

ARTICLE 60 SIGN REGULATIONS

Table of Contents

Section		
60.01	Title	1
60.02	Purpose and Intent	1
60.03	Applicability	1
60.04	Conflict	1
60.05	Interpretation	1
60.06	Definitions	2
60.07	Exemptions – No Permit Required	4
60.08	Prohibited Signs and Attention-Attracting Devices	6
60.09	Signs Permitted by Zoning District	7
60.10	General Requirements Pertaining to All Signs	10
60.11	Off-Premise Signs / Billboards	13
60.12	Removal of Abandoned, Obsolete or Illegal Signs	14
60.13	Non-Conforming Signs	15
60.14	Master Sign Plan	16
60.15	Sign Permits – Approval Procedures / Permit Fees	18
60.16	Severability	20

Section 60.01 Title

This Chapter of the City of Edwardsville Zoning Regulations shall hereinafter be known and cited as the “City of Edwardsville Sign Regulations.”

Section 60.02 Purpose and Intent

The purpose of this chapter is to provide minimum standards intended to promote and protect the public health, safety and welfare and to safeguard property and property values by regulating and controlling the quality of materials, construction, installation and maintenance in addition to the number, size, sign type, and illumination pertaining to signs. The City of Edwardsville recognizes that there is a need for a reasonable balance between the right of property and business owners to identify establishments and the right of the general public to be protected from the unrestricted proliferation of signs.

Section 60.03 Applicability

The regulations and requirements of this chapter shall apply to all signs, permanent or temporary, that are intended to be viewed from a public right-of-way or adjacent property, or that are intended to be viewed from outdoor areas of public property. Signs are allowed only in conformance with these sign regulations, or as otherwise provided for nonconforming signs under the provisions of this chapter. It shall be unlawful to construct or maintain a permanent or temporary, sign or sign structure without a valid permit unless otherwise exempted under Section 60.07.

Section 60.04 Conflict

When the provisions of these sign regulations are inconsistent with one another or when the provisions of these sign regulations conflict with provisions found in other adopted ordinances or regulations, the more restrictive provision shall govern.

Section 60.05 Interpretation

Interpretation of the provisions of these sign regulations shall be made by the City Manager or City Manager’s staff designee. All decisions are appealable to the Planning Commission.

Section 60.06 Definitions

ARTICLE 60 SIGN REGULATIONS

- A. *Address sign*: Address numbers for the sole purpose of identifying the street number of a residence, business or public space for emergency or mail courier services.
- B. *Awnings*: a roof like projection from a structure, made of canvas or other material extending over a doorway, the top of a window, over a deck, etc., that may provide protection from weather or be an architectural embellishment.
 - i. Any awning that incorporates words, letters, numerals, figures, devices, designs or trademarks and logos by which information is made known to the public shall be considered a wall mounted sign.
 - ii. A sign attached to the underside of an awning and protruding over public or private sidewalks or rights-of-way shall be considered a projecting sign.
- C. *Architectural Light Banding/Wrapping*: Wrapping of and banding on buildings, freestanding signs, walls and other structures with illuminated bars, tubing, bulbs and similar devices.
- D. *Attention Attracting Devices*: Signs, or other devices:
 - i. using lights or illuminations (including spotlights and searchlights) that flash, move, rotate, scintillate, blink, flicker or vary in intensity or color; or,
 - ii. that are of such intensity or brilliance as to cause glare or impair the vision of motorists, cyclists or pedestrians; or,
 - iii. that have animated parts intended to attract the attention of the public; or,
 - iv. that are inflatable, or emit sound or smoke;
 - v. except for time/temperature, date, stock market or similar brief informational displays in conformance with the illumination standards in section 60.10.D.
- E. *Banner*: any sign made of lightweight cloth, fabric, plastic, combustible or other similar material mounted, tied, or wrapped on or to a frame, rigid surface, structure or any other man made or natural item.
- F. *Building Marker*: Any wall sign indicating the name of a building, date or incidental information about its construction.
- G. *Canopy*: a roof like covering or overhanging projection, usually of fabric or similar material, supported on poles or suspended above a doorway of a building to a curb.
 - i. Any canopy that incorporates words, letters, numerals, figures, devices, designs or trademarks and logos by which information is made known to the public shall be considered a sign. If such a canopy is attached to a building it will be considered a wall mounted sign. If not attached to a building it will be considered a detached / freestanding sign.
 - ii. Under canopy sign – a sign attached to the underside of canopy is considered to be a projecting sign.
- H. *Changeable Copy Signs*: Signs on which design elements, words, letters, figures, symbols, logos, fixtures, or colors routinely change or are intended to be changed from time to time are considered changeable copy signs.
- I. *Construction Project Sign*: any sign associated with and located on the premise of an active construction or development site that provides information pertaining to the current or future construction / development or the various entities engaged in the activity (i.e. contractors, sub-contractors, architects, engineers, real estate developers, etc.).
- J. *Detached / Freestanding Signs*: any sign not attached to a building.
 - i. *Pole*: A permanent, freestanding sign that is mounted on a pole(s) or other support(s) that is placed on and anchored in the ground or on a base and that is independent from any building or other structure.
 - ii. *Monument*: A permanent, freestanding sign mounted on a base or other supports and where the bottom of the sign face is located within two (2) feet of ground level.
- K. *Directional / Incidental Sign*: A sign which guides or directs pedestrian or vehicular traffic, or a sign in conjunction with a drive-thru window providing instructions, which may be mounted on the ground, on a building or in connection with a detached sign.

ARTICLE 60 SIGN REGULATIONS

- L. *Flags*: Any fabric or similar material containing distinctive colors, patterns, or symbols used as a symbol of a government, political subdivision or private entity.
- M. *Holiday decorations*: Displays erected on a seasonal basis in observance of religious, national, or state holidays, which are not intended to be permanent in nature and that contain no advertising material.
- N. *Illumination*:
 - i. Semi-illuminated –uniformly illuminated internally over its entire area, including the area of the sign, by use of electric or other artificial light.
 - ii. Indirectly illuminated –partially or completely illuminated at any time by an external light source which is shielded as to not be visible at eye level.
 - iii. Fully illuminated – illuminated by an external or internal light source which is visible.
- O. *Marquee*: A hood or permanent construction that projects from the wall of a building, usually above the entrance generally lit and intended for advertisement of regularly changing activities on the premises. A marquee sign is any sign attached to, in any manner, or made part of a marquee.
- P. *Official/Governmental Signs and Legal Notices*: Signs placed by a governmental body, governmental agency, or public authority, such as traffic signs, signals, or regulatory devices or warnings; official emblems, public notices, or official instruments; signs of historical interest; signs designating area of architectural or historic significance or gateways; or other similar signs.
- Q. *Off-premise signs / Billboards*: a sign which directs attention to a business, commodity, service, activity, event, or product sold, conducted or offered off the premises where such sign is located.
- R. *On-premise signs*: a sign which directs attention to a business, commodity, service, activity or product sold, conducted or offered on the premise where such sign is located.
- S. *Painted wall signs*: any sign painted directly upon the exterior wall or any external part of a building façade.
- T. *Pennant or streamer*: Any lightweight plastic, fabric, or similar material, suspended from a rope, wire, or string, usually in series, designed to move in the wind. The term “pennant” shall not include a “banner” or an official or personal “flag” as regulated herein, but shall include sail signs and sky dancers.
- U. *Political Signs*: Signs pertaining to candidates for public office, measures or issues on primary, general or special election ballots
- V. *Portable Signs*: A sign designed to be temporarily placed upon the ground or a structure, and not otherwise affixed to it, having the capability of being readily moved from one location to another. Examples include:
 - i. Signs mounted on a trailer, with or without wheels.
 - ii. A-Frame or sandwich board signs.
 - iii. Umbrellas used for advertising.
 - iv. Inflatable signs
 - v. Signs mounted, painted or superimposed upon a vehicle that is positioned for the primary purpose of acting as a sign exposed to the public or parked within view of public streets, and that is not otherwise in use in the normal course of transporting people, merchandise, or freight
- W. *Product Packaging*: Brand names or logos on products, product containers, or dispensers that are an integral part of the product or the product’s packaging including vending operations.
- X. *Projecting Signs*: Signs projecting greater than twelve (12) inches from a building wall in any direction.
- Y. *Real Estate Signs*: Any on-premises sign placed upon a lot, subdivision or parcel of land or on a building advertising the lease, rental or sale of the building, parcel, lot or land.
- Z. *Roof Signs*: A sign painted on or attached to any portion of the building above the main roofline or projecting beyond the main roof line of the structure except those signs not visible from adjacent properties or rights-of way. Signs attached to steeply pitched (2/1 slope or greater) portions of

ARTICLE 60 SIGN REGULATIONS

mansard roofs and similar roof types are considered wall signs, and are not considered roof signs, provided they do not extend above the height of the steeply pitched portion of the roof.

- AA. *Sign*: any words, letters, numerals, figures, devices, designs or trademarks and logos by which information is made known to the public.
- BB. *Signs Posing Traffic or Pedestrian Hazards*: Signs located or operating on a premise in such a manner or location as to obstruct the view of vehicular traffic or pedestrians, or be confused with, any authorized traffic signal, notice or control device, or with lights on any emergency vehicle.
- CC. *Snipe Signs*: Signs attached to any public utility pole or structure, street tree, fence, fire hydrant, bridge, curb, sidewalk, park bench or other location on public property except those placed by agencies of the federal, state or local government.
- DD. *Sound or smoke emitting sign*: A sign that emits or utilizes in any manner any sound capable of being detected on any traveled street or highway by a person with normal hearing; or a sign that emits smoke, vapor, particles, or odors.
- EE. *Subdivision / Development Entrance Sign*: a detached sign identifying the subdivision or development such as an office / business park, or shopping center or apartment complex, located at one or more of the subdivision / development entrances.
- FF. *Wall Mounted Signs*: a sign attached to or erected against an exterior wall of a building or structure, which projects not more than twelve (12) inches from the wall and presents only one face with advertising copy to the public.
- GG. *Window Displays / Signs*:
 - i. *Interior*. Window or door displays and interior signs visible from a right-of-way, or parking area within three (3) feet of the interior side of the window or door.
 - ii. *Exterior*. Signs Attached to the exterior side of the window or door or in front of any building opening used for ingress, egress or ventilation.

Section 60.07 Exemptions-No Permit Required

The following signs, subject to the standards established in this section and in Table 60.09.A.1 pertaining to signage, do not require a sign permit. See Table 60.09.A.1 to determine additional applicable regulations.

- A. *Address Signs*.
- B. *Building Markers*, that are:
 - i. Cut into a masonry surface or made of bronze or other permanent material;
 - ii. Not illuminated; and,
 - iii. Not exceeding three (3) square feet in area.Building Markers not meeting these standards shall be considered wall mounted signs to be included in the maximum sign area, number totals and other standards applicable to such signs requiring a permit.
- C. *Construction Project Signs*.
 - i. Up to one (1) double faced sign per public rights-of-way frontage on the outer boundary of the construction / development site or zone;
 - ii. Not exceeding seventy-two (72) square feet per sign face.
 - iii. Placed on site not more than five (5) days in advance of construction activity on site, and removed within five (5) days of completion of construction activity
- D. *Flags*, that are:
 - i. Not exceeding 40 square feet in area;
 - ii. On a maximum pole height of thirty-five (35) feet, or not more than ten (10) feet above the roof line of the primary building, whichever is less;
 - iii. Not located in such a way as to intentionally attract the attention of the public for commercial purposes; and,

ARTICLE 60 SIGN REGULATIONS

- iv. Flown on poles with a maximum of three (3) poles per property, no more than one (1) of which may be a corporate or business flag. Corporate or business flag measurements shall be included within the maximum freestanding / detached sign area total for use pursuant to Table 60.09.A.1. Flags not meeting these standards shall be considered freestanding / detached signs to be included in the maximum sign area, number totals and other standards applicable to such signs requiring a permit.
- E. *Garage Sale Signs – residential and residential neighborhoods*
- F. *Holiday decorations.*
- G. *Official/Governmental Signs and Legal Notices.*
 - i. Such Signs are authorized within all rights-of-way or other properties controlled by such governmental body, agency or authority.
- H. *Political Signs*, per the following:
 - i. *Residential Districts.* One (1) sign per lot for each candidate, measure or issue not exceeding six (6) square feet in area and three (3) feet in height.
 - ii. *Non-Residential Districts.* One (1) sign per lot or parcel for each candidate, measure or issue not exceeding sixteen (16) square feet in area or six (6) feet in height.
 - iii. *General.* Political signs may be placed on private property and only with the permission of the property owner. Political signs shall not be placed in any portion of public or street right-of-way, nor shall such signs be placed on utility poles, fence posts, fences, trees or sides of buildings. All such political signs shall not be placed more than sixty (60) days prior to the pending election and shall remain no longer than twenty-one (21) days after the election. The following persons or entities are responsible for compliance with the provisions of this ordinance as it pertains to political signs: the owner of the sign; an owner with interest in the property where the sign is located ; the candidate endorsed by the sign; the candidate’s representative; and the person(s) who actually erected the sign.
- I. *Product Packaging (interior).*
- J. *Real Estate Signs*, per the following:
 - i. *Residential.* Real Estate signs in residential districts shall not exceed six (6) square feet per sign face including riders (additional attached signs). Such signs shall not exceed five (5) feet in height and one (1) sign is allowed per frontage adjacent to a public right-of-way.
 - ii. *Non-Residential.* Real Estate signs in non-residential districts shall not exceed 16 square feet in area per face. Such signs shall not exceed eight (8) feet in height and one (1) sign is allowed per frontage adjacent to a public right-of-way.
 - iii. *General.* Two (2) riders not exceeding two (2) square feet each are allowed per residential real estate sign. All real estate signs must be removed within ten (10) days of sale, rental or lease. Illumination of real estate signs is prohibited.
- K. *Temporary signs associated with: Community fairs / events sponsored by a governmental or institutional entity and special events held for / by public, charitable, religious or fraternal organizations per the standards in Section 60.09 B of these regulations.*
- L. *Window Displays / Sign (interior)*, per the following:
 - i. The total square footage of such displays or signs shall not exceed 25% of the window square footage.
 - ii. Any such signage exceeding 25% of the window square footage shall be considered wall mounted signage and be included within the maximum wall mounted sign area or number totals pursuant to Table 60.09.A.1.
- M. *Other Exempt Signs:*
 - i. Signs not visible beyond the boundaries of the lot or parcel upon which they are located, or from any public right-of-way.
 - ii. Signs displayed within the interior of a building which are not within three (3) feet of a window or door, or which are not visible from the exterior of the building.

ARTICLE 60 SIGN REGULATIONS

Section 60.08 Prohibited Signs and Attention-Attracting Devices

It shall be a violation of these regulations to erect, install, place or maintain the following signs and attraction getting devices:

- A. *Architectural Light Banding/Wrapping*
- B. *Attention Attracting Devices*
- C. *Banners (except as a permitted temporary sign as outlined in Section 60.09.B)*
- D. *Changeable Copy signs without locked vandal proof covers*
- E. *Fully illuminated signs, and illumination methods such as flashing, blinking, oscillating, rotating, or intermittent turning on-and-off of any illuminating device.*
- F. *Painted wall signs*
- G. *Pennant or streamer(except as a permitted temporary sign as outlined in Section 60.09.B)*
- H. *Portable Signs*
 - i. *Portable Sign - Vehicle.* Any such sign shall be in violation of this chapter if the vehicle is parked in the same location, easily viewable from a public right-of-way for more than three (3) consecutive days or the sign is otherwise determined by the City to be a blatant attempt to circumvent this chapter. Such determinations shall be based upon considerations including, but not limited to size, location, persistence, and attention-attracting methods.
- I. *Projecting Signs*
- J. *Roof Signs*
- K. *Signs Posing Traffic or Pedestrian Hazards.*
- L. *Snipe Signs*
- M. *Wall Mounted Signs (extending beyond the top or edge of the any wall or façade)*
- N. *Window Displays / Signs (exterior)*
- O. *Other Signs:*
 - i. *Not Specifically Exempt or Permitted.* Any signs or advertising structures which are not specifically exempt or permitted in these sign regulations.
 - ii. *Signs without valid permits.* It shall be unlawful to construct or maintain a sign or sign structure without a valid permit unless otherwise exempted under Section 60.07.
 - iii. *Non-Compliance.* Any other sign that does not comply with the terms, conditions or provisions of these sign regulations.
 - iv. *Obstruction of egress, openings, ventilation.* A sign shall not be erected, constructed, or maintained so as to obstruct any fire escape, window, door or other opening or path of ingress and/or egress, or so as to prevent free passage from one part thereof. A sign shall not be attached in any form, shape, or manner to a fire escape, nor be so placed as to interfere with an opening which is required for legal ventilation.

ARTICLE 60 SIGN REGULATIONS

Section 60.09 Signs Permitted By Zoning District

Table 60.09.A.1 displays the permitted type, number, size, height, illumination method and other regulations for signs permitted by right in the respective zoning districts.

A. *Permanent Signs.* Signs associated with day-to-day use of and activity on private property, which are intended to be present for more than fourteen (14) days are considered permanent signs.

Table 60.09.A.1	Maximum Number	Illumination	Maximum Size	Maximum Height	Setback	Notes
AG/ R District						
Home Occupations	1	No	4 square feet	Not exceed height of the facade		Mounted on residence, unless the residence is not visible from the road or is more than 50 feet from street r-o-w then a freestanding / detached sign < 4 sq feet and < 6 feet in height setback 10 ft from property line(s) is allowed.
Agricultural Products	1	No	32 square feet	8 feet	10 feet	Such signage must be associated with products raised / grown on the premises.
Subdivision / Development Entrance	2 per entry	Indirect	32 square feet	8 feet	10 feet	Incorporating the use of materials complementary to and reflective of the desired character or theme of the subdivision / development, and include a landscape area equal to or greater then that of the sign area.
Churches / Institutional Uses						
Freestanding / Detached Monument	2	Indirect	40 square feet	8 feet	10 feet	Incorporating the use of materials complementary to and reflective of the desired character or of the primary building, and including a landscape area equal to or greater then that of the sign area.
Wall Mounted	1	Indirect	5% of façade on which it is placed	Not exceed height of the facade		
Other uses (as Special Uses)						

ARTICLE 60 SIGN REGULATIONS

Table 60.09.A.1	Maximum Number	Illumination	Maximum Size	Maximum Height	Setback	Notes
Wall Mounted	1	Indirect	5% of façade on which it is placed	Not exceed height of the facade		
Freestanding / Detached Monument	1	Indirect	40 square feet	8 feet	10 feet	Incorporating the use of materials complementary to and reflective of the desired character of the primary building, and including a landscape area equal to or greater then that of the sign area.
Directional	as needed	No	4 square feet	4 feet	10 feet	
Single Family Residential Districts						
Same as AG/R District except agricultural products and detached home occupation signs are not permitted; and, duplexes shall not be allowed signs as other / special uses.						
R-2 / R-3 Residential Districts						
Same as AG/R District except agricultural products and detached home occupation signs are not permitted.						
Multi-Family Development	1 wall sign per building	No	12 square feet	Not exceed height of the facade		Identifying the building.
C-1 / C-2 Districts						
Wall	2	Yes	10% of the façade they are placed on			

ARTICLE 60 SIGN REGULATIONS

Table 60.09.A.1	Maximum Number	Illumination	Maximum Size	Maximum Height	Setback	Notes
Freestanding / Detached Sign (In lieu of 1 wall sign on front facade)	1	Yes	64 square feet per side; 2 sides max.	Can not exceed the allowed height of structures	10 feet minimum or equal to the height of the sign	Including a landscape area equal to or greater than the square footage of the sign.
Shopping Center / Office Park Identification	1 detached monument per development frontage	Yes	64 square feet per side; 2 sides max.	25 feet		Incorporating the use of materials complementary to and reflective of the desired character or theme of the development, and include a landscape area equal to or greater than that of the sign area.
Shopping Center / Office Park Directional	as needed	Yes	12 square feet	4 feet	10 feet	
I-1 / I-2 Districts						
Same as C-1 / C-2 Districts.						
Planned Unit Developments						
Per the design standards of the underlying / corresponding zoning district.						
I-435 / Industrial Park / K-32 / Riverview Overlay Districts						
Master Sign Plan required per Section 60.14 of these sign regulations.						

ARTICLE 60 SIGN REGULATIONS

- B. *Temporary Signs.* Signs associated with grand openings, real estate events, going out of business activities, special sales, community fairs, festivals, garage sales, neighborhood events, and other similar seasonal or periodic activities, events or sales are considered temporary signs. All temporary signs, except residential garage sale signs, require a permit and must meet the following standards:
- i. Each residential, commercial or industrial entity may apply for and be granted a temporary sign permit up to four (4) times each calendar year. The length of each permit period shall not exceed fourteen (14) consecutive days and each permit period must be separated by a minimum fourteen (14) day period.
 - ii. No temporary sign shall not be erected prior to seven (7) days in advance of the actual event, activity or sale, and must be removed within two (2) days of the end of the event, activity or sale.
 - iii. Only one temporary sign shall be permitted. Such sign shall not be larger than thirty-two (32) square feet in residentially zoned areas (AG/R, RD-1, RD-NS, RD-S, RD-2, RD-3) and sixty-four (64) square feet in commercial or industrial zoned areas (C-1, C-2, I-1, I-2).
 - iv. The temporary sign must be located on the premise that the activity, event or sale is being conducted.
 - v. The temporary sign must be located on private property and shall not be posted on public property or within public easements or rights-of-way.

Community Fairs / Special Events, sponsored by a governmental or institutional entity (i.e. local government agency, school, church / place of worship) are not subject to permitting and may have multiple signs located on or off the premise on which the fair or event is located.

Special events held for / by public, charitable, religious or fraternal organizations must adhere to the standards in this section except signage must not be erected more than thirty (30) days prior to the event advertised and must remove the signage no more than five (5) days after the event.

Banners, pennants, flags and other supplementary devices may be allowed as part of the temporary sign permit for grand openings and real estate events (i.e. Parade of Homes).

Section 60.10 General Requirements Pertaining to All Signs

- A. *Number.* The maximum permitted number of signs shall be as specified in Table 60.09.A.1.
- B. *Location*
- i. *Right-Of-Way.* Signs are prohibited that are located within, on, or projecting over a property line which borders a public or private street, highway, alley, lane, parkway, avenue, road, sidewalk or other right-of-way including but not limited to temporary and portable signs. Furthermore, all freestanding signs shall meet the setback distance requirements in Tables 60.09.A.1. The City Manager or City Staff designee may cause to be removed signs projecting into public property in accordance with Section 60.12.C.
 - ii. *Line of sight.* Signs along all streets and boundaries shall not interfere with line of sight within 20 feet of the point of intersection of pavement of:
 - a. A vehicular access way or driveway and a street
 - b. A vehicular access way or driveway and a sidewalk
 - c. Two or more vehicular access ways or driveways

ARTICLE 60 SIGN REGULATIONS

No sign which obstructs sight lines at elevations between two (2) and eight (8) feet above roadways shall be located at any corner lot within the triangular area formed by the right-of-way lines and a line connecting them at points twenty-five (25) feet from their point of intersection or at equivalent points on private streets measured from the pavement or surface area edge.

C. *Measurement.*

To determine compliance with the maximum allowable sign areas permitted by this chapter, the area of a sign shall be considered the area of the furthest sign extents unless otherwise stated.

- i. The area of a cabinet-type sign shall be determined by multiplying the length by the height of the smallest rectangle enclosing the limits of the sign face. The depth (thickness) of a sign is not included in the sign area if no message is placed there.
- ii. The area of individual letter and/or logo signs shall also be the area of the smallest rectangle encompassing all words, letters, symbols and logos together with any frame, material, color or texture forming an integral part of the sign or used to differentiate the sign face from the structure upon which it is placed.
 - a. *Sign Supports Not Counted Against Area.* Sign structure, supports or uprights on which the sign face is placed, or any portion of a sign structure not intended to contain any message and strictly structural or decorative in nature, other than those portions included within the rectangle defining the limits of the sign face, shall not count against the allowable sign area established in this chapter.
 - b. *Changeable Copy Signs:* The sign face area of changeable copy signs shall include the entire area within which any words, letters, figures, symbols, logos, fixtures, colors, or other design elements may be placed, together with any frame or material, texture, or color forming an integral part of the sign face or used to differentiate the sign face from the structure upon which it is placed.
 - c. *Sign Area of Double-Faced Signs.* When the sign faces of a double-faced sign are parallel to each other or the angle formed between the sign faces is forty-five degrees (45°) or less, only one (1) sign face shall be measured in computing the sign area. If the two (2) faces of a double-faced sign are of unequal area, the larger sign face shall be considered the area of the sign. If the angle between the two (2) sign faces is greater than forty-five degrees (45°), the sign area is the sum of the areas of the two (2) sign faces.
 - d. *Sign Area of 3 and 4 Face Signs.* The sum of the area of each sign face multiplied by .75 is considered the total sign area.
 - e. *Three-Dimensional Signs.* Where a sign consists of one (1) or more three-dimensional objects (i.e. food objects, clusters of objects, cubes, balls, statue-like trademarks), the sign area shall be measured as would a two-dimensional sign. Signs with three-dimensional objects that exceed a projection of six (6) inches from the sign face shall be subject to approval of the Planning Commission. Spherical, free-form, sculptural, or other non-planar sign area shall be determined by adding the total of all four vertical sides of the smallest hexahedron (six-sided polyhedron) that will encompass the sign structure. Signs with more than four faces are considered three-dimensional signs for the purposes of sign area measurement.

D. *Illumination.*

- i. Internally illuminated, externally illuminated and non-illuminated signs are permitted pursuant to Table 60.09.A.1. Illumination shall be designed to minimize negative impacts on surrounding rights-of-way and properties. Illumination levels of all signs shall not exceed a measurement of 1.0 foot candle (or 10 lux) at property lines. The light from an illuminated sign shall not be of an intensity or brightness that will create a negative impact on residential uses in direct line-of-sight to the sign. Signs may not be illuminated in a manner that interferes with (including glaring

ARTICLE 60 SIGN REGULATIONS

or blinding), misleads or confuses traffic. All light sources or luminaries shall not be located within a required sign setback. All illumination shall be steady, continuous burning bulbs or lights. All illuminated signs shall utilize shut off controls and lighting shall be extinguished no later than one half (1/2) hour after the close of business.

- ii. Illuminated signs produced in quantity (other than signs custom-built for specific locations) shall be constructed in accordance with the "Standards for Electrical Signs (U.L. 48) of the Underwriters' Laboratories, Inc." and bear the label of the Underwriters' Laboratories, Inc.

E. *Structure and Installation*

- i. *Attachments.* Letters, figures, characters, representations in cutout or irregular form maintained in conjunction with, attached to or superimposed upon any sign shall be safely and securely built or attached to the sign structure.
- ii. *Electrical Service.* When electrical service is provided to sign(s) or landscape all electrical service is required to be underground and concealed. Electrical service to building mounted signs, including conduit, housings, and wire is to be entirely concealed or, when necessary, painted to match the surface of the structure upon which it is mounted.
- iii. *Materials.* Except as specifically provided elsewhere, all permanent signs, sign structures, and nonstructural trim shall be constructed of approved combustible or noncombustible materials.
- iv. *Raceway Cabinets.* Raceway cabinets, where used as an element of building wall signs, shall match the building color at the location of the building where the sign is attached. The area of all raceways is counted against the aggregate sign area permitted for the site or occupancy. Raceways shall not be used on roof-mounted signs, freestanding signs or landscape wall signs.
- v. *Support Elements.* The support elements for all signs shall be free of any visible angle-iron, bracing, guy wires or similar features.
- vi. *Wind Pressure resistance.* All signs shall be designed and constructed to withstand wind pressure of not less than twenty-five (25) pounds per square foot.

F. *Sign Maintenance.* It shall be unlawful for any owner of record, lessor, lessee, manager, agent, or other person having lawful possession or control over a building, structure, or parcel of land to fail to maintain the property and all signage thereon in conformance with this chapter. Failure to maintain signs constitutes a violation of the City Code.

- i. *Sign Maintenance.* Complete maintenance is required for all signs, whether or not in existence prior to adoption of this chapter. Maintenance of a sign shall include periodic cleaning, replacement of flickering, burned out or broken light bulbs or fixtures, repair or replacement of any faded, peeled, cracked, or otherwise damaged or broken parts of a sign, and any other activity necessary to restore the sign so that it continues to conform to the requirements and contents of the sign permit issued for its installation and provisions of this chapter.
- ii. *Landscape Maintenance.* Replacement of plant materials that do not survive after installation in required landscaped areas, is required within the next planting season or within six months of the plant's demise. Required landscaped areas shall be contained by a fixed border, curbed area, or other perimeter structure and shall receive regular repair and maintenance.
- iii. *Limitation of Uses.* All permitted sign structures, and their required landscaped areas shall be kept free of supplemental attachments or secondary uses including but not limited to, supplemental advertising signs not part of a permitted sign, light fixtures, newspaper distribution racks, or trash containers, and the use of sign structures and associated landscaped areas as bicycle racks or support structures for outdoor product display is prohibited.
- iv. *Removal of Unsafe Sign Structures.* In addition to remedies provided for in this section, and unless the sign is non-conforming as defined by this Chapter, the City Manager or City Staff Designee shall have the authority to order the repair, maintenance or removal of any sign or sign structure which has become dilapidated or represents a hazard to safety, health, or public

ARTICLE 60 SIGN REGULATIONS

welfare. If such a condition is determined by the City Manager or City Staff Designee to exist, notice shall be given thereof by certified mail, return receipt requested, to the sign owner at the address shown on the sign permit, unless more recent information is available. If, within thirty (30) days from service of notice, the order is not complied with, the City Manager or City Staff Designee may cause the sign to be removed or repaired, and the cost of such removal or repair to be charged against the sign owner and/or the property owner.

Section 60.11 Off-premise Signs / Billboards

- A. *Authorized / New Permit Required.* Only those off-premise signs / billboards that were in existence on the effective date of this chapter and whose owners can produce evidence of a permit issued for their construction are authorized to remain in place, subject to the requirements of this Chapter.

All owners of off-premise signs / billboards and the owners of real property on which an off-premise advertising sign(s) / billboard(s) are located shall be notified, within 90 days of the effective date of this chapter, that a new sign permit is required in order for such sign(s) to be authorized. Failure to obtain an existing off-premise sign(s) / billboard(s) permit by July 31, 2014 shall constitute abandonment of the off-premise sign(s) / billboard(s) and the off-premise sign(s) / billboard(s) shall no longer be authorized and shall be subject to removal order.

- B. *Unauthorized.* Off-premise signs / billboards that are not authorized and whose owners cannot produce evidence of a permit issued for their construction are unauthorized and shall not be replaced in any form or in any location.

The enforcement official shall notify the owner of record of any property where an unauthorized off-premise sign / billboard is located and shall order the removal of the unauthorized off-premise sign / billboard by the property owner.

- C. *Permit Required.* The owner of an authorized off-premise sign / billboard shall submit to the permitting official an application for a sign permit annually for each authorized off-premise sign / billboard. The owner shall submit sufficient information to allow the permitting official to determine that the each off-premise sign / billboard:

- i. Contains no moving parts;
- ii. Contains no flashing, intermittent, moving, or neon lights;
- iii. Will be lighted so as not to permit beams of light to be directed at any portion of a public right-of-way or to cause glare or impair the vision of any motor vehicle driver, or otherwise interfere with a driver's operation of a motor vehicle;
- iv. Will not obstruct or undermine the traffic information systems of signs and lights;
- v. Has not been changed from its original height, size, dimensions, height above grade, or any other matter that effects its location; and
- vi. Conforms to all applicable building and electrical codes.

The permitting official may renew an annual off-premise sign / billboard permit if these conditions are met and the off-premise sign / billboard is considered to be in good condition. An authorized

ARTICLE 60 SIGN REGULATIONS

off-premise sign / billboard may be maintained, repaired, altered, or rebuilt under the authority of a permit issued by the permitting official.

- D. *Razed, Demolished, or Removed.* An off-premise sign / billboard that is razed, demolished, or removed shall not be replaced in any form or in any location, except when the cause of such razing, demolition or removal was due to a natural disaster event or eminent domain action in which case the sign may be replaced in substantially the same location and subject to all pertinent regulations and requirements.
- E. *Maintenance / Repair.* Whenever the permitting official finds that an off-premise sign / billboard included is not maintained in good repair and has not deteriorated more than fifty percent (50%) of its replacement value, the permitting official shall notify the owner of record of the off-premise sign / billboard and the owner of record of the real property on which the off-premise sign / billboard is located and order the repair of the billboard within a specified time, but not less than ten (10) days.

If the permitting official finds that the off-premise sign / billboard has deteriorated more than fifty percent (50%) of its replacement value, or if the off-premise sign / billboard is not repaired within the time specified in the repair notice, the permitting official shall notify the owner of record of the off-premise sign / billboard and the owner of record of the real property on which the off-premise sign / billboard is located to remove the off-premise sign / billboard from the property within a specified time, but not less than twenty (20) days.

All off-premise signs / billboards ordered to be removed shall be considered unauthorized when the time limit set in the removal notice ends. Failure to comply with a removal order shall subject the relevant owners, upon adjudication, to the fines provided for in the City Code.

Section 60.12 Removal of Abandoned, Obsolete or Illegal Signs

- A. *Abandonment Defined.* For the purposes of these sign regulations a building, structure or premises shall be determined to be vacated based on the following criteria: (1) vacancy, (2) cessation of some or all utilities, or (3) lapse or termination of business / occupational license. Abandonment of a building, structure or premises shall have the following effect:
 - i. At one-hundred eighty (180) days, non-conforming signs shall lose their “legal” non-conforming status and shall be considered illegal non-conforming signs. Legal non-conforming status extensions may be requested in writing from the City for a period of one-hundred eighty (180) days;
 - ii. At two-hundred ten (210) days, the owner of the property shall be responsible for removing any sign and/or sign structure associated with a use that is out of operation located on the property; and
 - iii. Signs addressing the sale or leasing of the facility are permitted; however, conversion of an existing sign or sign structure to a sale or leasing sign, where permitted, shall not affect the time provisions of this Section. In addition, the owner shall be responsible for restoring the facade of the building, structure or premises to its normal appearance.

ARTICLE 60 SIGN REGULATIONS

- B. *Abandoned signs.* Sign structures that have been left vacant, devoid of any message, display a message pertaining to a time, event or purpose that no longer applies, or are unoccupied, or are not maintained in compliance with Section 60.10.F, any of which for a period of one hundred twenty (120) days, shall be deemed abandoned. The owner of an abandoned sign must replace all sign faces that pertain to former uses or businesses with blank sign faces upon notice by the City.
- C. *Removal of illegal signs.* Signs that are not in conformance with these sign regulations and that are not considered legal non-conforming signs shall be removed upon notification by the City. If the illegal signs are not removed within thirty (30) days after the City sends notice, the City may have the sign and/or sign structure removed.

Section 60.13 Non-Conforming Signs

- A. *Purpose.* To safeguard the general health, safety and welfare of City residents, it is the policy of the City to encourage, and to the maximum extent practicable, require that all signs within the City be brought into compliance with the terms of these sign regulations.
- B. *Valid Permit Required.* The status afforded sign and sign structures pursuant to this Section shall not be applicable to any sign or sign structure for which a sign permit was initially required but for which no sign permit was ever issued. Such sign and/or sign structures are deemed illegal and are subject to the provisions of these sign regulations governing illegal signs.
- C. *Addition of Conforming Sign and Sign Structures for a Legal Non-Conforming Use or Structure.* New or additional sign and/or sign structures for an existing non-conforming use or structure, as defined by the Zoning Ordinance, shall be permitted in accordance with the permitted signage for the use described in these sign regulations.
- D. *Existing Sign and/or Sign Structures Rendered Non-Conforming.*
 - i. Any sign and/or sign structure that is being used lawfully as of the effective date of these sign regulations, but which does not conform to the provisions of these sign regulations, shall be deemed non-conforming. Such sign and/or sign structure may continue only in the manner and to the extent that it existed at the effective date of these sign regulations until the signs are brought into conformance with these sign regulations or are amortized under this section of these sign regulations, whichever comes first.
 - ii. Any sign and/or sign structure that becomes non-conforming subsequent to the effective date of these sign regulations, either by reason of annexation, amendment to these sign regulations or amendment of other City Ordinances or regulations, shall be subject to the provisions of these sign regulations. For the purposes of this section, signs of historic significance or historic landmark signs as defined by the Planning Commission, are not subject to the provisions concerning non-conforming signs and are exempt from amortization requirements.
 - iii. No conforming sign or sign structure shall be permitted to be erected for the same single tenant or owner occupancy with an existing non-conforming sign and/or sign structure until the non-conforming sign and sign structure has been removed or made conforming, except that a business lawfully in existence prior to the effective date of these sign regulations shall be able to maintain a registered non-conforming sign and apply for additional signs in compliance with the maximum permitted sign area and number for the site, provided the non-conforming sign(s) comply with all other provisions of this Section.
- E. *Condemnation.*
 - i. Legal non-conforming sign and sign structures located on a lot of property that is severed from a larger lot of property and acquired by a public entity for public use by condemnation, purchase, dedication or any other means may, at the discretion of the City, be relocated on the remaining

ARTICLE 60 SIGN REGULATIONS

lot without extinguishing the legal non-conforming status of the sign provided that the non-conforming sign:

- a. Is not increased in size or height;
 - b. Remains structurally unchanged except for reasonable repairs or alterations;
 - c. Is placed in the same relative position on the remaining property that it occupied prior to the relocation; and
 - d. Is relocated in such a manner so as to comply with all applicable safety requirements.
- ii. After relocation pursuant to this Section, the legal non-conforming sign shall be subject to all provisions of these sign regulations in its new location.
- F. *Alteration or Removal of Non-Conforming Sign and/or Sign Structures.*
- i. With the following exceptions, a non-conforming sign and/or sign structure shall not be re-erected, relocated or replaced unless it is brought into compliance with the requirements of these sign regulations:
 - a. Change of copy or the substitution of panels or faces on non-conforming sign and/or sign structures shall be permitted.
 - b. Repairs and maintenance of non-conforming sign and sign structures shall be permitted, including repainting, electrical repairs and light repair or replacement, provided the repair or maintenance within any twelve (12) month period does not exceed fifty percent (50%) of the replacement cost of such sign and/or sign structure.
 - ii. Non-conforming signs and/or sign structures may not be enlarged or structurally altered except to bring the sign and/or sign structure into conformity with these sign regulations. Non-conforming signs cannot be modified to accommodate or add a changeable copy sign or board or Electronic Reader Board sign.
 - iii. No illumination shall be added to a non-conforming sign and/or sign structure.
 - iv. Any building permit issued by the City that requires a certificate of occupancy and provides for construction that either increases by twenty-five percent (25%) the existing square footage of the building or increases by twenty-five percent (25%) the assessed value of the structure shall specify and require that any non-conforming sign and/or sign structure located within the boundaries of the development site (including sign and/or sign structures for a business, shopping center or a business complex) authorized by the building permit shall be brought into conformance with all of the terms of these sign regulations, provided that the non-conforming sign and/or sign structure is not of a sign type prohibited by Section 60.08 of these sign regulations.

Section 60.14 Master Sign Plan

- A. *Purpose.* A Master Sign Plan (MSP) shall be used to establish criteria for and govern the construction of all signs associated with a use or uses for which a MSP has been approved. A permit will be required for individual signs following or in conjunction with MSP approval. Signs constructed in violation of an approved Master Sign Plan shall be considered in violation of these sign regulations.
- B. *Applicability.* A Master Sign Plan shall be required for all new developments with any of the following circumstances:
 - i. Any portion, tenant or use of a non-residential, multi-tenant development seeking sign permit approval for any or all of a development, campus, shopping center or business park under the same ownership, or any portions, tenant or use of a non-residential development under separate ownership that utilize common, shared access locations;
 - ii. Three (3) or more separate potential tenant spaces are to be created on the same lot;

ARTICLE 60 SIGN REGULATIONS

- iii. Applications for plan review associated with all overlay zoning districts.
- iv. The City determines that a MSP is needed because of project characteristics such as:
 - a. Size of proposed signs,
 - b. Size of the proposed development exceeds 5 acres,
 - c. Limited site visibility, or
 - d. Site location relative to major transportation route.
- C. *Submission Requirements.* An application for MSP approval shall be submitted to the City and shall include:
 - i. An accurate plot plan of the entire lot on which the use will be located at a scale of not less than one (1) inch to one hundred (100) feet;
 - ii. Location of buildings, parking lots, driveways and landscaped areas on the lot;
 - iii. A table (or tables) containing:
 - a. Computation of the maximum total sign area;
 - b. Maximum area for individual signs;
 - c. Height and number of freestanding signs; and
 - d. Statement of the maximum total sign area and maximum number of signs permitted on the site by these sign regulations.
 - iv. An accurate indication on the plot plan of the location and orientation of each sign for which a permit is currently being requested, the anticipated location of future signs requiring a permit, and the location of all reasonably anticipated limited permit signs.
 - v. A proposed date for the removal of each non-conforming sign located on the property.
 - vi. A description and illustration of the following are required:
 - a. Colors and materials to be used in sign construction;
 - b. Style of lettering for all signs;
 - c. Appearance/location of logos or icons;
 - d. Location of each sign on the building(s), with building elevations if necessary;
 - e. All sign dimensions; and
 - f. Types of illumination.
- D. *Procedures.* Within 30 days of application submittal, the City shall schedule MSP applications with the Planning Commission for consideration pursuant to the Planning Commission calendar. This meeting shall be open to the public, but notice and hearing shall not be required. The Planning Commission shall review and act on all MSP applications within 45 days of application unless, due to the necessity of additional information, an application is tabled to the next regularly scheduled Planning Commission meeting. MSP applications may only be tabled once before the Planning Commission must take action.
- E. *Flexibility in Approval.* When reviewing MSP applications, the Planning Commission may waive certain limitations as included in these sign regulations regarding the type, area, height and setback of signs if the applicant can successfully show that the sign(s) will not negatively impact neighboring properties or the general public. Furthermore, to grant relief from the strict application of these sign regulations, the Planning Commission must find that:
 - i. The development site contains unique or unusual physical conditions such as topography, proportion, size or relation to a public street that would limit or restrict normal sign visibility; or
 - ii. The proposed or existing development exhibits unique characteristics of land use, architectural style, site location, physical scale, historical interest or other distinguishing features that represent clear variation from conventional development; or
 - iii. The proposed sign package incorporates special building, site or sign design features such as logos, emblems, murals or statuary that are integrated with building architecture.

ARTICLE 60 SIGN REGULATIONS

- F. *Commission Approval.* The Planning Commission may approve MSP applications, approve MSP applications with conditions or deny MSP applications. Appeals shall be in accordance with Section 60.15.
- G. *Amendment.* A MSP may be amended by filing a new MSP for approval in conformance with the requirements of these sign regulations.
- H. *Binding Effect.*
 - i. After approval of a MSP, no permanent sign shall be erected, placed, painted or maintained by the property owner or any buyer, tenant, subtenant, assignee, employee, agent or other party in use of the subject property except in conformance with such plan without obtaining a sign permit pursuant to Section 60.15 and in conformance with the MSP.
 - ii. If the Planning Commission has approved a MSP with flexible criteria pursuant to this Section, the City is authorized to approve, through the standard sign permit approval process, sign applications in conformance with the MSP.
 - iii. A MSP shall be enforced in the same manner as any other provision of these sign regulations.
- I. *Requirements.* The MSP shall be included in the application for final site plan approval of any overlay district and may be approved either concurrently or prior to final site plan approval.

Section 60.15 Sign Permits – Approval Procedures / Permit Fees

- A. *Application Required.* No sign or sign structure shall be altered, displayed or changed, including a change of copy, color or sign face, until the appropriate fee is paid to the City and a sign permit is issued by the City, unless the sign is specifically exempt from a permit requirement pursuant to Section 60.07. Normal maintenance shall not be included in this requirement. A sign erected, altered, displayed or changed without a permit shall be considered an illegal sign and shall be subject to the penalties described in these sign regulations.
- B. *Form.* Applications for sign permits shall be made upon forms provided by the City of Edwardsville.
- C. *Complete Application.* Within ten (10) business days of the submission of an application for a sign permit, the City Manager or designated City Staff shall determine whether the application is complete and in compliance with the requirements of these sign regulations. Complete applications shall be processed in accordance with this Section of these sign regulations. The applicant of an incomplete application will be notified of the application's deficiencies within the ten (10) day review period. The City shall not process incomplete applications.
- D. *Review and Action.* Upon the submission of a complete application, the City Manager or designated City Staff shall process the application. Sign permit applications that are not processed or scheduled for Planning Commission review shall be deemed denied and may be appealed to the Planning Commission.
- E. *Appeal of Staff's Decision.* Any final determination by City Staff, including an application that has been deemed denied by reason of the passage of time, may be appealed to the Planning Commission by filing a written notice of appeal with the City Clerk within ten (10) days of the determination or ten (10) days within the conclusion of the expiration period.
 - i. City Staff shall transmit to the Planning Commission all papers constituting the record upon which the action appealed was taken.
 - ii. City Staff shall schedule the appeal or application for the next available meeting of the Planning Commission after the determination or expiration.
 - iii. The Planning Commission shall have forty-five (45) days from the date said matter is first scheduled for its meeting in which to act on the application or appeal, after which it shall be deemed denied.
 - iv. Appeal may be taken by the property owner or authorized owner's representative.

ARTICLE 60 SIGN REGULATIONS

- F. *Appeal of Planning Commission's Decision.* Any final determination, including an application or appeal that has been deemed denied by reason of passage of time, made by the Planning Commission may be appealed to the City Council by filing a written notice of appeal with the City Clerk within ten (10) days of the Planning Commission determination.
- i. Appeal may be taken by the property owner or authorized owner's representative.
 - ii. Appeal shall be made on the record. The applicant shall have the full right to be represented by counsel at the appeal hearing and may produce witnesses and evidence on his/her behalf.
 - iii. The City Council shall consider the appealed determination as a new matter and, within sixty (60) days of the date that the appeal was filed, shall act to approve, approve with modifications, or deny the original application based on the criteria established in these sign regulations. Failure to act shall be deemed a denial.
 - iv. Any final determination of the City Council may be appealed to the District Court of Wyandotte County.
- G. *Inspections and Certificates of Compliance.*
- i. Any person installing, structurally altering, or relocating a sign for which a permit has been issued shall notify the City Manager or his designee upon completion of the work. The City Manager or his designee may require a final inspection, including an electrical inspection, and inspection of footings on freestanding signs to verify conformance with this chapter and other applicable chapters of the Municipal Code.
 - ii. If the construction is not in full compliance with these sign regulations, the City shall give the property owner or tenant notice of the deficiencies and shall allow an additional thirty (30) days from the date of inspection for the deficiencies to be corrected.
 - iii. If the deficiencies are not corrected by the date identified by the City, the sign permit shall lapse and the sign shall be removed immediately. If the construction is in full compliance and the deficiencies are corrected, the City shall approve the permit by signing off on it and sending a copy to the applicant.
 - iv. *Suspension/Revocation.* The City may, in writing, suspend or revoke a permit issued pursuant to these sign regulations where the permit is issued on the basis of a material omission or misstatement of fact.
 - v. *Expiration.*
 - a. It is unlawful to maintain a sign or sign structure without a valid sign permit unless the sign is specifically exempt from a permit requirement pursuant to Section 60.07.
 - b. Issued permits shall expire and become void if the work authorized by the permit is not completed within one hundred eighty (180) days from the date of permit issuance, or if the work is abandoned (as evidenced by appearance of abandonment and not intent of the applicant) for a period of thirty (30) days or more at any time after the work is commenced. Before such work can be commenced or resumed thereafter, a new permit shall be obtained and a fee of one-half (½) the amount required for a new permit shall be paid to the City, provided no changes have been made in the original plans and specifications and, further provided, that the original sign permit issuance date has not exceeded one (1) year. If the original sign permit issuance date exceeds one (1) year and a new permit is required due to lapse of time, a full sign permit application fee shall be paid to the City.
 - c. A sign permit shall lapse and be of no further effect if the business activity on the premises or business to which the sign permit is related, is discontinued for a period of ninety (90) days.
- H. *Application Review Fee.* Fees associated with the review of sign permit applications provided for in this chapter are non-refundable and shall be established as:
- i. *Temporary Signs - \$50 (per event).* Such fee may be waived for community, non-profit or government events.

ARTICLE 60 SIGN REGULATIONS

- ii. *Permanent Signs (on-premise signs)* - \$25 for each home occupation; \$50 for the first and \$25 for each subsequent institutional sign; \$100 for the first and \$50 each subsequent commercial / office / industrial sign.
- iii. *Off-premise advertising / Billboards* - \$250 for each sign. Such fee is only applicable to the review of the initial permit application.
- iv. *Master Sign Plan* - \$150 at the time of application; plus plan review fees charged by third party reviewer(s) due at the time of permit issuance.
- I. *Permit Fee*. Upon approval of the sign permit application, the following sign permit fee shall be charged and a sign permit shall be issued upon payment of such fee:
 - i. *Temporary Sign* - \$50 (per event). Such fee may be waived for community, non-profit or government events.
 - ii. *Permanent Signs (on-premise signs)* - \$25 for each home occupation; \$150 for the first and \$75 for each subsequent institutional sign; \$250 for the first and \$100 for each subsequent commercial / office / industrial sign.
 - iii. *Off-premise advertising / Billboards* - \$1000 for each sign initial permit. \$500 annual renewal .
 - iv. *Master Sign Plan* - \$250
- J. *Inspection Fees*. When a sign inspection is required per Section 60.15 G, an inspection fee of \$50 shall be charged for each site visit by the inspector.

Section 60.16 Severability

If for any reason any one or more sections, sentences, clauses or parts of this chapter are held invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this chapter, but shall be confined in its operation to the specific sections, sentences, clauses or parts of this chapter held invalid and the invalidity of any section, sentence, clause or part of this chapter or in any one or more instances shall not affect or prejudice in any way the validity of this chapter in any other instance.