



THE CITY OF
HARRISONVILLE
WHERE TRADITION MEETS INNOVATION

AGENDA
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
MAY 16, 2024
6:00 PM

- 1. Call to Order**
 - A. Roll Call**
- 2. Approval of Minutes**
 - A. Planning & Zoning Commission - Regular Meeting - Mar 21, 2024 6:00 PM**
- 3. Agenda Items**
 - A. City-Initiated Rezoning of "G" Designated Parcels - PUBLIC HEARING**
 - B. City-Initiated Rezoning of "G" Designated Parcels - CONSIDERATION**
 - C. Code Amendments--Chapter 435: Sign Regulations - PUBLIC HEARING**
 - D. Code Amendments--Chapter 435: Sign Regulations - CONSIDERATION**
- 4. Discussion Items**
- 5. Adjourn**

Posted on City Hall Bulletin Board this 9th day of May, 2024.

Daniel Barnett

Daniel Barnett, City Clerk



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

DRAFT
MINUTES
CITY OF HARRISONVILLE
PLANNING & ZONING COMMISSION
REGULAR MEETING
CITY HALL
MARCH 21, 2024
6:00 PM

1. Call to Order

The meeting was called to order at 6:01 PM by Chair Kevin Wood

Attendee Name	Organization	Title	Status	Arrived
Kevin Wood	Harrisonville	Chair	Present	
Chris Chiodini	Harrisonville	Vice Chair	Absent	
Scott Milner	Harrisonville		Present	
Cheryl Bush	Harrisonville		Present	
Wilbert Crawford	Harrisonville		Absent	
Brian Pulliam	Harrisonville		Present	
Milton Siegenthaler	Harrisonville		Absent	
Mike Zaring	Harrisonville	Mayor	Present	

Also in attendance were Bailey Jackson, Applicant; Tiffany Jackson, Co-Applicant; Jade Jakubowski, Applicant Support; Alexandria Wright, Applicant Support; Diamond Little, Applicant Support; Kim Bartallos; Representative for Block Real Estate/ Harrisonville Crossings; Dave Doerhoff, Alderman Liaison; Christina Stanton, Community Development Director; and Jamie Martin, Recording Secretary.

2. Approval of Minutes

A. Planning & Zoning Commission - Regular Meeting - Feb 15, 2024 6:00 PM

With no additions or corrections, the minutes from the February 15, 2024, meeting were unanimously accepted.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Brian Pulliam
SECONDER:	Scott Milner
AYES:	Wood, Milner, Bush, Pulliam, Zaring
ABSENT:	Chris Chiodini, Wilbert Crawford, Milton Siegenthaler

3. Agenda Items

Minutes Acceptance: Minutes of Mar 21, 2024 6:00 PM (Approval of Minutes)

A. Appl. #SUP-24-001--SPECIAL USE PERMIT for TherapInk, a Tattoo and Body Piercing Shop - PUBLIC HEARING

Director Stanton presented the Special Use Permit application from Bailey Jackson for a tattoo and body piercing shop within the Harrisonville Crossing shopping center. She said that the property is currently zoned Service Business (C-2) District. The proposed use of a tattoo and body piercing shop is an allowed use within this zoning district with an approved Special Use Permit. This is an appropriate use for this district and this location. There are two requirements for a Special Use Permit for this type of use. The first is that the establishment is located within either the Service Business (C-2) District or the Downtown Core Business (CBD-1) District and the second is the establishment must comply with all applicable laws of the State of Missouri. Director Stanton said the City's 2040 Comprehensive Plan shows this area as "Regional Commercial", which are places "designated for highway-oriented commercial land use types". Page 44 of the Comprehensive Plan states that "Appropriate uses in the Regional Commercial place type includes gas stations, general and drive-thru retail, regionally-serving medium and big box retail, hotels/motels, and vehicle rentals". Director Stanton said that Staff recommends approval and noted that a second condition was being added that was not in the Staff Report but is typical for a Special Use Permit. The Conditions recommended were that all applicable laws of the State of Missouri shall be complied with and the Special Use Permit shall be granted for a period of fifteen (15) years from the date of approval. If the applicant wishes to transfer ownership to a second party, the applicant must resubmit an application for Special Use Permit to the City prior to the transfer of ownership.

Bailey Jackson spoke to the Commission. She told them that her sister, Tiffany, and herself would own the shop. She is proud that the shop is women and family owned. They both graduated from Harrisonville High School and wanted to run a business here.

Kim Bartallos with Block Real Estate spoke to the Commission. She said that there have been vacancies in the shopping center and that this would be a good addition. She also said that she and the property owner were very supportive of TherapInk going into the center.

Public Hearing was closed at 6:07 PM.

B. Appl. #SUP-24-001--SPECIAL USE PERMIT for TherapInk, a Tattoo and Body Piercing Shop - CONSIDERATION

With no questions from the Commission, Mayor Zaring made a motion to recommend approval to the Board of Alderman the proposed Special Use Permit for TherapInk with Staff's recommended conditions. Brian Pulliam seconded the motion. The motion passed unanimously.

RESULT:	RECOMMENDED FOR BOARD APPROVAL [UNANIMOUS]
MOVER:	Mike Zaring, Mayor
SECONDER:	Brian Pulliam
AYES:	Wood, Milner, Bush, Pulliam, Zaring
ABSENT:	Chris Chiodini, Wilbert Crawford, Milton Siegenthaler

4. Discussion Items

Director Stanton let the Commission know that she will be bringing a couple of Code Amendments to them in May and that she will be bringing them zoning for "G" designated properties.

5. Adjourn

With nothing further to come before the Commission, Mayor Zaring made a motion to adjourn. Scott Milner seconded. The meeting was adjourned at 6:10 PM.

Respectfully submitted,

Jamie Martin, Recording Secretary

Minutes Acceptance: Minutes of Mar 21, 2024 6:00 PM (Approval of Minutes)

STAFF REPORT

TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: May 2, 2024
SUBJECT: City-Initiated Rezoning of "G" Designated Parcels - PUBLIC HEARING

Type of Item: *Public Hearing*

A. Action Item (ID # 4822)

City-Initiated Rezoning of "G" Designated Parcels - PUBLIC HEARING

Attachments:

Staff Rpt - City Initiated Rezoning (PDF)

Table of Proposed Zoning (PDF)

ZoningMap1978 (PDF)

Properties with G Designation (PDF)

Zoning Map-Electric Facility, Community Center, National Guard Areas (PDF)

Zoning Map-City Park, Harrisonville High School, Cass Career Center Areas (PDF)

Zoning Map-City Park, Substation, Old Electric-Water Plant Site Areas (PDF)

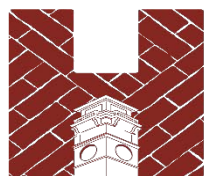
Zoning Map-Sheriff's Office, Animal Control, Waste Water, Zeller-Lord's Park Areas (PDF)

Zoning Map-MU Ext, PD-Old PD, Courthouse, City Hall, Old Health Dept, Middle School,
Streets Dept Areas (PDF)

Zoning Map-Harrisonville Elementary (PDF)

Zoning Map-Blueberry Park, McEowen Elementary School, Briarwood State School, Hite Park
Areas (PDF)

Zoning Map-Lawrence Smith Memorial Airport (PDF)



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

300 E. Pearl Street, P.O. Box 367 • Tel: 816-380-8900 • Fax: 816-380-8906 • Harrisonville, MO 64701

3.A.a

To: Planning & Zoning Commission

From: Christina Stanton, AICP, Community Development Director

Date: May 16, 2024

Re: A City-wide City Initiated Rezoning establishing zoning on properties currently designated as "G" (Government)

GENERAL INFORMATION

Applicant: City of Harrisonville

Requested Actions: Approval of Requested Rezoning to establish zoning on properties currently designated "G" (Government)

Date of Application: N/A

PROPOSAL

Staff learned that the "G" designation was an error created whenever the City transitioned from paper zoning maps to digital in the early 2000s. The "G" designation, which stands for Government, is not an established zoning district and as such does not have any standards or regulations. Staff has noticed that this can become problematic when any of the entities (the City, the County, the School District, etc.) sell their property because the property essentially does not have any zoning. Staff is recommending re-establishing zoning on all parcels currently designated "G" (Government).

Please see the attached maps and aerial photos.

PREVIOUS ACTIONS

- August 16, 1978—The Board of Aldermen approved Ordinance #1194, which created Districts R-1A (Low Density Single-Family Residential) and R-1B (Standard Single-Family Residential).
- May 19, 1986—The Board of Aldermen approved Ordinance #1522, which amended R-1A and repealed R-1B.
- May 13, 1991—The Board of Aldermen approved Ordinance #1825, which adopted a new Zoning Ordinance that included Districts R-1 (Single-Family Residential) and R-2 (Two-Family Residential), R-1A no longer existed.
- January 11, 1993—The Board of Aldermen approved Ordinance #1930, which established downtown districts—Downtown Core Business (CBD-1) District and Downtown Fringe Business (CBD-2) District. This ordinance also eliminated the Central Business (C-2) District and changed all references from C-3 to C-2 for the Services Business District.

KEY ISSUES

- Currently properties under the ownership of the City, the County, the State, and the School District are identified as "G" designation, which is not an official zoning district.

Attachment: Staff Rpt - City Initiated Rezoning (City-Initiated Rezoning of "G" Designated Parcels - PUBLIC HEARING)

- Some properties that have been sold by these entities still show this “G” designation on our City Zoning Map.
- The “G” designation, since it is not an actual zoning district, does not have an associated rules or regulations or standards.
- These properties all had established zoning previously as shown in the 1978 Zoning Map. Staff is proposing to re-establish official zoning districts upon all of these properties as detailed in the attached Table of Properties with “G” Designation and Proposed Zoning.
- Should any of these properties not conform to current standards (such as setbacks) for the district staff is proposing said property to be rezoned to current structures shall be considered legal non-conforming.

STAFF COMMENTS AND SUGGESTIONS

Staff recommends approval of these rezonings.

STAFF RECOMMENDATION

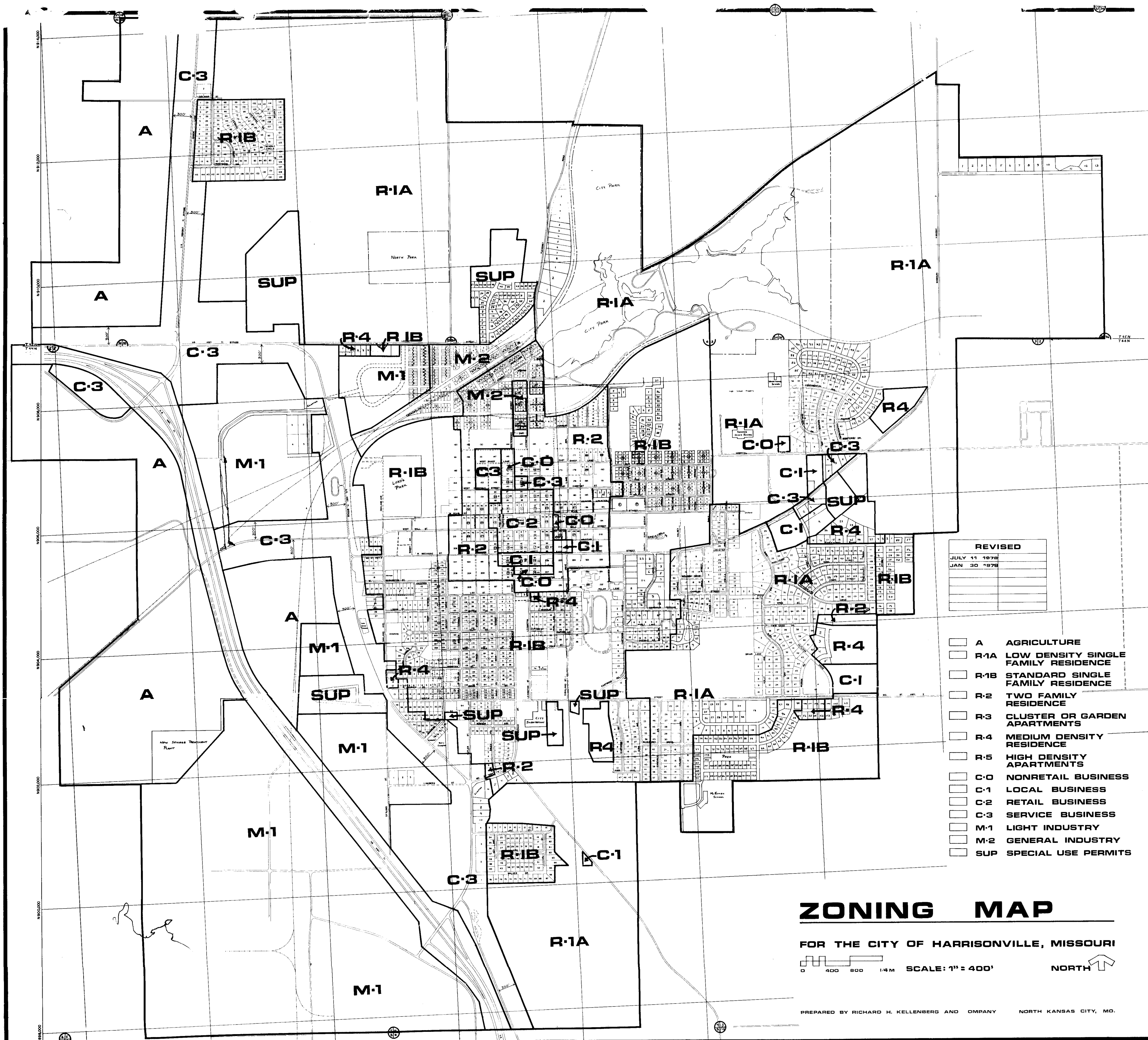
Staff recommends approval of these Rezonings from the currently designated Government (G) Designation to established zoning districts as identified in the attached Table of Properties with “G” Designation and Proposed Zoning.

ATTACHMENTS

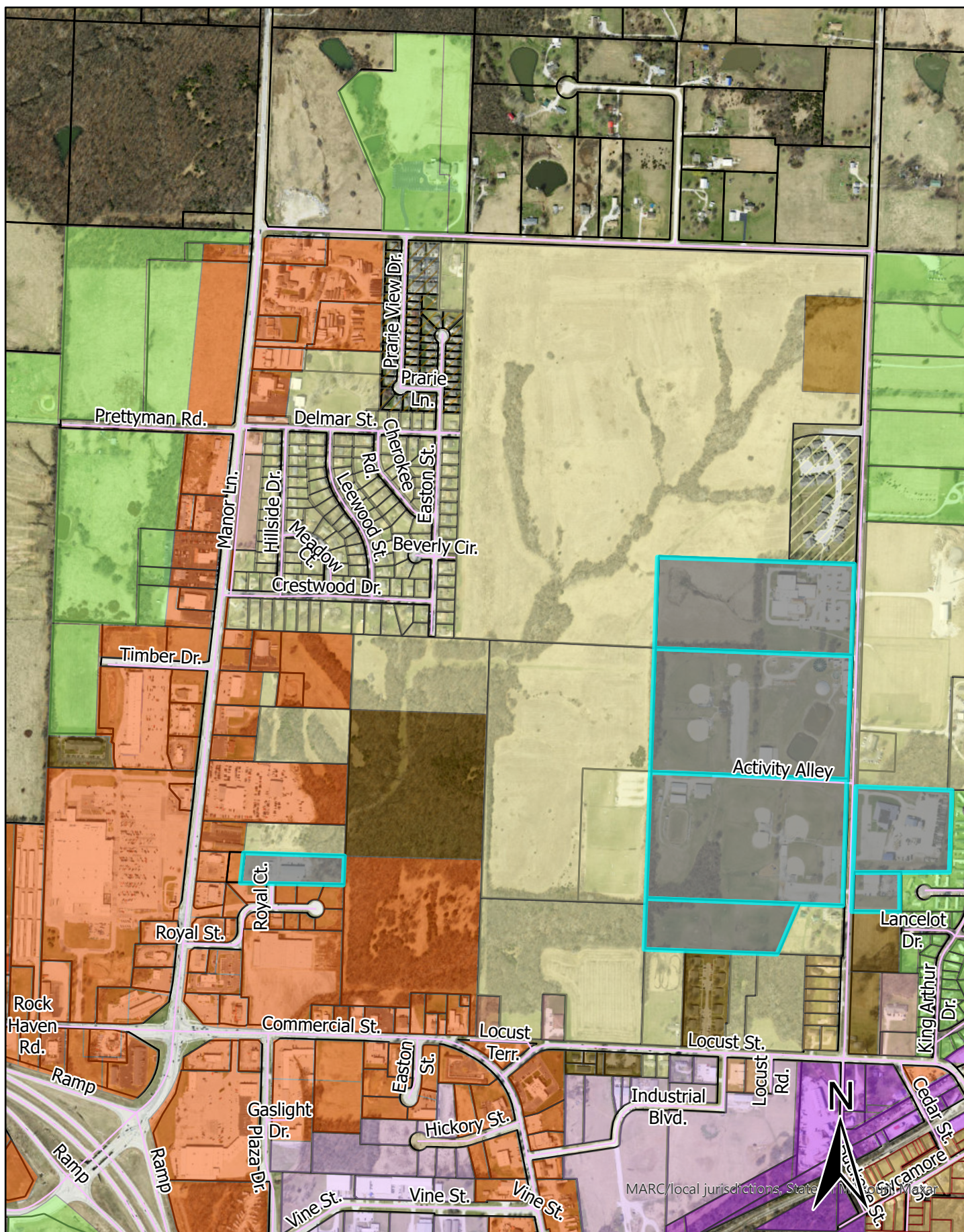
Table of Properties with “G” Designation and Proposed Zoning
 1978 Zoning Map
 Properties with “G” Designation
 Zoomed-In Zoning Maps

Table of Properties with "G" Designation and Proposed Zoning								
	Parcel #	Owner	Acreage	Address	Use	1978 Zoning Map	Abutting Zoning	Proposed Zoning
1	08-07-35-000-000-024.000	City of Harrisonville	61.1	E Mechanic St	park	R-1A	R-1, RP-1, A	R-1
2	08-07-35-000-000-026.052	City of Harrisonville	7.8	Unknown	park	R-1A	R-1, RP-1	RP-1
3	08-08-33-000-000-002.000	City of Harrisonville	17.064	Jefferson Pkwy	Community Center	R-1A	R-1, RP-1	A
4	08-08-33-000-000-003.000	City of Harrisonville	25	Jefferson Pkwy	Water and ballfields	R-1A	R-1	A
5	08-08-33-000-000-004.000	City of Harrisonville	25	Jefferson Pkwy	ballfields	R-1A	R-1	A
6	08-08-33-000-000-005.001	City of Harrisonville	7.1	Jefferson Pkwy	soccer?	R-1A	R-1, R-4	A
7	08-08-33-300-000-017.000	City of Harrisonville	3	N. State Route 291	Electric Dept.	R-1A/SUP?	R-1, C-2	C-2
8	08-08-34-000-000-005.000	State of MO	8	1503 Jefferson Pkwy	Nat'l Guard Armory	R-1A	A, R-1	A
9	08-08-34-000-000-014.000	City of Harrisonville	189.75	N Lexington St	City Park	R-1A	A, R-1	R-1
10	08-08-34-303-000-016.001	City of Harrisonville	1.8	Jefferson Pkwy	Parks Maintenance	R-1A	A, R-4	R-1
11	13-05-16-000-000-001.002	City of Harrisonville	125	27503 S. State Route 7	Airport	Annexed later	unincorporated	M-1
12	13-21-31-000-000-047.000	City of Harrisonville	3.76	Unknown	City Park	R-1B	R-1	R-1
13	13-21-31-000-000-048.000	Harrisonville R-9 School	48.57	1504 E. Elm St	H.S. & CCC	R-1B	R-1, C-O	R-1
14	13-21-31-000-000-048.002	16 East Elm LLC	0.38	E Elm St	parking lot for 1604- 1626	R-1B	R-1, C-O	C-O
15	13-21-31-000-000-048.003	16 East Elm LLC	0.181	E Elm St	E. Elm St.	R-1B	R-1, C-O	C-O
16	13-21-31-100-000-047.001	Harrisonville R-9 School	12.33	Meghan Dr	Elementary	Annexed later	R-1, R-2	R-1
17	13-21-32-200-000-090.000	City of Harrisonville	1.92	Chapel Dr	Blueberry Park	R-1B	R-1	R-1
18	13-21-32-200-000-197.000	Governor of State of MO	2	Unknown	Briarwood State School Spec. Ed.	R-1B	A, R-1	R-1
19	13-21-32-200-000-198.000	Harrisonville R-9 School	3	Unknown	McEowen Elementary	R-1B	A, R-1	R-1
20	13-21-32-200-000-200.000	City of Harrisonville	7	Harry Dr	Hite Park	Annexed later	A, R-1, RP-1	R-1
21	13-21-32-200-000-202.000	City of Harrisonville	6	Unknown	Hite Park	Annexed later	R-1, RP-1	R-1
22	13-21-41-000-000-004.000	City of Harrisonville	20.07	706 Ash	City Park	R-1A	R-1	R-1
23	13-21-41-000-000-006.000	City of Harrisonville	0.115	Oak	City Park	R-2	R-2B	R-2B
24	13-21-41-000-000-023.000	City of Harrisonville	0.322	N Lexington St	City Park	R-2	R-2B	R-2B
25	13-21-41-000-000-024.000	City of Harrisonville	0.054	N Lexington St	City Park	R-2	R-1, R-2B	R-1
26	13-21-41-000-000-063.000	Phillips, Shirley A & Dale W Etal	2.5	N Commercial	Zimmer Park	R-1B	C-2	R-1
27	13-21-41-000-000-063.002	City of Harrisonville	9.5	N Commercial	Lord's Park	R-1B	R-2B, R-1	R-1
28	13-21-41-102-000-002.000	City of Harrisonville	0.507	800 Ash	City Park	R-1A	R-1	R-1
29	13-21-41-103-000-119.000	City of Harrisonville		E Wall St	parking lot	city?	CBD-2, R-2B	CBD-2
30	13-21-41-104-000-011.000	City of Harrisonville		905 E. Elm St	water tower	R-1B	R-1, R-1B	R-1B
31	13-21-41-201-000-001.000	City of Harrisonville	1.05	Ash	City Park	R-2	R-2B, R-1, M-1	R-2B
32	13-21-41-201-000-002.000	City of Harrisonville	0.851	N Independence	City Park	M-2	R-2B	R-2B
33	13-21-41-201-000-027.000	City of Harrisonville	0.388	Unknown	?	R-2	R-2B, M-1	R-2B
34	13-21-41-201-000-032.000	City of Harrisonville	1.093	N Independence	storage lot?	M-2	R-2B, M-1, M-2	R-2B
35	13-21-41-201-000-034.001	City of Harrisonville	0.574	N Lexington St	old Electric (demo)	M-2	R-2B, M-2, M-1	M-2
36	13-21-41-201-000-037.000	City of Harrisonville	0.48	N Independence	substation	M-2	R-2B	M-2
37	13-21-41-201-000-042.000	City of Harrisonville	0.517	Unknown	?	R-2	R-2B	R-2B
38	13-21-41-201-000-050.000	City of Harrisonville	0.25	N Independence	?	R-2	R-2B	R-2B
39	13-21-41-203-000-001.000	City of Harrisonville	9	N Butler Dr	Lord's Park	R-1B	R-1, R-1B, R-2B	R-1B
40	13-21-41-203-000-014.000	City of Harrisonville		N Oakland Dr	Lord's Park	R-1B	R-1, R-1B, C-2	R-1
41	13-21-41-204-000-045.000	City of Harrisonville		W Chestnut St	Public Works	C-3	R-2B, CBD-1, CBD-2, C-2	CBD-2
42	13-21-41-204-000-053.000	City of Harrisonville		N Lexington St	Police Department	C-2	CBD-1, CBD-2	CBD-2
43	13-21-41-204-000-057.000	City of Harrisonville		300 E. Pearl St	City Hall	C-2	CBD-2	CBD-2
44	13-21-41-204-000-058.000	City of Harrisonville		208 E. Pearl St	old P.D.	C-2	CBD-1	CBD-1
45	13-21-41-204-000-075.000	Martin, David C	0.5	208 W. Pearl St	old jail	C-2	R-2B, CBD-1	CBD-2

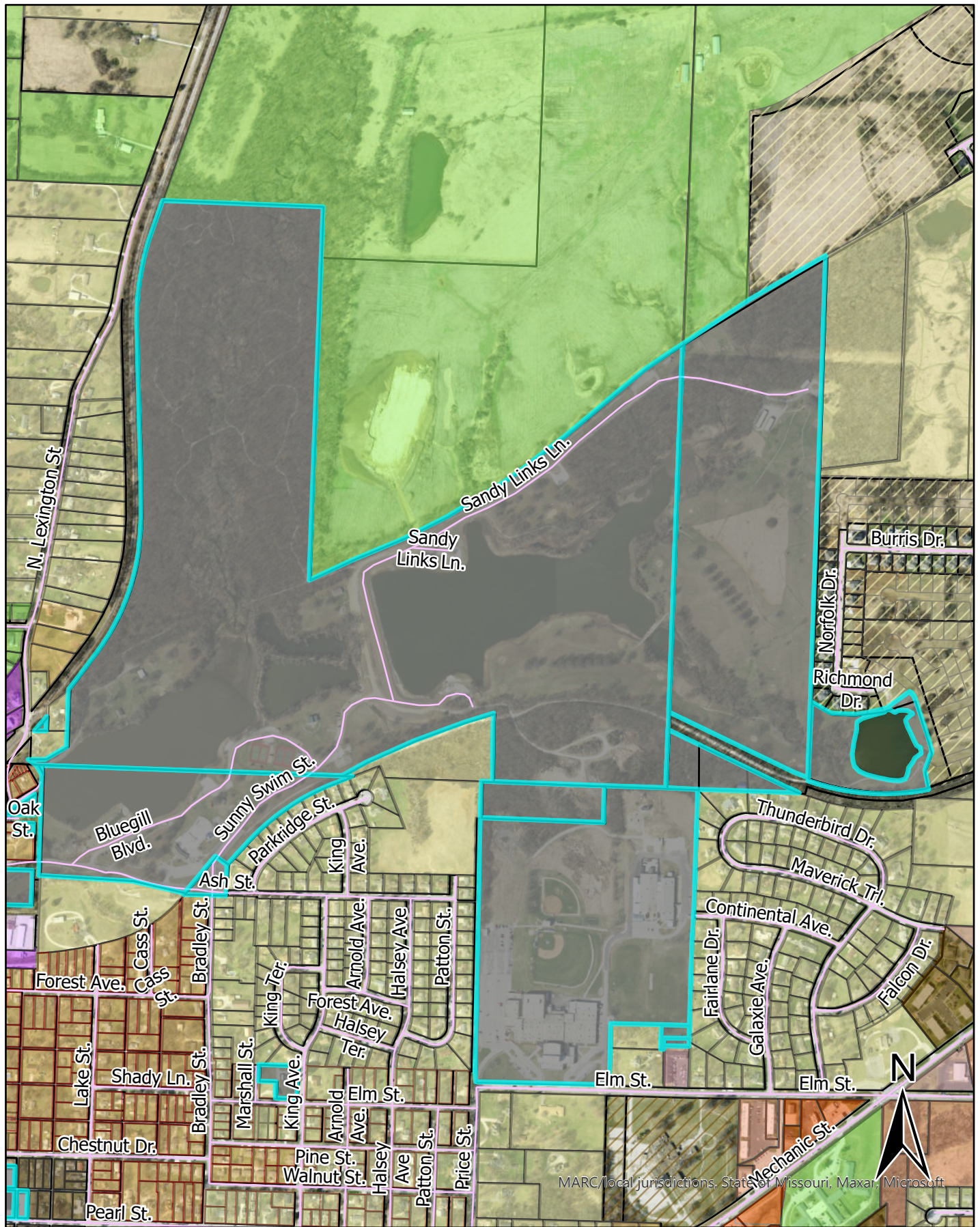
46	13-21-41-204-000-088.000	City of Harrisonville		W Pearl St	parking lot	C-2	R-2B, CBD-2	CBD-2
47	13-21-41-204-000-090.000	City of Harrisonville	0.164	202 W. Wall St	parking lot	C-2	CBD-2	CBD-2
48	13-21-41-204-000-102.000	Cass County	0.45	102 E. Wall St	Courthouse	C-2	CBD-1	CBD-1
49	13-21-41-301-000-001.000	City of Harrisonville		E Wall St	parking lot	C-2	CBD-1, CBD-2	CBD-2
50	13-21-41-301-000-017.000	Cass County	0.424	201 W. Wall St	Extension Office	C-2	CBD-1, CBD-2	CBD-2
51	13-21-41-301-000-031.000	Newsby-Sisco, Christopher	0.162	304 S. Main St	office	C-2	CBD-2	CBD-2
52	13-21-41-301-000-031.001	Newsby-Sisco, Christopher	0.046	S. Main St	office	C-2	CBD-2	CBD-2
53	13-21-41-301-000-049.000	Zaroor, Rhita S Tr	0.704	302 E Mechanic St	residence	C-2	CBD-2	CBD-2
54	13-21-41-301-000-051.000	United States Postal Service	0.818	305 E. Mechanic St	Post Office	C-1	CBD-2	CBD-2
55	13-21-41-301-000-088.000	United States Postal Service		E Washinton St	Post Office parking lot	C-O	CBD-2, R-2B	CBD-2
56	13-21-41-402-000-013.000	Cass County Historical Society	0.823	400 E. Mechanic St	Library	C-1	CBD-2, C-1, R-2B	CBD-2
57	13-21-41-402-000-038.000	Harrisonville R-9 School	6.39	601 Highland Dr	Middle School	R-1B	R-1B, R-2B, CBD-2	R-1
58	13-21-41-402-000-039.000	City of Harrisonville	0.382	501 E. Mechanic St	undeveloped with School sign on property	R-2	R-2B, CBD-2	R-2B
59	13-21-41-402-000-043.000	Harrisonville R-9 School	1.13	E Mechanic St	parking lot	R-2	R-2B	R-1
60	13-21-41-402-000-049.000	Harrisonville R-9 School	1.46	402 Eastwood Rd	Early Childhood and parking lot	R-1B	R-1, R-1B	R-1
61	13-21-41-402-000-061.000	Harrisonville R-9 School	0.66	700 Eastwood Rd	parking lot	R-1B	R-1	R-1
62	13-21-41-403-000-019.000	Harrisonville R-9 School	19	Highland Dr	football field	R-1B	R-1, R-1B	R-1
63	13-21-42-000-000-001.000	Harrisonville R-9 School	10.2	1901 S. Halsey Ave	McEowen Elementary	R-1B	A, R-1	R-1
64	13-21-42-000-000-002.002	City of Harrisonville	1.32	S. Halsey Ave	parkland	Annexed later	A, R-1	R-1
65	13-21-42-000-000-002.003	City of Harrisonville	0.5	S. Halsey Ave	parkland	Annexed later	A, R-1	R-1
66	13-21-42-000-000-009.033	City of Harrisonville	0.699	Cherry St	parkland	Annexed later	A, R-1	R-1
67	13-21-42-201-000-002.000	City of Harrisonville	1.65	E South St	substation	R-1B	A, R-1, R-1B	R-1
68	13-21-42-201-000-012.000	City of Harrisonville	0.311	1300 S. Independence St	South Street Park	R-1B	R-1	R-1
69	13-21-42-201-000-070.000	City of Harrisonville	2.293	1403 S. Independence St	Streets Department	R-1B	A, R-1	R-1
70	13-21-42-201-000-077.000	City of Harrisonville	0.52	1707 Orchard Rd	parkland	R-1B	R-1	R-1
71	13-22-09-000-000-047.000	City of Harrisonville	10.75	S. State Route 7	Airport Runway Protection Zone	Annexed later	unincorporated	M-1
72	13-31-05-000-000-009.000	City of Harrisonville	2	Unknown	lift station	M-1	M-1	M-1
73	13-31-05-000-000-012.000	City of Harrisonville	30	1300, 1402 & 1404 Clearwater Rd	Sewer Treatment Plant, Animal Shelter	A	A, C-2, M-1	M-1
74	13-31-51-000-000-012.001	City of Harrisonville	0.5	N Clearwater Dr	old RR ROW	A, M-1	A, M-1	M-1
75	13-31-51-000-000-021.001	Cass County	30	2501 W. Mechanic St	Justice Center	A	A, C-2	A
76	13-31-51-100-000-030.000	Oakland Cemetery		400 & 401 N. Commercial St	Cemetery	C-3, R-1B	C-2, M-1	C-2
77	13-31-51-100-000-032.006	City of Harrisonville	1.23	S Oakland St	Lord's Park pavillion	R-1B	C-2	R-1
78	13-31-51-400-000-008.000	City of Harrisonville	1.619	903 S. Commercial St	Fire Department	C-3, R-1B	C-2, R-1B	C-2
79	13-31-51-400-000-008.001	CBLH1 LLC	0.031	S Commercial St	car wash parking lot	C-3	C-2	C-2





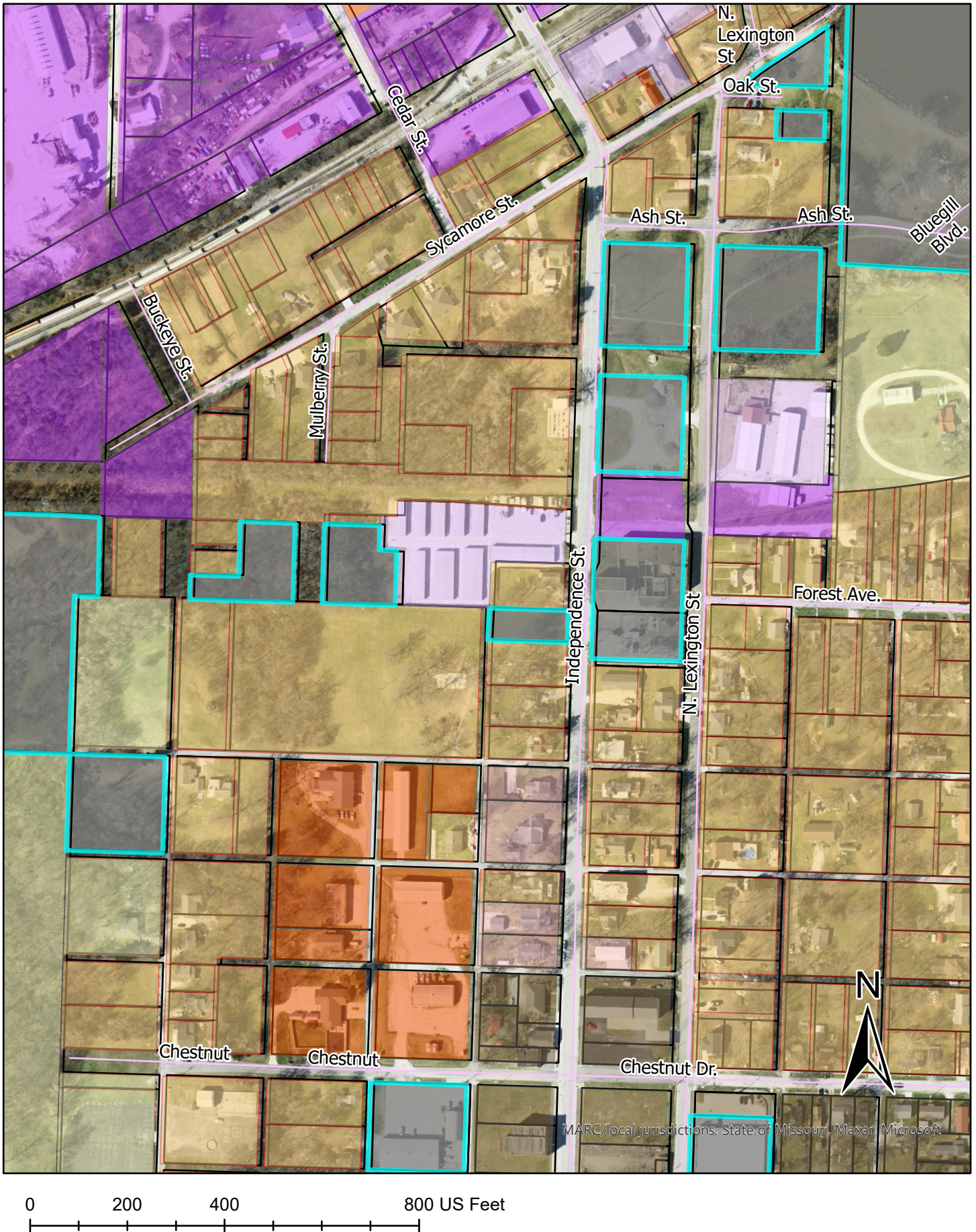


Zoomed-in Zoning Map--City Park, Harrisonville High School, Cass Career Center Areas

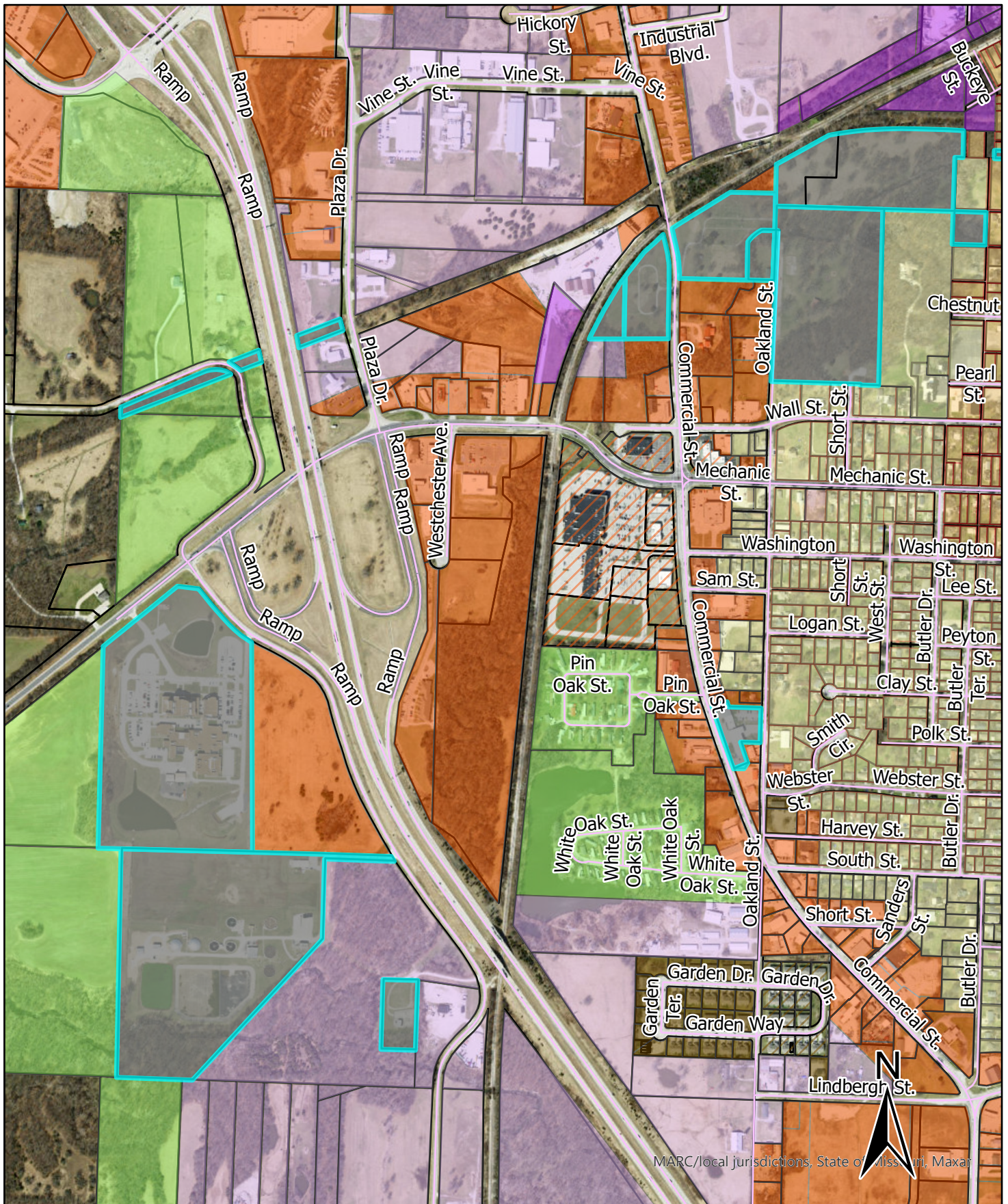


Attachment: Zoning Map-City Park, Harrisonville High School, Cass Career Center Areas (City-Initiated Rezoning of "G" Designated Parcels -

Zoomed-in Zoning Map--City Park, Substation, Old Electric & Water Plant Site Areas



Zoomed-in Zoning Map--Cass County Sheriff's Office, Harrisonville Animal Control, Harrisonville Waste Water Plant, Lift Station, Zeller and Lord's Park Areas

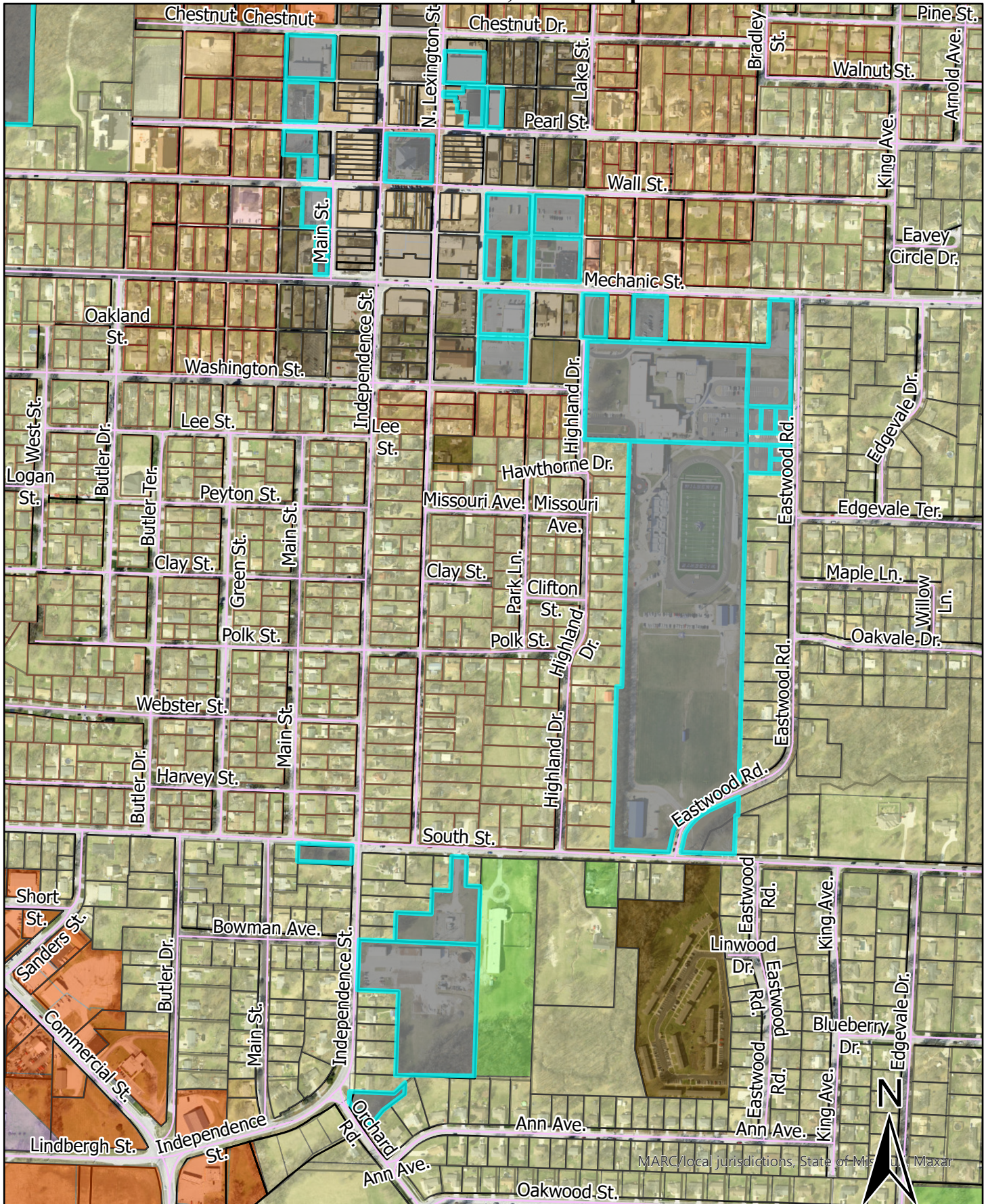


Attachment: Zoning Map-Sheriff's Office, Animal Control, Waste Water, Zeller-Lord's Park Areas (City-Initiated Rezoning of "G" Designated

0 0.1 0.2 0.4 Miles

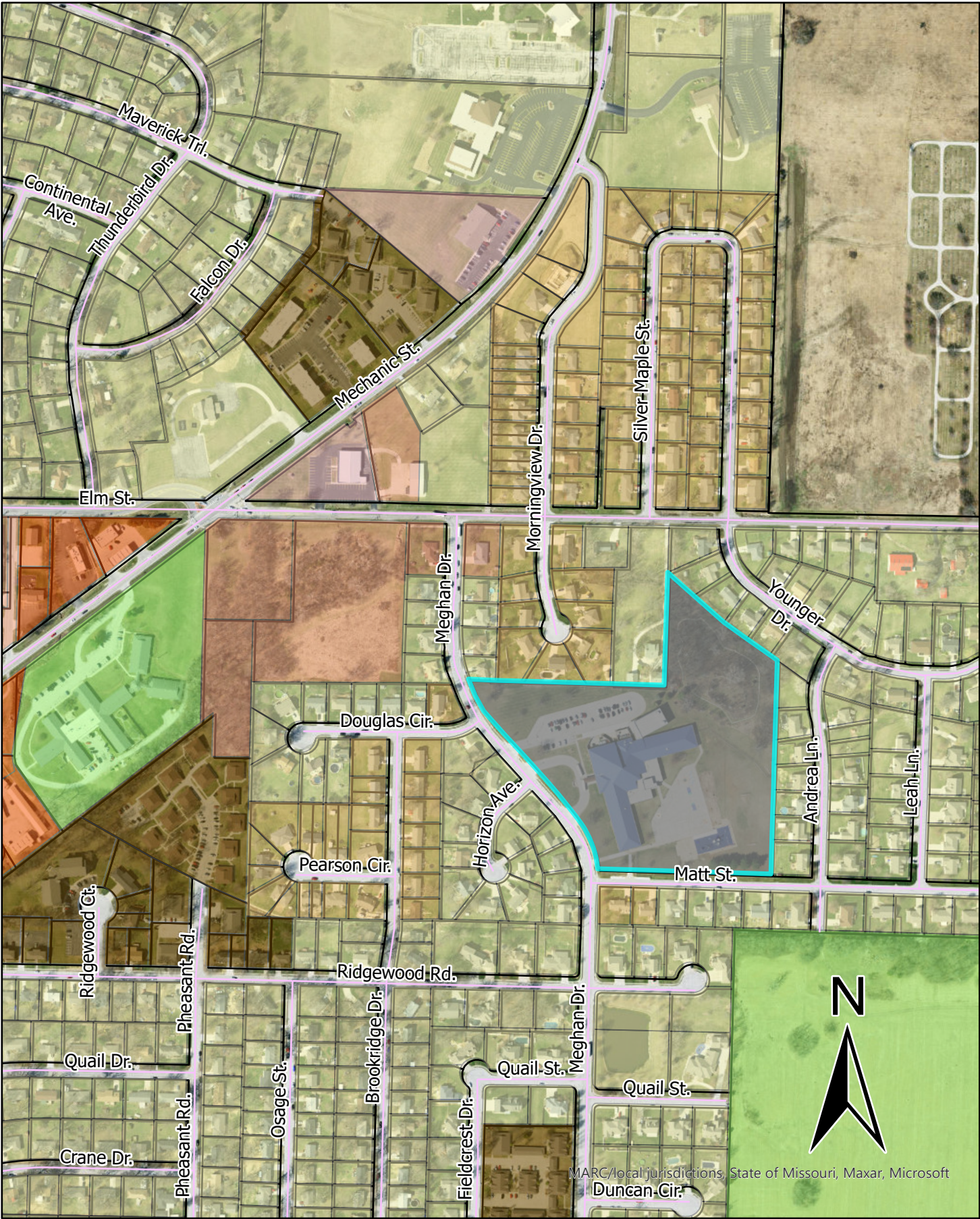
Zoomed-in Zoning Map--Missouri Extension, Police Department, Old Police Department, City Hall, Cass County Courthouse, Old Cass County Health Department, Harrisonville Middle School, Streets Department Areas

3.A.i



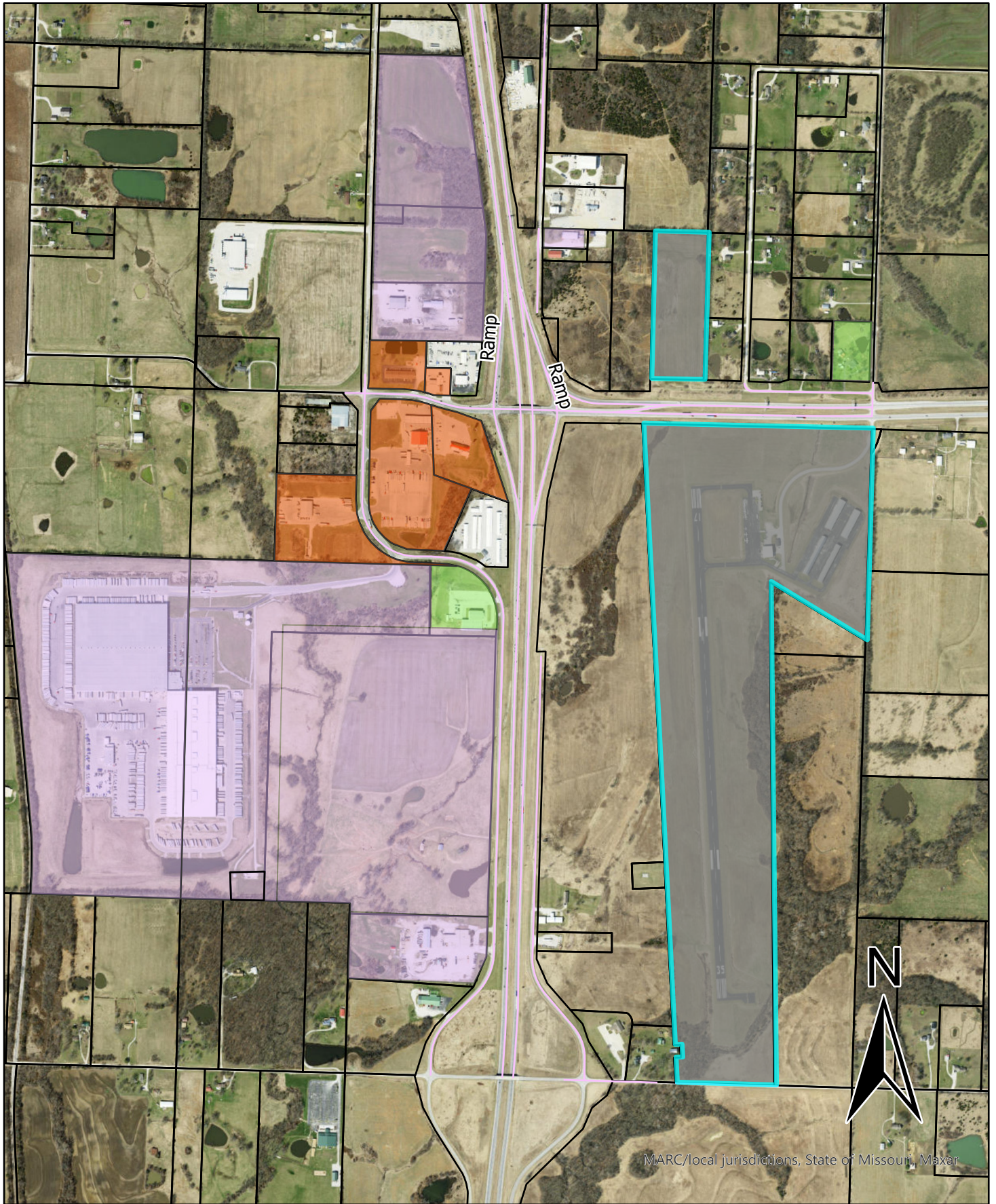
Attachment: Zoning Map-MU Ext, PD-Old PD, Courthouse, City Hall, Old Health Dept, Middle School, Streets Dept Areas (City-Initiated Rezoning

0 0.07 0.15 0.3 Miles



Attachment: Zoning Map-Harrisonville Elementary (City-Initiated Rezoning of "G" Designated Parcels - PUBLIC HEARING)

Zoomed-in Zoning Map--Lawrence Smith Memorial Airport



MARC/local jurisdictions, State of Missouri, Maxar

0 0.13 0.25 0.5 Miles

STAFF REPORT

TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: May 6, 2024
SUBJECT: City-Initiated Rezoning of "G" Designated Parcels - CONSIDERATION

Type of Item: *Approval*

B. Action Item (ID # 4826)

City-Initiated Rezoning of "G" Designated Parcels - CONSIDERATION

STAFF REPORT

TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: May 2, 2024
SUBJECT: Code Amendments--Chapter 435: Sign Regulations - PUBLIC HEARING

Type of Item: *Public Hearing*

C. Action Item (ID # 4823)

Code Amendments--Chapter 435: Sign Regulations - PUBLIC HEARING

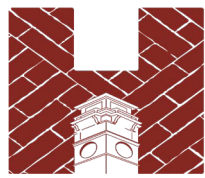
Attachments:

Code Amendments-Sign Regulations 5-16-24 P&Z (PDF)

Sign Code Amendments (May 2024) (PDF)

Appendix A (May edits) (PDF)

Appendix B (May edits) (PDF)



To: Planning & Zoning Commission

From: Christina Stanton, AICP, Community Development Director

Date: May 16, 2024

Re: Code Amendments—Chapter 435: Sign Regulations

GENERAL INFORMATION

Applicant: N/A

Requested Actions: Consideration of Proposed Code Amendments

Date of Application: N/A

PROPOSAL

The Code Amendments proposed include the following items:

- 1) **Definitions.** Adding definitions for “landscape wall sign” and “subdivision monument sign” to the definitions for functional sign types as these types of signs are not currently contemplated by Code, even though they do exist.
- 2) **Correcting “Governing Body” to “Community Development Director of their designee” for determinations on whether an electronic message panel meets Code requirements.**
- 3) **Updating “Director of Codes” to “Building Official” as appropriate for a building permit.**
- 4) **Removing “Bus Park” from Appendix A, as there is no zoning district identified as a “Business Park” and replacing with a category to recognize “Non-Residential Uses in Residential Districts” (such as schools and churches), and other minor changes as appropriate.**
- 5) **Removing “C-3” from Appendix A, as the C-3 District was repealed and replaced by the current C-2 District in 1993.**
- 6) **Removing the “H-1” column within Appendix B, as the “H-1” is an overlay district and not a stand-alone zoning district.**
- 7) **Adding “P” for “Ground Sign” and “Monument Sign” in residential districts in Appendix B so that residential subdivisions and non-residential uses in residential districts are allowed, by Code, to have either a ground or monument sign.**
- 8) **Adding “P*” to the R-1 District for “Electronic Message Board” in Appendix B so that Non-residential uses (churches, institutional uses, schools) that are in the R-1 District are able to obtain a permit for a ground or monument sign that has an electronic message board.**

PREVIOUS ACTIONS

- **May 13, 1991—The Board of Aldermen approved Zoning Ordinance #1825, which established most of our current zoning districts including the “H-1” Historic Preservation District that is actually an overlay district.**
- **January 7, 2019—The Board of Aldermen approved Ordinance #3456, which repealed Chapter 435—Sign Regulations of the Code of Ordinances and enacted a new Chapter 435—Sign Regulations.**

- **August 5, 2022—The Board of Aldermen approved Ordinance #3471, which established the size restrictions for Special Signs.**
- **November 7, 2022—The Board of Aldermen approved Ordinance #3612, which addressed changes needed items to eliminate any content-based sign regulations.**

KEY ISSUES

- **Correcting inconsistencies**
- **Adding definitions to provide greater clarity**
- **Correcting references within the Code to the appropriate person or department**
- **Providing additional clarification regarding signage allowed for non-residential uses in residential districts**

ATTACHMENTS

Staff Commentary and Mark-ups (3)



THE CITY OF HARRISONVILLE

WHERE TRADITION MEETS INNOVATION

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Existing Municipal Code in black.

Removals in red.

Additions in green.

Highlights = Discussion.

CS commentary in blue.

Staff Commentary

The following code amendments cover the following items related to the Sign Regulations in Chapter 435 of the City's Municipal Code:

- 1) Definitions. Adding definitions for "landscape wall sign" and "subdivision monument sign" to the definitions for functional sign types as these types of signs are not currently contemplated by Code, even though they do exist.
 - 2) Correcting "Governing Body" to "Community Development Director of their designee" for determinations on whether an electronic message panel meets Code requirements.
 - 3) Updating "Director of Codes" to "Building Official" as appropriate for a building permit.
 - 4) Removing "Bus Park" from Appendix A, as there is no zoning district identified as a "Business Park" and replacing with a category to recognize "Non-Residential Uses in Residential Districts" (such as schools and churches), and other minor changes as appropriate.
 - 5) Removing "C-3" from Appendix A, as the C-3 District was repealed and replaced by the current C-2 District in 1993.
 - 6) Removing the "H-1" column within Appendix B, as the "H-1" is an overlay district and not a stand-alone zoning district.
 - 7) Adding "P" for "Ground Sign" and "Monument Sign" in residential districts in Appendix B so that residential subdivisions and non-residential uses in residential districts are allowed, by Code, to have either a ground or monument sign.
 - 8) Adding "P*" to the R-1 District for "Electronic Message Board" in Appendix B so that Non-residential uses (churches, institutional uses, schools) that are in the R-1 District are able to obtain a permit for a ground or monument sign that has an electronic message board.
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- 1) Section 435.080.A: Functional Sign Types.
 1. ANIMATED SIGNS: Electronic Signs with computer-generated animation that are components of otherwise permitted Signs for a principal land use on the Premises where the Sign is placed; and whose message does not attract the attention of viewers through flashing displays.
 2. ATTENTION-ATTRACTING DEVICE: Any flasher, blinker, animation or other object displayed temporarily to attract the attention of the public.
 3. BANNERS: A 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. Banners are classified as temporary signs.
 4. BUSINESS SIGN: A Sign which directs attention to a business or profession conducted or to products, services or entertainment sold or offered upon the Premises where such Sign is located or to which it is affixed.
 5. CONSTRUCTION SIGN: A Sign 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 Premises on which the construction is taking place. Also including



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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.

7. ELECTRONIC MESSAGE BOARD: A type of Sign 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 Sign Face.

8. ENTRANCE/EXIT SIGN: A Sign used to safely direct vehicular traffic and emergency services into or out of a Parcel or to or from a business via a driveway from a street if each Sign complies with the following:

a. Entrance/exit Signs may be located at driveways that provide access into or from the Parcel.

b. There shall be no more than two (2) Signs per driveway.

c. Each Sign shall not exceed six (6) square feet in Sign Face Area nor be more than two and one-half (2 1/2) feet in height.

9. IDENTIFICATION SIGN, PROPERTY: A Sign giving the name and address of a structure, business, development or establishment. Such Signs may be wholly or partly devoted to a readily recognized symbol.

10. INFLATABLE SIGN: A Sign that is intended to be expanded by air or other gas for its proper display or support. Inflatable signs are classified as temporary signs.

11. LANDSCAPE WALL SIGN: A freestanding sign consisting of individual letters mounted on a perimeter wall or retaining wall.

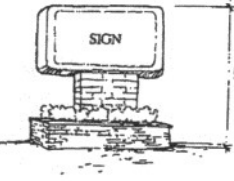
12. POLE SIGN: A Freestanding Sign attached to a bare pole, as distinct from an "Elevated Sign." New pole signs are not allowed. Existing pole signs must be used and maintained, or they become non-legal non-conforming and must be removed. These signs are prohibited unless existing and allowed per Section 435.150 of these Sign Regulations.

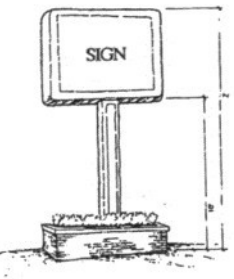
13. SANDWICH BOARD AND SIDEWALK SIGNS: as defined in these Sign Regulations under Section 435.125, Special Signs. Sandwich Board and Sidewalk Signs.

14. SUBDIVISION MONUMENT SIGN: A freestanding monument sign that is located at an entrance of a residential subdivision and is associated with identification of the subdivision.

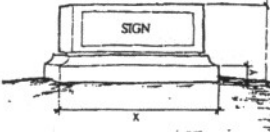
- 2) Section 435.130.A.3.c: Animated Signs. Electronic animated Signs are permitted Signs. In order to prevent unreasonable intrusions into the right of privacy of the public and protect the safety of the public, the applicant may propose, and the City may condition its approval to require operational limitations, such as hours of operation, mode of operation, brightness or frequency of display change. No electronic message panel shall be permitted unless the **Community Development Director of their designee Governing Body** determines that the following conditions will be met:
- 3) Section 435.140.A.1: Permit Required. In addition to the Sign permit required by this Chapter, a building permit shall be obtained from the **Building Official 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.
- 4) See attached Appendices A and B for proposed Code Amendments listed in numbers 4-8.

SIGN REGULATIONS
APPENDIX A – NON-RESIDENTIAL SIGN
TABLE BY STRUCTURAL TYPES

Sign Types	Non-Residential Uses in Residential Districts 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 	Max No.: 1 canopy sign per business Max Area: 6 sqft Max Height: N/A Min. Setback: None Illumination: None	Max No.: 1 canopy sign per business Max Area: 6 sqft Max Height: N/A Min. Setback: None Illumination: None	Max No.: 1 canopy sign per business Max Area: 6 sqft Max Height: N/A Min. Setback: None Illumination: None	Max No.: 1 canopy sign per business Max Area: 6 sqft Max Height: N/A Min. Setback: None Illumination: None	Max No.: 1 canopy sign per business Max Area: 6 sqft Max Height: N/A Min. Setback: None Illumination: None	Max No.: 1 canopy sign per business Max Area: 6 sqft Max Height: N/A Min. Setback: None Illumination: None	Max No.: 1 canopy sign per business Max Area: 6 sqft Max Height: N/A Min. Setback: None Illumination: None Max No.: 1 canopy sign per business Max Area: 6 sqft Max Height: N/A Min. Setback: None Illumination: None	Max No.: 1 canopy sign per business Max Area: 6 sqft Max Height: N/A Min. Setback: None Illumination: None	Max No.: 1 canopy sign per business Max Area: 6 sqft Max Height: N/A Min. Setback: None Illumination: None	There shall be a minimum clearance to code from a canopy sign to the sidewalk.
Ground Sign 	Not permitted Max No.: 1 sign per premises Max Area: 32 sqft Max Height: 10' Min. Setback: None Illumination: Allowed	Max No.: 1 sign per premises Max Area: 32 sqft Max Height: 10' Min. Setback: None Illumination: Allowed	Max No.: 1 sign per premises Max Area: 32 sqft Max Height: 10' Min. Setback: None Illumination: Allowed	Not permitted	Max No.: 1 sign per premises Max Area: 32 sqft Max Height: 10' Min. Setback: None Illumination: Allowed	Max No.: 1 sign per premises Max Area: 32 sqft Max Height: 10' Min. Setback: None Illumination: Allowed	Max No.: 1 sign per premises Max Area: 32 sqft Max Height: 10' Min. Setback: None Illumination: Allowed Max No.: 1 sign per premises Max Area: 32 sqft Max Height: 10' Min. Setback: None Illumination: Allowed	Max No.: 1 sign per premises Max Area: 64 sqft Max Height: 10' Min. Setback: None Illumination: Allowed	Max No.: 1 sign per premises Max Area: 64 sqft Max Height: 10' Min. Setback: None Illumination: 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.

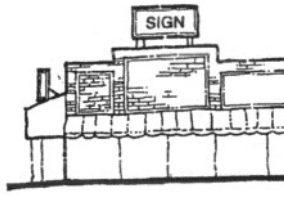
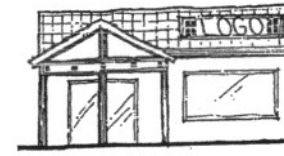
Sign Types	Non-Residential Uses in Residential Districts Bus Park	C-O	C-1	CBD-1	CBD-2	C-2	C-3	M-1	M-2	Sign Standards
Structural Types										
Elevated Sign 	Not permitted	Not permitted	Not permitted	No permitted	Not permitted	Max No.: 1 sign per public street frontage. Maximum sign area sq. ft. is to be divided between each sign. <u>Max Area:</u> Individual building with 1 tenant (1 sign only), 100 sq. ft., except 144 sqft. in Highway Overlay District 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 sqft. maximum area. Shopping center 50,000 to 100,000 sq. ft. floor area (1 sign), 200 sq. ft. maximum area. Shopping center greater	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' Min. Setback: 10' Illumination: on: Allowed	Max No.: 1 sign per premises in the Highway Overlay District <u>Max Area:</u> 100 sqft, except 144 sqft in Highway Overlay District <u>Max Height:</u> 50' <u>Min.</u> <u>Setback:</u> 10' <u>Illumination:</u> Allowed	Max No.: 1 sign per premises in the Highway Overlay District <u>Max Area:</u> 100 sqft, except 144 sqft in Highway Overlay District <u>Max Height:</u> 50' <u>Min.</u> <u>Setback:</u> 10' <u>Illumination:</u> 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; and Maximum Height may be increased with a variance if highway sight lines dictate. Landscaping required in all non-industrial districts

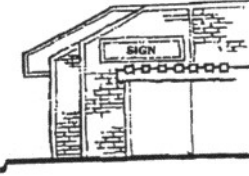
SIGN REGULATIONS

Sign Types	Non-Residential Uses in Residential Districts Bus Park	C-O	C-1	CBD-1	CBD-2	C-2	C-3	M-1	M-2	Sign Standards
Structural Types										
						than 100,000 sq. ft. floor area (1 sign), 300 sq. ft. maximum area. <u>Max Height:</u> 50' except no higher than 10' above the nearest highway road elevation. <u>Min. Setback:</u> 10' <u>Illumination:</u> Allowed				
Monument Sign 	<u>Max No.:</u> 1 monument sign per premises <u>Max Area:</u> 32 sqft <u>Max Height:</u> 6' <u>Min. Setback:</u> 10' from property line; or as approved by the Planning and Zoning Commission	<u>Max No.:</u> 1 monument sign per premises <u>Max Area:</u> 32 sqft <u>Max Height:</u> 6' <u>Min. Setback:</u> 10' from property line; or as approved by the Planning and Zoning Commission	<u>Max No.:</u> 1 monument sign per premises <u>Max Area:</u> 64 sqft <u>Max Height:</u> 6' <u>Min. Setback:</u> 10' from property line; or as approved by the Planning and Zoning Commission <u>Illumination:</u> None, or indirectly	Not permitted	<u>Max No.:</u> 1 monument sign per premises <u>Max Area:</u> 32 sqft <u>Max Height:</u> 6' <u>Min. Setback:</u> 10' from property line; or as approved by the Planning and Zoning Commission	<u>Max No.:</u> 1 monument sign per premises <u>Max Area:</u> 64 sqft <u>Max Height:</u> 6' <u>Min. Setback:</u> 10' from property line None , or as approved by the Planning and Zoning Commission	<u>Max No.:</u> 1 monument sign per premises <u>Max Area:</u> 64 sqft <u>Max Height:</u> 6' <u>Min. Setback:</u> 10' from property line; or as approved by the Planning and Zoning Commission	<u>Max No.:</u> 1 monument sign per premises <u>Max Area:</u> 72 sqft <u>Max Height:</u> 8' <u>Min. Setback:</u> None, or as approved by the Planning and Zoning Commission	<u>Max No.:</u> 1 monument sign per premises <u>Max Area:</u> 72 sqft <u>Max Height:</u> 8' <u>Min. Setback:</u> None, or as approved by the Planning and Zoning Commission	Ground signs shall strictly comply with sight triangle setback requirements. Landscaping required in all non-industrial districts.

Sign Types	Non-Residential Uses in Residential Districts Bus Park	C-O	C-1	CBD-1	CBD-2	C-2	C-3	M-1	M-2	Sign Standards
Structural Types										
	Illumination: None, or indirectly	Illumination: None, or indirectly			Illumination: None, or indirectly	Illumination: None, or indirectly or internally illuminated	approved by the Planning and Zoning Commission on Illumination: None, or indirectly	Illumination: None, or indirectly	Illumination: None, or indirectly	
Special Signs 	<u>Max No.:</u> 1 per premises, <u>Maximum area shall</u> be 32 sqft. <u>Setback and illumination:</u> None	<u>Max No.:</u> 1 per premises, <u>Maximum area shall</u> be 32 sqft. <u>Setback and illumination:</u> None	<u>Max No.:</u> 1 per premises, <u>Maximum area shall</u> be 32 sqft. <u>Setback and illumination:</u> None	<u>Max No.:</u> 1 per premises, <u>Maximum area shall</u> be 32 sqft. <u>Setback and illumination:</u> None	<u>Max No.:</u> 1 per premises, <u>Maximum area shall</u> be 32 sqft. <u>Setback and illumination:</u> None	<u>Max No.:</u> 1 per premises, <u>Maximum area shall</u> be 32 sqft. <u>Setback and illumination:</u> None	<u>Max No.:</u> 1 per premises, <u>Maximum area shall</u> be 32 sq. ft., <u>Setback and illumination:</u> None	<u>Max No.:</u> 1 per premises, <u>Maximum area shall</u> be 32 sqft. <u>Setback and illumination:</u> None	<u>Max No.:</u> 1 per premises, <u>Maximum area shall</u> be 32 sqft. <u>Setback and illumination:</u> None	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	

SIGN REGULATIONS

Sign Types	Non-Residential Uses in Residential Districts Bus Park	C-O	C-1	CBD-1	CBD-2	C-2	C-3	M-1	M-2	Sign Standards
Structural Types										
Projecting Sign 	Not Permitted Max. No.: 1 per premises Max. Area: 16 sqft Max. Height: N/A Min. Setback: See standards column. Illumination: None, or indirectly.	Max No.: 1 per premises Max. Area: 16 sqft Max Height: N/A Min. Setback: See standards column. Illumination: None, or indirectly.	Max No.: 1 per premises Max. Area: 16 sqft Max Height: N/A Min. Setback: See standards column. Illumination: None, or indirectly.	Max No.: 1 per premises Max. Area: 16 sqft Max Height: N/A Min. Setback: See standards column. Illumination: None, or indirectly.	Max No.: 1 per premises Max. Area: 16 sqft Max Height: N/A Min. Setback: See standards column. Illumination: None, or indirectly.	Max No.: 1 per building facade. Max. Area: 16 sqft Max Height: N/A Min. Setback: See standards column. Illumination: None, or indirectly.	Max. No.: 1 per premises Max. Area: 16 sqft Max. Height: N/A Min. Setback: See standards column. Illumination: None, or indirectly.	Max No.: 1 per building facade Max. Area: 48 sqft Max Height: N/A Min. Setback: See standards column. Illumination: None, or indirectly.	Max No.: 1 per building facade Max. Area: 48 sqft 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.
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 	Not Permitted 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:	Max. No.: 2 per structure Max. Area: 10% of the roof face. Max Height: Below the peak roof line. Min. Setback: N/A	Max. No.: 2 per structure Max. Area: 10% of the roof face. Max. Height: Below the peak roof line. Min. Setback: N/A	Max. No.: 2 per structure Max. Area: 10% of the roof face. Max Height: Below the peak roof line. Min. Setback: N/A	Max. No.: 2 per structure Max. Area: 10% of the roof face. Max Height: Below the peak roof line. Min. Setback: N/A	

Sign Types	Non-Residential Uses in Residential Districts Bus Park	C-O	C-1	CBD-1	CBD-2	C-2	C-3	M-1	M-2	Sign Standards
Structural Types										
	Min. Setback: N/A Illumination: Allowed	Allowed			Allowed	Illumination: Allowed	Below the peak roof line Min. Setback: N/A Illumination: Allowed	Min. Setback: N/A Illumination: Allowed	Illumination: Allowed	
Temporary Signs 	<u>6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel</u>	<u>6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel</u>	<u>6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel</u>	<u>6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel</u>	<u>6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel</u>	<u>6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel</u>	6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel	<u>6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel</u>	<u>6 sq. ft. maximum sign face. 30 sq. ft. total per lot or parcel</u>	<u>See Section 435.120</u>
Wall Sign 	<u>Max. No.:</u> None <u>Max. Area:</u> 25% of the wall <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> None, or indirectly	<u>Max. No.:</u> None <u>Max. Area:</u> 25% of the wall <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> None, or indirectly	<u>Max. No.:</u> None <u>Max. Area:</u> 25% of the wall <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> None, or indirectly	<u>Max. No.:</u> None <u>Max. Area:</u> 25% of the wall <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> None, or indirectly	<u>Max. No.:</u> None <u>Max. Area:</u> 25% of the wall <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> None, or indirectly	<u>Max. No.:</u> None <u>Max. Area:</u> 25% of the wall <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> None, or indirectly	Max. No.: None Max. Area: 25% of the wall Max. Height: N/A Min. Setback: N/A Illumination: None, or indirectly	<u>Max. No.:</u> None <u>Max. Area:</u> 25% of the wall <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> None, or indirectly	<u>Max. No.:</u> None <u>Max. Area:</u> 25% of the wall <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> 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	Non-Residential Uses in Residential Districts Bus Park	C-O	C-1	CBD-1	CBD-2	C-2	C-3	M-1	M-2	Sign Standards
Structural Types  Window Sign	Max. Area: 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	Max. Area: 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	Max. Area: 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	Max. Area: 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	Max. Area: 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	Max. Area: 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	Max. Area: 50% of window area, for each window Max. Height: N/A Min. Setback: N/A Illumination: Allowed	Max. Area: 50% of window area, for each window <u>Max. Height:</u> N/A <u>Min. Setback:</u> N/A <u>Illumination:</u> Allowed	Max. Area: 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

APPENDIX B – TABLE OF PERMITTED AND SPECIALLY PERMITTED SIGNS ZONING DISTRICTS

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																
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)
Business Sign	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	
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	P	
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	
Inflatable Sign								C	C	C	C	C	C	C	C	
Pole Sign																(See "elevated sign" definition)
Special Sign								P	P	P	P	P	P	P	P	(Section 435.125)
Temporary Sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	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	P	P	P	P	P	P	P	P	
Ground Sign (Exclusive of Elevated/Monument Signs)			P	P	P	P	P	P	P		P	P	P	P	P	

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 distance from interchanges with I-49/Highway 71.
Monument Sign (Exclusive of Ground/Elevated Signs)			P	P	P	P	P	P	P	P	P	P	P	P	P	
Portable Movable Display Sign																
Projecting Sign								P	P	P	P	P	P	P	P	
Roof Sign — Elevated/Projecting														S	S	
Roof Sign — Flush-Mounted								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

P* = Non-Residential Uses (Church, Institutional, School)

S = Special use permit required

STAFF REPORT

TO: Planning & Zoning Commission
FROM: Christina Stanton,
DATE: May 6, 2024
SUBJECT: Code Amendments--Chapter 435: Sign Regulations - CONSIDERATION

Type of Item: *Approval*

D. Action Item (ID # 4827)

Code Amendments--Chapter 435: Sign Regulations - CONSIDERATION