Setback and illumination: None Max. No. 1 per premises. Maximum area shall be 6 sq. ft. Setback & illumination: None	Max. No.: 1 per premises, except that one additional temporary stand alone sign may be displayed per street side. Maximum area and height shall be proportioned no larger than an adult human being. Setback and illumination: None Max. No. 1 per premises. Maximum area shall be 6 sq. ft. Setback & illumination: None	Max. No.: 1 per premises, except that one additional temporary stand alone sign may be displayed per street side. Maximum area and height shall be proportioned no larger than an adult human being. Setback and illumination: None Max. No. 1 per premises. Maximum area shall be 6 sq. ft. Setback & illumination: None	See restrictions in the temporary event section of these regulations concerning duration of display and related matters. See Section 435.125.
Portable Display Sign 	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	
Projecting Sign 	Max. No.: 1 per premises Max. Area: 16 s.f. Max. Height: N/A Min. Setback: See standards column Illumination: None, or indirectly.	Max. No.: 1 per premises Max. Area: 16 s.f. Max. Height: N/A Min. Setback: See standards column Illumination: None, or indirectly.	Max. No.: 1 per premises Max. Area: 16 s.f. Max. Height: N/A Min. Setback: See standards column Illumination: None, or indirectly.	Max. No.: 1 per premises Max. Area: 16 s.f. Max. Height: N/A Min. Setback: See standards column Illumination: None, or indirectly.	Max. No.: 1 per premises Max. Area: 16 s.f. Max. Height: N/A Min. Setback: See standards column Illumination: None, or indirectly.	Max. No.: 1 per building facade. Max. Area: 32 s.f. Max. Height: N/A Min. Setback: See standards column Illumination: None, or indirectly.	Max. No.: 1 per premises Max. Area: 16 s.f. Max. Height: N/A Min. Setback: See standards column Illumination: None, or indirectly.	Max. No.: 1 per building facade Max. Area: 48 s.f. Max. Height: N/A Min. Setback: See standards column Illumination: None, or indirectly.	Max. No.: 1 per building facade Max. Area: 48 s.f. Max. Height: N/A Min. Setback: See standards column Illumination: None, or indirectly.	Signs shall not project beyond the property line; except that signs in the CBD-1 District may project above a public sidewalk, provided they are elevated no less than 10' above the highest point of the walk.

HARRISONVILLE CITY CODE

Sign Types	Bus Park	C-O	C-1	CBD-1	CBD-2	C-2	C-3	M-1	M-2	Sign Standards
Structural Types										
Roof Sign Elevated/Projecting 	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Max No.: 1 per structure Max. Area: 10% of the roof face. Max Height: 10' above the peak roof line Min. Setback: N/A Illumination: None, or indirectly	Roof signs shall meet building codes and permit requirements.
Roof Sign Flush-Mounted Logo 	Max. No.: 2 per structure Max. Area: 10% of the roof face Max Height: Below the peak roof line Min. Setback: N/A Illumination: Allowed	Max. No.: 2 per structure Max. Area: 10% of the roof face Max Height: Below the peak roof line Min. Setback: N/A Illumination: Allowed	Max. No.: 2 per structure Max. Area: 10% of the roof face Max Height: Below the peak roof line Min. Setback: N/A Illumination: Allowed	Not Permitted, unless permitted by the HPC.	Max. No.: 2 per structure Max. Area: 10% of the roof face Max Height: Below the peak roof line Min. Setback: N/A Illumination: Allowed	Max. No.: 2 per structure Max. Area: 10% of the roof face Max Height: Below the peak roof line Min. Setback: N/A Illumination: Allowed	Max. No.: 2 per structure Max. Area: 10% of the roof face Max Height: Below the peak roof line Min. Setback: N/A Illumination: Allowed	Max. No.: 2 per structure Max. Area: 10% of the roof face Max Height: Below the peak roof line Min. Setback: N/A Illumination: Allowed	Max. No.: 2 per structure Max. Area: 10% of the roof face Max Height: Below the peak roof line Min. Setback: N/A Illumination: Allowed	
Temporary Signs 	6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel.	6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel.	6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel.	6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel.	6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel.	6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel.	6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel.	6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel.	6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel.	See Section 435.120.
Wall Sign 	Max. No.: None Max. Area: 25% of the wall Max. Height: N/A Min. Setback: N/A Illumination: None, or indirectly	Max. No.: None Max. Area: 25% of the wall Max. Height: N/A Min. Setback: N/A Illumination: None, or indirectly	Max. No.: None Max. Area: 25% of the wall Max. Height: N/A Min. Setback: N/A Illumination: None, or indirectly	Max. No.: None Max. Area: 25% of the wall Max. Height: N/A Min. Setback: N/A Illumination: None, or indirectly	Max. No.: None Max. Area: 25% of the wall Max. Height: N/A Min. Setback: N/A Illumination: None, or indirectly	Max. No.: None Max. Area: 25% of the wall Max. Height: N/A Min. Setback: N/A Illumination: None, or indirectly	Max. No.: None Max. Area: 25% of the wall Max. Height: N/A Min. Setback: N/A Illumination: None, or indirectly	Max. No.: None Max. Area: 25% of the wall Max. Height: N/A Min. Setback: N/A Illumination: None, or indirectly	Max. No.: None Max. Area: 25% of the wall Max. Height: N/A Min. Setback: N/A Illumination: None, or indirectly	A master plan shall be submitted for wall signage where there are multiple tenants on one premises. Attached wall signs shall meet building codes and permit requirements.

SIGN REGULATIONS

Sign Types	Bus Park	C-O	C-1	CBD-1	CBD-2	C-2	C-3	M-1	M-2	Sign Standards
Structural Types										
Window Sign 	<u>Max. Area:</u> 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	<u>Max. Area:</u> 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	<u>Max. Area:</u> 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	<u>Max. Area:</u> 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	<u>Max. Area:</u> 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	<u>Max. Area:</u> 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	<u>Max. Area:</u> 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	<u>Max. Area:</u> 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	<u>Max. Area:</u> 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	Window signs shall not obstruct public safety officer's sight lines into a building.

SIGN REGULATIONS

435 Attachment 2

City of Harrisonville

APPENDIX B – TABLE OF PERMITTED AND SPECIALLY PERMITTED SIGNS ZONING DISTRICTS
[Ord. No. 2883 App. B, 10-4-2004; Ord. No. 2956 (App. B), 2-21-2006]

Sign Types	Residential							Non-Residential							Sign Standards	
	A	E	R-1	R-1M	R-2	R-3	R-4	C-O	C-1	CBD-1	CBD-2	C-2/ Bus Park	H-1	M-1		M-2
Functional Types																
Advertising Sign (Billboard)														S	S	
Animated Sign												S	S	S	S	See section on sign limitations
Attention Attracting Device								P	P	P	P	P	P	P	P	
Billboard												S		S		(Section 435.140)
Banner/Fabric Message Display								P	P	P	P	P	P	P	P	
Bulletin Board Sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Business Sign	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	In association with home occupation
Construction Sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Highway maintenance construction site entrance
Electronic Message Board								P	P	P	P	P	P	P	P	

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435 Attachment 2:1

Supp. #9, 1/14

Attachment: P&Z--Attach B-Shows Revisions 12-1-2018 (Sign Ordinance Revisions)

HARRISONVILLE CITY CODE

Sign Types	Residential							Non-Residential							Sign Standards	
	A	E	R-1	R-1M	R-2	R-3	R-4	C-O	C-1	CBD-1	CBD-2	C-2/ Bus Park	H-1	M-1		M-2
Entrance/Exit Sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Identification Sign, Property	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Incidental Sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Inflatable Sign								C	C	C	C	C	C	C	C	
Name Plate Sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Project Entrance Sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Pole Sign																(See "elevated sign" definition)
Real Estate Sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Special Sign								P	P	P	P	P	P	P	P	
Temporary Sign	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	CP	Sign duration limited by event Individual sign 6 sq. ft. maximum, 30 sq. ft. aggregate total per lot
Structural/ Physical Types																
Awning, Canopy or Marquee Sign	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	In association with home occupation in R-Districts
Ground Sign (Exclusive of Elevated/Monument Signs)									P		P	P	P	P	P	

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SIGN REGULATIONS

Sign Types	Residential							Non-Residential							Sign Standards	
	A	E	R-1	R-1M	R-2	R-3	R-4	C-O	C-1	CBD-1	CBD-2	C-2/ Bus Park	H-1	M-1		M-2
Elevated Sign (Exclusive of Ground/Monument Signs)												P	P	P	P	Subject to additional Highway Overlay District Regulations distance from interchanges with I-49/Highway 71.
Monument Sign (Exclusive of Ground/Elevated Signs)								P	P	P	P	P	P	P	P	
Temporary Stand Alone Sign								P	P	P	P	P	P	P	P	
Portable Movable Display Signs																
Projecting Sign								P	P	P	P	P	P	P	P	
Roof Sign—Elevated/Projecting														S	S	
Roof Sign— Flush-Mounted Logo								P	P		P	P	P	P	P	
Temporary Signs	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	6 sq. ft. per sign, 30 ft. aggregate total.
Wall Sign								P	P	P	P	P	P	P	P	
Window Sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

Blank Cell = Prohibited sign type
 C = Conditionally permitted
 P = Permitted sign
 S = Special use permit required

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