

City Planning Commission Communication

Department: Community Development		
Case #ZT-17-001	Ordinance No.	Planning Commission: 1/10/2017
Applicant: City of Council Bluffs		

Subject/Title

CASE #ZT-17-001: Public hearing on the request of the City of Council Bluffs to amend Section 15.33.160 *Residential Signs* of the *Signs Chapter* of the Municipal Code (Zoning Ordinance).

Background

The Community Development Department is requesting a text amendment to adjust the maximum amount of signage allowed in the AP/Administrative Professional District. The requested change is to more equitably allow signage on larger development parcels with multiple street frontages. At the present time a maximum of 100 square feet of total signage is allowed in the AP district.

In the context of the Sign Ordinance signs located in an AP district are treated in a category similar to residential signage. In the case of larger development parcels signage is not equitable to other zoning classifications which allow for non-residential uses. The applicable code section is below, shown with proposed changes.

Section 15.33.160 Residential District Signs. Only the exempt signs in Section 15.33.080, temporary signs in Section 15.33.090 and Neighborhood Identification Signs in Section 15.33.120 are permitted in R-1E, R-1, R-1M, R-2 and R-3 Districts. In addition to the exempt signs in Section 15.33.080, temporary signs in Section 15.33.090 and Neighborhood Identification Signs in Section 15.33.120, the following types of signs are permitted in the residential districts listed below, subject to the following limitations:

4. *AP/Administrative Professional District sign regulations. In case of conflicts between these conditions, the most restrictive condition shall apply.*
 - a. *Total permitted sign area shall not exceed ~~100% of the longest 1 x the lineal street frontage of the premise or 100 feet, whichever is less.~~ Total street frontage shall be calculated as the length of longest street and one-half the distance of all other streets, or 400 square feet whichever is less.*
 - b. *Attached signage shall not exceed 1.5 square feet per lineal foot of the building to which it is attached.*
 - c. *Detached signs shall not exceed ~~50~~ 100 square feet or ten (10) feet in height.*
 - d. *On- premise directionals shall not exceed three (3) square feet per face and exceed three (3) feet in height.*

Comments

Each City department and utility provider has been notified of the proposed change.

1. The Council Bluffs Police Department and the Parks, Recreation and Public Property Department have each indicated they have no comments/concerns.
2. The Public Works Department noted a concern about visibility regarding placement of monument/detached signs. A concern has been raised that increasing the maximum area allowed for detached signs may increase line of sight issues.

Recommendation

The Community Development Department recommends approval of the proposed text amendment as follows:

AP/Administrative Professional District sign regulations. In case of conflicts between these conditions, the most restrictive condition shall apply.

- a. Total permitted sign area shall not exceed 1 x the lineal street frontage of the premise. Total street frontage shall be calculated as the length of longest street and one-half the distance of all other streets, or 400 square feet whichever is less.*
- b. Attached signage shall not exceed 1.5 square feet per lineal foot of the building to which it is attached.*
- c. Detached signs shall not exceed 100 square feet or ten (10) feet in height.*
- d. On- premise directionals shall not exceed three (3) square feet per face and exceed three (3) feet in height.*

Attachment

Attachment A: Proposed text amendment §15.33.160, Residential Signs in the Signs Chapter of the Municipal Code.

Prepared by: Rose E. Brown, Planning Coordinator

Section 15.33.160 Residential District Signs. Only the exempt signs in Section 15.33.080, temporary signs in Section 15.33.090 and Neighborhood Identification Signs in Section 15.33.120 are permitted in R-1E, R-1, R-1M, R-2 and R-3 Districts. In addition to the exempt signs in Section 15.33.080, temporary signs in Section 15.33.090 and Neighborhood Identification Signs in Section 15.33.120, the following types of signs are permitted in the residential districts listed below, subject to the following limitations:

1. Additional signage types allowed in R-4/High Density Multi Family Residential, PR/Planned Residential and AP/Administrative Professional Districts:
 - a. Attached wall, awning or canopy signs
 - b. Detached ground or monument signs
 - c. On-premise directionals
2. R-4/High Density Multi-Family Residential District sign regulations. In case of conflicts between these conditions, the most restrictive condition shall apply.
 - a. Total permitted sign area shall not exceed 40% of the longest street frontage of the property. No other street frontage shall apply.
 - b. Attached signage shall not exceed 1.0 square foot per lineal foot of the building to which it is attached.
 - c. Detached signs shall not exceed 50 square feet or ten (10) feet in height.
 - d. On- premise directionals shall not exceed three (3) square feet per face and exceed three (3) feet in height.
3. PR/Planned Residential District sign regulations are subject to approval of a planned residential development plan as approved by the City Council. In case of conflicts between these conditions, the most restrictive condition shall apply. The following are general guidelines:
 - a. Total permitted sign area shall not exceed 40% of the longest street frontage of the property. No other street frontage shall apply.
 - b. Attached signage shall not exceed 1.5 square feet per lineal foot of the building to which it is attached.
 - c. Detached signs shall not exceed 50 square feet or ten (10) feet in height.

- d. On- premise directionals shall not exceed three (3) square feet per face and exceed three (3) feet in height.
4. AP/Administrative Professional District sign regulations. In case of conflicts between these conditions, the most restrictive condition shall apply.
- a. Total permitted sign area shall not exceed ~~100% of the longest 1 x the lineal street frontage of the premise or 100 feet, whichever is less.~~ Total Street frontage shall be calculated as the length of the longest street and one-half the distance of all other streets, or 400 square feet whichever is less.
 - b. Attached signage shall not exceed 1.5 square feet per lineal foot of the building to which it is attached.
 - c. Detached signs shall not exceed ~~50~~ 100 square feet or ten (10) feet in height.
 - d. On- premise directionals shall not exceed three (3) square feet per face and exceed three (3) feet in height.