

LEGISLATIVE #

120313C

Exhibit A-1: College Park Special Area Plan sign regulations

Signs.

Both these regulations and Article IX, Division 1, Land Development Code (Signs Regulations), shall regulate signs. Where there is conflict between Article IX and these regulations, these regulations shall prevail.

1. Signs may be externally illuminated. Signs must be constructed of the following materials and may not be painted directly on walls.
 - a. fabric
 - b. wood
 - c. material other than plastic with a wood-like appearance
 - d. unpainted stone
 - e. unpainted brick
 - f. stucco-finished material
 - g. cast- or hand-wrought iron, bronze, brass or other material (except plastic) having the appearance of cast- or hand-wrought iron, brass or bronze.
 - h. stained glass (with an uncolored clear plastic or protective acrylic covering - may be internally illuminated)
 - i. neon (including individual channel letter neon signs that are internally illuminated and have an uncolored clear plastic covering.)
 - j. lettering on transparent windows or doors
 - k. neon strip lighting in accordance with Section 30-316(d)(2) of the Land Development Code.
2. Roof mounted signs are prohibited.
3. Ground mounted signs must be placed a minimum of 10 feet from the side property line and must be placed outside of the vision triangle. Only one ground-mounted sign is allowed per development.
4. The maximum height of ground-mounted signs shall be 8 feet for Type I and Type IV development and 5 feet for Type II and Type III development.

5. Maximum Sign Area shall be measured by using the largest surface area viewable at one time from any one direction parallel to the ground. Lots with frontage on 2 or more streets may have an additional 50 percent of secondary sign area, contained in a single sign located on the secondary building frontage. The following maximum standards shall apply:

- a. Type I (MU-1) single-occupancy development:

Ground-mounted: 16 square feet.

Each single-occupancy development may display up to 2 wall-mounted signs on the side of the development facing its primary street frontage. The total wall-mounted sign area shall be equivalent to 10 percent of the surface area of the building at the street frontage or 100 square feet, whichever is smaller. Only one building side will be considered as being the building's primary street frontage.

- b. Type I (MU-1) multiple occupancy development:

Ground-mounted: 16 square feet for the development as a whole.

Each occupant of a multiple-occupancy development may display up to 2 wall-mounted signs on the part of the building which is included as part of the occupant's individually leased or owned premises. The sign must be placed on the side which is the primary entrance/exit. The total sign area for wall-mounted signs shall be equal to 10 percent of the surface area of the exterior wall which is the primary entrance/exit to the occupancy or 100 square feet, whichever is less. In addition, each unit shall be allowed one under-canopy sign with a maximum vertical height of one foot and a maximum width of 3 feet. An under-canopy sign shall be defined as a sign suspended beneath a canopy, ceiling, roof, or marquee. The under-canopy sign must maintain a vertical clearance of 9 feet over any pedestrian walkway or public right-of-way.

- c. Multifamily Type II (RMU) development:

Ground-mounted: 12 square feet for the development as a whole.

- d. Civic buildings shall be allowed signage in keeping with their zoning designation and consistent with the standards established in subsections 1-4 above.

Maximum wall-mounted sign area for Type I, Type II and Civic shall follow Sec. 30-318.

6. Each single-occupancy development may have one projecting sign, up to a

maximum of 6 square feet in sign area, in lieu of one of the allowable wall-mounted signs. Projecting signs must be constructed entirely of a non-combustible material. The projection may extend over public right-of-way. At least an 8-foot vertical clearance must be maintained above any pedestrian walkway. The projection may not extend more than 4 feet horizontally from a wall. Its outside edge must be at least 2 feet from an imaginary line drawn perpendicular to the curb when the sign projects over public right-of-way. The sign may not intrude on the vision triangle.

7. Each occupant of a multiple-occupancy development may have one projecting sign, up to a maximum of 6 square feet in sign area, in lieu of one of the allowable wall-mounted signs. Projecting signs must be constructed entirely of a non-combustible material. The projection may extend over public right-of-way. At least an 8-foot vertical clearance must be maintained above any pedestrian walkway. The projection may not extend more than 4 feet horizontally from a wall. Its outside edge must be at least 2 feet from an imaginary line drawn perpendicular to the curb when the sign projects over public right-of-way. The sign may not intrude on the vision triangle.
8. Pedestrian-oriented signs shall be allowed for businesses to attract pedestrian traffic. A pedestrian-oriented sign may be used to advertise changing specials such as food items, means or other promotions; and shall only be used to advertise products or services available or for sale at the site where the sign is located. The allowable sign area for pedestrian-oriented signs shall not be counted against the total allowable sign area for a development or business. A permit must be obtained for pedestrian-oriented signs.
 - a. *Permitted number of signs.* Each single-occupancy development and each occupant of a multiple-occupancy development may display either one message-board sign or one pedestal-type sign.
 - b. *Pedestal-type signs.* Figure 1 illustrates the sample pedestal-type sign.
 1. The maximum height of a pedestal-type sign is 5 feet.
 2. Pedestal-type signs shall be permanently mounted in the ground, and shall not be placed in the public right-of-way or any pedestrian walkway.
 3. Pedestal-type signs shall have a maximum sign length and width of 18 inches, for a maximum sign area of 2.25 square feet.
 4. Pedestal-type signs may be internally illuminated.
 - c. *Message-board signs, including chalkboards and bulletin boards.* Figure 2 illustrates the sample message-board sign.

1. The maximum area of a message-board sign is 6 square feet.
2. Message-board signs must be mounted on a wall, door, or window of a business.
3. Message-board signs may be mounted in a protective frame with a covering of up to 6 inches deep; and may project into the public right-of-way by 6 inches.
4. Message-board signs may be internally illuminated.
9. Non-conforming signs must be made to conform with these regulations when a change of use (according to the Standard Building Code) occurs.
10. Fabric signs may be internally lit only.

See Figure #1 (Sample Pedestal-Type Sign) and Figure #2 (Sample Message Board Type Sign).