



Planning and Development Services

PB-10-21 TCH
Legistar Item No. 100101
Jason Simmons
November 4, 2010
(City Legistar No. 100101)

- **Section 30-318(d)(2)**
- *Multiple-family residential developments, community residential homes with more than fourteen residents, mobile home parks and other allowable uses in multi-family districts for which signage is not otherwise regulated. Signs of a permanent nature, designed only to identify the development and indicate availability of dwelling units or mobile home sites and including structural features may be erected in accordance with the following regulations:*

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- a. Permanent identification signs and structures shall be permitted only for a total development as originally or subsequently approved as shown on the latest approved development plan for developments that require development plan approval. Such signs and structures shall be erected entirely on private property in accordance with the requirements of subsections (d)(2)b., c., d., and e. of this section.

- b. Except as provided in c. below, such signs and structures shall be permitted on one entrance into such development from an abutting street. The sign shall be no greater than 16 square feet in size, excluding structural elements and decorative features, and may be wall or ground mounted. Any sign structures for such permitted signs shall not exceed 16 square feet in size, excluding structural elements and decorative features.

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Multi-family developments consisting of six or more units shall be allowed a sign up to 24 square feet in size, excluding structural elements and decorative features. Such signs may be wall or ground-mounted and may be a single sign unit with two faces or a single-faced sign mounted on each side of such entranceway. Where more than one entranceway is approved, one additional sign designed for identification only, on a structure not exceeding four square feet in size, shall be permitted at each entranceway.

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- c. Such signs may be illuminated with a steady light but shall not be animated.
- c. Multi-family developments consisting of six or more units shall be allowed a sign not to exceed 24 square feet in size, excluding structural elements and decorative features. Such signs may be wall or ground-mounted and may be a single sign unit with two faces or a single-faced sign mounted on each side of an entrance into such development from an abutting street. Where more than one entrance is approved, one additional sign, not exceeding 16 square feet in size, excluding structural elements and decorative features, shall be allowed at each additional entrance.

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- If the development has frontage with no approved entrance on the frontage, one additional sign not exceeding 16 square feet in size, excluding structural elements and decorative features, shall be allowed to be placed on one additional frontage.
- ┌ c d. Such signs may be illuminated with a steady light but shall not be animated.
- ┌ d e. The maximum height of the freestanding sign shall not exceed eight feet.

Current Regulations

Avenue

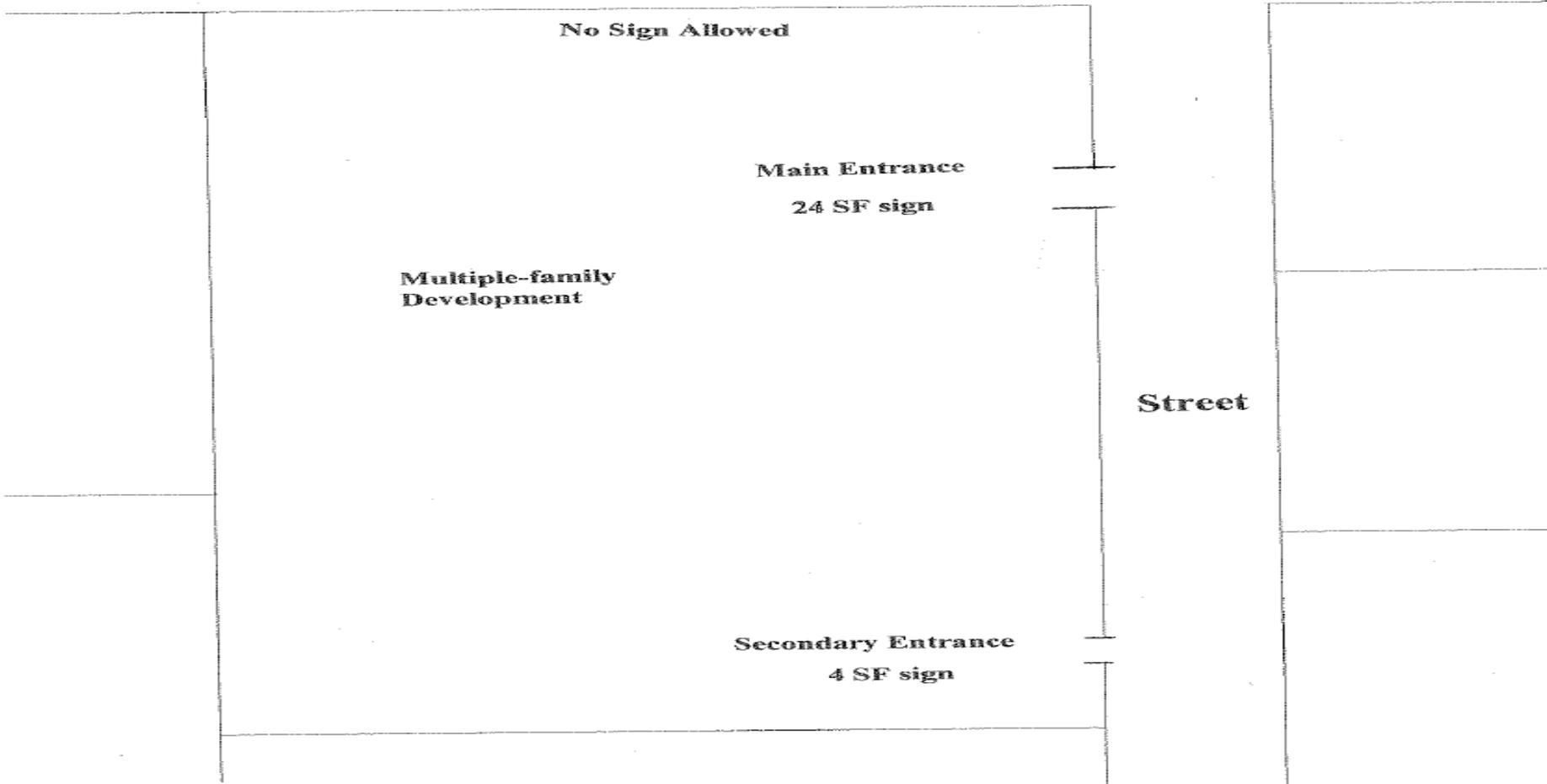
No Sign Allowed

Main Entrance
24 SF sign

**Multiple-family
Development**

Secondary Entrance
4 SF sign

Street



Proposed Regulations

Avenue

16 SF sign allowed

Main Entrance
24 SF sign

**Multiple-family
Development**

Street

Secondary Entrance
16 SF sign allowed

STAFF RECOMMENDATION: APPROVAL