

ZONING INTERPRETATION RECORD

Subject of Interpretation:

Determining total sign area for unspecified uses in the S-R zone

Zoning Ordinance Section Number:

Section 8.503. II. Total Sign Area.

A. The sum total sign area for each individual business street frontage shall not exceed twelve (12) square feet.

B. The sum total sign area for a development.

1. The sum total sign area for a development containing less than forty thousand (40,000) square feet of building gross floor area shall not exceed seventy-two (72) square feet.

2. The sum total sign area for a development containing forty thousand (40,000) square feet of building gross floor area or more shall not exceed on hundred forty-four (144) square feet.

(Ord. No. 2260, § 2, 7-18-89; Ord. No. 2278, 2-20-90)

Title of Section:

Unspecified Uses in S-R zone

Cause for Interpretation:

To clarify how allotted signage is calculated for unspecified uses in the S-R zoning district (whether by what is visible from the street or by all signs within the development, including interior signs that are not visible from the street).

S-R zoning has historically been applied to residential property along an arterial street to help create a buffer between single-family and commercial districts. More recently, S-R zoning has been established for developments near single-family districts to regulate height. The S-R district limits building heights to 18', while the C-O (a similar district) allows building heights of 36'. S-R signage has been a secondary consideration to height, but the introductory paragraph in the unspecified uses section appears to reference conflicting criteria related to the determination of total sign area. This interpretation is intended to clarify that conflict.

Interpretation:

The Total Sign Area section of the Unspecified Uses in S-R zone requires "the sum total sign area for a development containing less than forty thousand (40,000) square feet of building gross shall not exceed seventy-two (72) square feet; [more than 40,000 sq/ft shall no exceed 144 sq/ft of signage]".

When determining S-R signage criteria, the following apply:

1) If any sign is located within 250 feet of any street, the restriction of no more than 18 square feet shall apply to the total square footage of allowed signage for any one business, including all wall signs and ground signs;

2) 12 square feet maximum of signage, per business, is allowed on the building wall regardless if the sign is not viewable from a dedicated street;

- 3) Only signs visible from a dedicated street are calculated toward the overall 72/144 sq ft signage allotments.
- 4) The number and placement of wall signs for multi-tenant S-R buildings, will be contingent upon documentation provided to the city related to the leasing agreement and building configuration and subject to an approved Master Sign Program (MSP).

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5.17.07

Date

May 17,
2007

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