

ORDINANCE NO. 22-009

AN ORDINANCE OF THE CITY OF GALVESTON, TEXAS AMENDING THE 2015 GALVESTON LAND DEVELOPMENT REGULATIONS, BY AMENDING ARTICLE 5, TABLE 5.110, "SIGNS IN RESIDENTIAL SINGLE-FAMILY (R-1), RESIDENTIAL GENERAL DUPLEX (R-2), RESIDENTIAL SINGLE FAMILY (R-3), AND RESIDENTIAL MULTIFAMILY (MF)" DISTRICTS" TO MODIFY SIGNAGE ALLOTMENTS FOR CHURCHES IN THE RESIDENTIAL, SINGLE-FAMILY (R-1) ZONING DISTRICT IN ACCORDANCE WITH URBAN NEIGHBORHOOD (UN) CRITERIA OF ARTICLE 5, TABLE 5.109; PLANNING CASE NUMBER **22ZA-001**; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT.

WHEREAS, on March 5, 2015, City Council adopted the 2015 Galveston Land Development Regulations, including Article 5: "Signs"; and,

WHEREAS, upon adoption of the Land Development Regulations (LDR)'s and the corresponding zoning map, many of Galveston's churches were zoned Residential, Single-Family (R-1), which resulted in those churches becoming nonconforming uses; and,

WHEREAS, in June of 2016, City Council adopted a text amendment to allow legally established churches located in the R-1 zoning district to continue their operation as conforming uses. However, the approved text amendment did not contain signage allotment which resulted in all affected churches being restricted to the same sign standards as a single-family dwelling structure; and,

WHEREAS as provided in the City staff report, attached and incorporated herein as **Exhibit 1**, staff requests to amend Article 5, "Signs" Table 5.110, to modify the signage allotment for churches in the Residential, Single-Family (R-1) zoning district; and,

WHEREAS, as currently regulated, churches in the R-1 zoning district are limited to a Name Plate sign. Name Plate signs are intended to identify the owner or occupant of a building, but are limited to a maximum sign area of 2 square feet. Staff is proposing that churches in the R-1 zoning district be subject to the same signage allotment of properties in the Urban Neighborhood (UN) zoning district, in accordance with Article 5, Table 5.109; and,

WHEREAS, the Planning Commission, at its regular meeting of March 8, 2022, voted unanimously to recommend approval of the text amendment; and,

WHEREAS, after public notice and hearing as required by law, the City Council finds that it is in the public's interest to amend Article 5 "Signs" Table 5.110, to modify

the signage allotment for churches in the Residential, Single-Family (R-1) zoning district, in accordance with Urban Neighborhood (UN) criteria of Article 5, Table 5.109.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GALVESTON, TEXAS:

SECTION 1. The findings and recitations set out in the preamble to this Ordinance are found to be true and correct and they are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2. The City of Galveston amends the Code of the City of Galveston 1982, Article 5, “Signs” Table 5.110, of the 2015 Galveston Land Development Regulations to modify the signage allotment for churches in the Residential, Single-Family (R-1) zoning district, to read and provide as follows:

TABLE 5.110

SIGNS IN RESIDENTIAL SINGLE-FAMILY (R-1), RESIDENTIAL GENERAL DUPLEX (R-2), RESIDENTIAL SINGLE FAMILY (R-3), AND RESIDENTIAL MULTIFAMILY (MF) DISTRICTS

Sign type	Max. # of signs	Max. Square foot area	Max. height	Placement	Illumination	Standard
Attached Signs:						
1. Signage for corner stores within R-3 shall be limited to 20 square feet maximum sign face and 15-foot max height. 2. <u>Signage for churches in the R-1 zoning district shall comply with UN sign standards per Table 5.109.</u>						
Name Plate	1	2 square feet	n/a	Street frontage	External	Not to exceed 2 square feet
Detached Signs						
Subdivision	2 per intersection	150 square feet	12 feet	Reserve area	Internal, External	(Sec 5.416)

TABLE 5.109

SIGNS IN CENTRAL BUSINESS (CB), URBAN NEIGHBORHOOD (UN), AND TRADITIONAL NEIGHBORHOOD (TN) DISTRICTS

Sign type	Max. # of signs	Max. Square foot area	Max. height	Placement	Illumination	Standard

Attached Signs:

1. Internal illumination limited to one sign type.
2. Single Tenant Properties located in the Central Business (CB) District with a minimum square footage of 10,000, shall be subject to Section 5.107, Signs in Commercial (C), Heavy Industrial (HI), and Light Industrial (LI) Districts. For those properties located within the Strand/Mechanic Historic District, any signage over the allotments in Section 5.109 shall be subject to review and approval by the Landmark Commission.
3. For the Urban Neighborhood (UN) zoning district, the signage allotments in this table shall be for commercial properties only.

Flat/Wall sign/Canopy	1	20 square feet 40 square feet (UN only)	n/a	Facing a street right-of-way	External	(Sec 5.423)
Under-Canopy	1	24 square feet	n/a	n/a	External	Minimum 7.5 feet clearance above grade. (Sec 5.419)
Projecting	1	48 square feet	n/a	On site, may extend over right-of-way	External	May project up to 4 feet from building. (Sec 5.414)

Detached Signs

1. Properties east of 59th Street, north of Seawall Boulevard, south of Harborside Drive to and including Ferry Road are limited to monument only (not applicable to properties fronting Seawall Boulevard or Harborside Drive).
2. Single Tenant Properties located in the Central Business (CB) District with a minimum square footage of 10,000, shall be subject to Section 5.107, Signs in Commercial (C), Heavy Industrial (HI), and Light Industrial (LI) Districts. For those properties located within the Strand/Mechanic Historic District, any signage over the allotments in Section 5.109 shall be subject to review and approval by the Landmark Commission.
3. For the Urban Neighborhood (UN) zoning district, the signage allotments in this table shall be for commercial properties only.

Sign type	Max. # of signs	Max. Square foot area	Max. height	Placement	Illumination	Standard
Monument	1 per street frontage.	60 square feet	6 feet	On site	Internal, External	Sign base width measures at least 75percent of the width of the sign.
Subdivision	2 per intersection	150 square feet	12 feet	Reserve area	Internal, External	(Sec 5.416)
Directional/ Informational (on-site)	n/a	6 square feet	8 feet	On site	Internal, External	Giving directions to motorists regarding parking and access drives
A Frame, Sandwich Board or Easel	1 per site	6 square feet	4 feet	On site	None	Displayed during business hours only. Wood, aluminum or metal only. Free of attachments.

SECTION 3. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this Ordinance should be declared

invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance.

SECTION 4. All Ordinances or parts thereof in conflict herewith are repealed to the extent of such conflict only.

SECTION 5. All Ordinances of general and permanent nature, and amendments to such Ordinances, hereinafter adopted by the City Council, shall be drafted, so far as possible, as specific amendments of, or additions to, this Code. Amendments to this Code are intended for publication to the Galveston City Code. The Codifier is authorized pursuant to the Galveston City Code to make non-substantive changes to the Ordinance prior to publishing.

SECTION 6. In accordance with the provisions of Section 12 and 13 of Article II of The City Charter this Ordinance has been publicly available in the office of the City Secretary for not less than 72 hours prior to its adoption; that this Ordinance may be read and published by descriptive caption only.

SECTION 7. This Ordinance shall be and become effective from and after its adoption and publication in accordance with the provisions of The Charter of the City of Galveston.

APPROVED AS TO FORM:

DONNA M. FAIRWEATHER
ASSISTANT CITY ATTORNEY

I, Janelle Williams, Secretary of the City Council of the City of Galveston, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the City Council of the City of Galveston at its Regular meeting held on March 24, 2022, as the same appears in records of this office.

IN TESTIMONY WHEREOF, I subscribe my name hereto officially under the corporate seal of the City of Galveston this 25th day of March, 2022.

Secretary for the City Council
of the City of Galveston