

SUBJECT: Report and recommendation on proposed text amendments for Section 1427: Sign Regulations.

PURPOSE:

To obtain approval from the City Planning Commission (CPC) on a text amendment to Schedule 1427: Sign Regulations to include regulations on electronic message boards in residential districts.

PROPOSED TEXT AMENDMENTS:

§ 1427-33. Signs Permitted in Any District

The following signs are permitted in all districts (except as noted) where the use the sign is associated with is also permitted, limited, or conditional, subject to all other limitations, conditions, or prohibitions in this chapter.

	Entry Feature Sign	Identification Sign for Non-Residential Uses in SF and RM Districts	Changeable Copy Sign – for Public and Semi-Public Uses	Home Occupation Sign
Sign Types Permitted	Ground or Wall only	Ground or Wall only	Ground or Wall only	Wall or Window only
Maximum Area Per Sign Face	1 square foot per dwelling unit or 1 square foot per commercial tenant up to 25 square feet	24 square feet for public and semi-public uses; 12 square feet for all other non-residential uses	20 square feet	2 square feet
Maximum Number of Sign Faces	1	2	2	1
Maximum Number of Signs	One sign for every intersection between a subdivision or planned development interior street and a pre-existing perimeter street or along the street frontage of a multi-family development.	One per building	One per site	One per dwelling unit that has an existing and permitted home occupation use
Maximum Sign Height	6 feet	6 feet	6 feet	The ground or first floor only unless a use is located in the second floor or higher of a building and has no first floor occupancy.

	Entry Feature Sign	Identification Sign for Non-Residential Uses in SF and RM Districts	Changeable Copy Sign – for Public and Semi-Public Uses	Home Occupation Sign
Maximum Sign Width:	12 feet	12 feet	10 feet	None
Minimum Sign Setback	Twice the proposed sign height for a ground sign. None for a wall sign.	Twice the proposed sign height for a ground sign. None for a wall sign.	Twice the proposed sign height for a ground sign. None for a wall sign.	None
Illumination Permitted	External Only	External Only	External or Internal <u>In SF and RM districts: External and non-flashing and non-moving only</u>	None

JUSTIFICATION:

Churches are conditional uses in residential districts and permitted uses in the multi-family districts. Recently, permits have been granted to a church in Mt Washington for a moving sign. Such signs in residential districts can have a negative impact on surrounding dwelling units. This text amendment would prohibit such uses as schools, churches and cultural facilities in residential districts from having moving flashing or animated signs thereby protecting the quality of life in the residential neighborhoods.

PUBLIC COMMENTS: A Public Staff Conference was held on November 1, 2007. Several attendees felt that it was unnecessary to change the title, and felt that it should be understood that SF, RM and RF-R are included. The Law department agreed so that change was removed from the proposed text amendment.

RECOMMENDATION:

The Department of Community Development and Planning staff recommends that the City Planning Commission approve the requested text amendments.

Respectfully Submitted By:

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Reviewed By::

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3/8/07
ZTAC

Approved:

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