

Bill No. 16-1

ORDINANCE NO. 1756

**AN ORDINANCE AMENDING CHAPTER 36 OF THE PLEASANT HILL
MUNICIPAL CODE OF ORDINANCES IN REFERENCE TO THE SIGN CODE
IN THE CITY OF PLEASANT HILL, MISSOURI.**

WHEREAS, it appears to the Council of the City of Pleasant Hill, Missouri that there is a need to amend the Sign Code, under Chapter 36 of the Municipal Code;

WHEREAS, the Council desires to implement said changes to achieve balance and continuity and still allow for adequate advertising, communication and direction in the City.

**THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY
OF PLEASANT HILL, MISSOURI, AS FOLLOWS:**

1. Attached hereto is an Amended Chapter 36, reflecting the changes hereby approved.
2. Upon passage, this Amended Chapter 36 shall replace the current version thereof.
3. This Amended Ordinance shall be in full force and effect upon passage.

Read and approved this 11th day of January, 2016.

John VanGorkom, Mayor

ATTEST:

Clerk

Chapter 36

SIGNS*

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***State Law References** – Authority for municipal regulations of outdoor advertising, RSMo 71.288; restrictions on municipal sign regulations, RSMo 67.317; billboards, RSMo 226.500 et. seq.

CD36:2

City of Pleasant Hill Sign Ordinance

Chapter 36

ARTICLE I. IN GENERAL

Sec. 36-1. Purpose.

The purpose of this article is to achieve balance among the following differing, and at times competing goals:

1. To provide minimum standards to safeguard life, health, property, property values and public welfare by regulating and controlling the quality of materials, construction, installation and maintenance of signs in addition to the number, size, sign type and type of illumination of all on-site signs and off-site signs and sign structures located on private property.
2. To ban all signs placed on utility poles, governmental signs, public rights-of-way and other public property. This is necessary to protect the safety of workmen who must scale utility poles, to eliminate traffic hazards, and to preserve the aesthetic appeal of the City by eliminating clutter and visual blight.
3. To encourage effective use of signs as a means of communications for businesses, organizations and individuals in Pleasant Hill.
4. To provide a means of way-finding in the community, thus reducing traffic confusion and congestion;

5. To provide for adequate business identification advertising, and communications.
6. To prohibit signs of such excessive size and number that they obscure one another to the detriment of the economic and social well-being of the City of Pleasant Hill.
7. To preserve property values by preventing unsightly and chaotic development that has a blighting influence upon the community.

Sec. 36-2. Definitions.

For the purposes of this Section the following terms shall be deemed to have the meaning indicated below:

- **A-FRAME SIGN:** A-frame sign means a non-illuminated incidental portable sign which is ordinarily in the shape of an “A” or some variation thereof. For purposes of this Sign Code, such signs shall also include, but not be limited to, pedestal signs and sandwich board signs.
- **APPROVED COMBUSTIBLE MATERIAL:** Wood or materials not more combustible than wood and approved combustible plastics.

CD36.3

- **APPROVED COMBUSTIBLE PLASTICS:** Those plastics which, when tested in accordance with American Society for Testing Materials standard methods for test for flammability of plastics over 0.050 inch in thickness (D635-44), burn no faster than two and one-half (2 1/2) inches per minute in sheets of 0.060 inch thickness.
- **ATTENTION ATTRACTING DEVICE:** Any flasher, blinker, animation, banner, clock or other object designed or intended to attract the attention of the public to an establishment or to a sign.
- **BANDIT SIGNS:** Bandit sign means an illegal commercial sign posted on a utility pole, street sign, or other street furniture; or any other sign placed within a public right of way or public property or on private property such that it is visible from a public right of way or public property. A bandit sign generally has less than six (6) square feet or less of advertising area and are made of vinyl, paper, cloth or fabric, polyboard, coroplas, corrugated plastic, poster board, plastic core, cardboard, wood, or plywood, including signs with wood or wire framing, posts, or stakes.
- **CHANGEABLE ELECTRONIC VARIABLE MESSAGE SIGN (CEVMS) -** shall mean a sign which permits light to be turned on or off intermittently or which is operated in a way whereby light is turned on or off intermittently, including any illuminated sign on which such illumination is not kept stationary or constant in intensity and color at all times when such sign is in use, including an LED (light emitting diode) or digital sign, and which varies in intensity or color. A CEVMS sign does not include a sign located within the right-of-way that functions as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices (MUTCD) approved by the Federal Highway Administrator as the National Standard.
- **DETACHED SIGN:** Any sign not attached to a building.
- **FEATHER FLAGS/FLAG BANNERS.** Any sign, banner, valance or advertising display constructed of cloth, canvas, fabric, or other light material, with or without frames.



- **GAS STATION CANOPY SIGNS:** Signs placed on an open air roof situated over

gas station pumps.

- **ILLUMINATED SIGNS:**

(1) **Semi-illuminated sign.** Any sign which is uniformly illuminated internally over its entire area, including the area of the sign, by use of electricity or other artificial light.

(2) **Indirectly illuminated sign.** Any sign which is partially or completely illuminated at any time by an external light source which is so shielded as to not be visible at eye level.

CD36:4

(3) **Fully illuminated sign.** Any sign which is illuminated by an external or internal light source which is visible.

- **INCIDENTAL SIGN:** A sign which guides or directs pedestrian or vehicular traffic, or a sign in conjunction with a drive-thru window, which may be mounted on the ground on a building or in connection with a detached sign.
- **INFLATABLE ADVERTISING DEVICE:** A promotional or informational device which holds its shape by use of compressed gases. These devices shall be classified as temporary signs.
- **MARQUEE SIGN:** Any sign attached flat against the marquee or permanent sidewalk canopy of a building and not extending above the roof line.
- **MONUMENT SIGN:** An identification sign which rises from the ground and generally has no clearance under it.
- **OFF-PREMISES SIGN:** A sign, including billboards and poster panels, which directs attention to a business, commodity, service, activity or product sold, conducted or offered off the premises where such sign is located.
- **ON-PREMISES SIGN:** A sign which directs attention to a business, commodity, service, activity or product sold, conducted or offered on the premises where such sign is located.
- **PORTABLE SIGN:** A sign that is not permanently affixed to one (1) location and has the capability of being moved from one site to the next.
- **PROJECTING SIGN:** Any sign extending more than one (1) foot from the face of the building to which it is attached or which extends more than one (1) foot above the roof line.
- **REAL ESTATE SIGN:** Any on-site sign pertaining to the sale or lease of the premises.
- **REAL ESTATE POINTER SIGN:** A directional sign placed off of the premises for sale or lease for the purpose of directing buyers to said premises.
- **ROOF SIGN:** A sign which extends above a roof or parapet wall of a building and which is wholly or partially supported by said roof.
- **SIGN:** Any words, letters, numerals, figures, devices, designs or trademarks by which information is made known to the public.
- **SIGN AREA:** The area of a sign set out in these regulations shall mean the area encompassed by the perimeter of the sign. The area of the sign shall be computed from the area enclosed by the perimeter upon which the letters, logo, etc., are placed, except that when individual letters, logo, etc., are mounted individually and directly upon a building surface without change in the color or appearance of the surface background, the area of the sign shall be deemed to be the rectangle or other geometric form that encompasses the letters, logo, etc. Lettering may be placed on two (2) sides of a sign structure.

CD36:5

- **SNIPE SIGN:** Snipe sign means a sign made of any material when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, fences or other objects, and the advertising matter appearing thereon is not applicable to the present use of the premises upon which such sign is located.
- **SUBDIVISION AMENITY SIGN:** A sign directing traffic to amenities such as clubhouse or swimming pool within the subdivision.
- **SUBDIVISION ENTRANCE MARKER:** A detached sign identifying the subdivision located at one (1) or more of the subdivision entrances.
- **TEMPORARY SIGN:** A sign of cloth or other combustible material, with or without a frame, which is usually attached to the outside of a building on a wall or store front for a limited period of time, such as a banner or a sign which is not permanently attached to the ground, building or other load-bearing structure, such as a portable sign, balloon or animation.
- **UNDER CANOPY SIGN:** A display attached to the underside of a marquee or canopy and protruding over public or private sidewalks or right-of-way.
- **WALL SIGN:** A sign attached to or erected against an exterior wall of a building or structure, which projects not more than twelve (12) inches from a wall and presents only one (1) face with advertising copy to the public and does not extend above the roof line.

Sec. 36-3. Appeals.

Appeals to section of this chapter for interpretation of engineering or structural standards shall be to the zoning board of adjustment.

Secs. 36-4-36-22. Reserved.

ARTICLE II. REGULATIONS

Sec. 36-23. Sign Types Permitted; Zone Restrictions.

Permitted signs in each zoning district are as follows:

- (1) *District "A"*.
 - a. One (1) non-illuminated sign not larger than thirty-two (32) square feet in area and not to exceed twenty (20) feet in height pertaining to the sale, lease or identification of the premises upon which it is located or to the sale of products raised thereon.
 - b. Not more than two (2) on-premises, non-illuminated or indirectly-illuminated subdivision entrance markers per street with a maximum sign area of thirty-two (32) square feet and a maximum sign height of four (4) feet.

CD36.6

When a structure is used to support a sign, total area and height of the structure shall not exceed forty-eight (48) square feet and six (6) feet, respectively. The structure of a subdivision entrance marker forms the outside shape and includes any frame, border or base that forms an integral part of the display.

- c. One (1) non-illuminated subdivision amenity sign shall be allowed within the subdivision; it shall not exceed sixteen (16) square feet in area and shall not exceed eight (8) feet in height.
- d. Churches and other institutional uses may display one (1) non-illuminated, semi-illuminated or indirectly-illuminated detached sign showing names,

activities and services therein. The sign shall not exceed forty (40) square feet in area and shall have a setback of ten (10) feet from any property line.

(2) *Districts "R-S", "R-1A", "R-1", "R-2" and "R-2 PD.* Signs as permitted in Subsections (l)(c) and (l)(d) of District "A".

(3) *District "R-3" "R-3 PD and "R-3A".*

- a. Signs as permitted in Subsections (l)(c) and (l)(d) of District "A".
- b. A multi-family development shall be permitted not more than one (1) non-illuminated wall sign per building with a maximum sign area of twelve (12) square feet. In addition, a multi-family development shall be permitted one (1) illuminated or indirectly-illuminated detached sign for each entrance of the development. Such sign shall not exceed eight (8) feet in height and thirty-two (32) square feet in area. Said sign shall be maintained on private property no closer than ten (10) feet to any property line.

(4) *Districts "C-P".*

- a. Each office building shall be permitted not more than two (2) non-illuminated or semi-illuminated wall signs, provided such signs shall indicate only the name of the building or establishments housed therein. No such sign shall have an overall area exceeding five percent (5%) of the area of the wall upon which it is mounted.
- b. In lieu of one (1) of the above wall signs, each office building shall be permitted one (1) detached sign, provided such sign shall indicate only the name of the building or establishments housed therein. Such sign shall not exceed eight (8) feet in height and ten (10) square feet in area and shall be set back ten (10) feet from each side property line and five (5) feet from the front property line.
- c. Each establishment or firm housed within an office building is allowed one (1) non-illuminated, semi-illuminated or indirectly-illuminated projecting, marquee or under canopy sign not exceeding three (3) square feet in area.
- d. Not more than two (2) on-premises, non-illuminated or indirectly-illuminated subdivision entrance markers per street with a maximum sign area of thirty-two (32) square feet and a maximum sign area height of four (4) feet.

CD36:7

When a structure is used to support a sign, total area and height of the structure shall not exceed forty eight (48) square feet and six (6) feet, respectively. The structure of a subdivision entrance marker forms the outside shape and includes any frame, border or base that forms an integral part of the display.

(5) *Districts "C-0", "C-1", "C-2", "M-1" and "M-2".* Unless otherwise provided, signs in these districts may be non-illuminated, semi-illuminated or indirectly illuminated.

- a. Each business or commercial establishment shall be permitted not more than four (4) wall or marquee signs provided the total area of signs on a facade shall not exceed fifteen (15%) of the total area of that facade.
- b. In lieu of one (1) of the above wall or marquee signs, one (1) projecting sign or under canopy sign shall be permitted.
- c. In lieu of one (1) of the above attached signs, one (1) detached sign shall be permitted for each freestanding commercial building. It shall be set back not less than five (5) feet from the front property line and shall be set back from side property lines a distance not less than one-half ($1/2$) of the height of the sign. The maximum height of the detached sign shall be twenty (20) feet. The gross area of detached signs shall not exceed **96 square feet (96)** square feet.

A monument type sign may also be used but shall not exceed 8 feet in width and 9 feet in height. **If the sign incorporates CEVMS, please refer to section 36-25.**

- d. In lieu of one (1) detached sign, one (1) non-illuminated, semi-illuminated or indirectly illuminated roof sign shall be permitted. A roof sign shall not exceed fifteen (15) feet above the roof and in no case shall the total height of the building and sign exceed the maximum allowable height for the zoning district. Roof signs shall not exceed the size limitations of detached signs.
- e. A shopping center designed as one (1) unified entity and consisting of one (1) or several buildings, either attached or freestanding, shall be permitted one (1) detached sign identifying the entire center. All other signs in the center shall consist of wall, projecting, under canopy or marquee signs. The maximum height of the shopping center detached sign shall be twenty (20) feet.
- f. Incidental signs are subject to the approval of the Planning Officer and shall not exceed nine (9) square feet in area.
- g. Off-premises signs shall be permitted only along 7 and 58 Highways:
 - 1. Off-premises signs shall be allowed in zones "C-1" through "M-2", inclusive, shall be allowed only on private property, and shall be set back from any building or property line a distance, measured from the front and back faces of the sign, equal to the height of the sign.

CD36.8

- 2. Off-premises signs shall be separated by at least one thousand (1000) feet. This separation shall be effective as of the date of enactment of this ordinance and shall not be retroactive. If existing off-premises sign falls into disrepair, sign must be removed and may not be replaced. Off-premises sign permits shall not be transferable.
- 3. All off-premises signs shall not exceed thirty-two (32) square feet single sided and sixty four (64) square feet double sided.
- 4. The maximum height of off-premises signs shall be ten (10) feet.
- 5. Double sided signs may be placed in a V shape with a common front leg. The maximum angle between sign back shall not exceed thirty (30) degrees.
- h. Not more than two (2) on-premises, non-illuminated or indirectly-illuminated subdivision entrance markers per street with a maximum sign area of forty-eight (48) square feet and a maximum sign height of six (6) feet. When a structure is used to support a sign, total area and height of the structure shall not exceed seventy-two (72) square feet and nine (9) feet, respectively. The structure of a subdivision entrance marker forms the outside shape and includes any frame, border or base that forms an integral part of the display.
- i. **Gas Station Canopies. Signs for canopies over gas islands are regulated as follows:**
 - (a) **Maximum Sign Area.** Sign copy, corporate logos, etc., may be a maximum of fifteen (15) percent of one face of the canopy;
 - (b) **No More than Three Sides.** Up to three (3) sides of the canopy may be used for signs;
 - (c) **Maximum Height.** The height to the top of the canopy may not exceed twenty (20) feet from grade and no canopy fascia may exceed four (4) feet in height;
 - (d) **Maximum Font Size.** Individual letters, logos or symbols may not exceed four (4) feet in height and may not project out from the surface of the canopy more than eighteen (18) inches, or project above or below the canopy; and

- (e) **Gas Prices.** Gas prices are allowed on the monument sign or below the canopy over the pumps. They are not allowed on the canopy itself. One (1) double faces sign not over four (4) square feet for each type of fuel sold is allowed per gas island up to a maximum of four (4) sets.
- 6. *District "H-1.* Signs erected in the "H-1" district must comply with the design guidelines set forth by the Historic Preservation Commission and are subject to review as described in section XXXVII of the Zoning Regulations. **In addition, A-frame signs shall only be allowed on sidewalks in front of businesses within boundaries of the Historic Preservation District. No more than one (1) such sign shall be allowed for each customer entrance to a business from the sidewalk. An A-frame sign may be displayed on the sidewalk only during hours of operation of the business. An A-frame sign shall not exceed six (6) square feet per side and three (3) feet in height. Such signs are not allowed within two (2) feet of the curb of the street and must be adequately secured against movement with sandbags or weights. A minimum sidewalk clearance of forty two (42) inches shall be required.**

CD36:9

Sec. 36-24. Additional Regulations.

a. *Maintenance.* All signs, together with all their supports, braces, guys and anchors, shall be kept in good repair and in a proper state of preservation. The Building Inspector may order the removal of any sign that is not maintained in accordance with the provisions of the Uniform Code for the Abatement of Dangerous Buildings.

b. *Prohibited signs.*

- (1) Snipe signs are not permitted on the public right-of-way or on any utility poles, posts **or in the sight distance triangle of an intersection** and may be removed by the Building Official.
- (2) **Bandit signs shall be illegal unless the purpose qualifies for status under the section 36:52 regarding exempt signs.**
- (3) It shall be unlawful for any person to display any real estate advertisements or signs which recite that real property is to be used for purposes or will be zoned for land uses in the future, when in fact such real estate is not presently zoned for such purposes.
- (4) It shall be unlawful for any person to display upon any sign or other advertising structure any obscene, indecent or immoral matter.
- (5) Attention-attracting devices, electrical signs and illuminated signs, which are an annoyance to residential neighborhoods or may impair night vision or are a hazard to traffic or interfere with or conflict with traffic signals, whether inside or outside the building, are prohibited.
- (6) It shall be unlawful to post or erect any sign on utility poles, governmental signs, public rights-of-way or any other public property except those placed by agencies of the Federal, State or local government.
- (7) **Any sign which impedes the pedestrian, including disabled persons use of sidewalks, ramps and public ways, are not allowed and may be removed by the Building Official.**

c. *Engineering design and materials.*

- (1) 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.
- (2) Except as specifically provided elsewhere, all permanent signs, sign

structures and non-structural trim shall be constructed of approved combustible or non-combustible materials.

CD36:10

- (3) No sign which obstructs sight lines at elevations between two (2) feet and eight (8) feet above the curb or pavement surface shall be located within the sight distance triangle at any driveway or intersection. **Signs in the sight distance triangle may be removed by the Building Official.**
- (4) 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 so as to prevent free passage from one part of the roof to any other part thereof. A sign shall not be attached in any form, shape or manner to a fire escape or shall not be so placed as to interfere with an opening which is required for legal ventilation.
- (5) Letters, figures, characters or 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.
- (6) Illuminated signs. Illuminated signs produced in quantity (other than signs custom-built for specific locations) shall be constructed in accordance with the "Standards for Electric Signs (U.L. 48) of the Underwriters' Laboratories, Inc." and bear the label of the Underwriters' Laboratories, c.
- (7) Electrical signs. All electrical signs, either temporary or permanent, shall be connected to permanent electrical service installed according to the requirements of the **currently adopted edition of the** National Electrical Code. All wiring for newly constructed detached signs shall be underground, unless this is determined to be prohibitive by the Building Official.
- (8) The following type signs shall have a seal of a registered engineer or registered architect affixed to the plans: attention-attracting devices, detached signs, electrical, illuminated, marquee, portable, poster panel, projecting and roof. In addition, the following standards will apply:
 - a. Projecting signs.
 1. Projecting signs shall not project more than five (5) feet six (6) inches beyond the face of the building. Projecting signs shall be a minimum of **eight (8)** feet above the level of any sidewalk from the bottom of the sign. Any projecting sign within twenty-five (25) feet of a street or alley intersection shall be a minimum of **ten (10)** feet above the sidewalk from the bottom of the sign.
 2. All projecting signs shall be rigid mounted, shall be supported by strong steel brackets attached to walls of buildings with through bolts, expansion bolts or other equally secure methods, and shall be braced and held firmly in place with soft iron or steel cables or chains of adequate strength. All such supports shall be attached to walls of buildings with expansion bolts or equivalent method.

CD36:11

3. Projecting signs which are permitted to extend above parapet

walls may be attached to brackets fastened to roofs by means of through bolts but shall not be attached to any part of the wall above a point of bearing of the roof joists or rafters.

- b. All roof signs.
 - 1. All roof signs shall be secured by or bear upon masonry bearing walls, columns, girders or roof joists. No roof sign shall be erected in a manner which prevents or tends to prevent free passage from one part of the roof to any other part thereof. Spider webs and A-frame structural members shall be prohibited.
 - 2. Roof signs located on flat roofs shall allow a minimum clear open space of six (6) feet from the roof to the lowest point at the bottom of the face; of the sign and there shall be a minimum space of five (5) feet between adjacent vertical supports.
- c. Wall signs shall be securely fastened to a masonry wall by means of anchors, bolts, expansion screws or similar connectors. A wall sign which is attached to a wall of wood may be anchored with wood blocks used in connection with screws and nails.
- d. Under canopy signs of greater than four (4) square feet shall be rigidly mounted and there shall be eight (8) feet six (6) inches clearance between the base of any rigidly mounted under canopy sign and the sidewalk. There shall be a minimum clearance of seven (7) feet six (6) inches between the base of any non-rigidly mounted under canopy sign and the sidewalk.
- e. Detached signs shall be supported with a maximum of two (2) poles, uprights or supports.

Sec. 36-25- Electronic Message Boards

- A. All freestanding signs with Electronic Message Boards (EMBs) shall be monument signs, except billboards as provided in this Article.
- B. All attached EMBs shall be canopy signs for drive through facilities such as banks, gas stations or convenience stores.
- C. Monument signs with electronic message boards shall have a sign base, consisting of a masonry or concrete substructure with an exterior base consisting of durable masonry materials and include brick, split or scored concrete masonry units (CMU), natural or synthetic stone, or other architectural material(s) that, in the opinion of the Director, meet the intent of this Section. Painted surfaces and wood shall not be used.
- D. In order to minimize glare, Electronic Message Boards shall not have a white background. EMBs may display images other than text, as long as all conditions in this Article are met.

CD36:12

- E. For all signs except billboards, the digital display shall change messages immediately from one message to another, with a minimum of eight (8) seconds for each message to be displayed between changes, so as not to simulate a moving display.
- F. Brightness. Signs shall utilize automatic dimming technology to adjust the brightness of the sign relative to ambient light so that at no time shall a sign exceed a brightness level of three-tenths (0.3) foot candle above ambient light, as measured using a foot candle (lux) meter calibrated within the past 12 months and in conformance with the following process:
 - 1. Light measurements shall be taken with the meter aimed perpendicular to the sign message face or at the area of the sign emitting the brightest light if that area is not the sign message face, at a preset distance depending on

sign size. Distance shall be determined by taking the square root of the product of the sign area and one-hundred (100). Example using a 12 square foot sign: $\sqrt{(12 \times 100)} = 34.6$ feet measuring distance.

2. An ambient light measurement shall be taken using a foot candle meter at some point between the period of time between 30 minutes past sunset and 30 minutes before sunrise with the sign turned off to a black screen.
3. Immediately following the ambient light measurement taken in the manner required by this subsection, an operating sign light measurement shall be taken with the sign turned on to full white copy.
4. The brightness of a sign conforms with the brightness requirements of this subsection if the difference between the ambient light measurement and the operating sign light measurement is three-tenths foot candle or less.

G. Documentation by manufacturer. Prior to permitting the applicant shall submit a signed letter from the EMB manufacturer stating that the sign in question is equipped with the ability to comply with all applicable regulations of this section. The applicant shall also submit a letter from the sign owner and/or operator stating that they have read and understand the applicable regulations pertaining to their sign and that they will not violate the ordinance.

H. Auto Dimming. All permitted EMBs shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to ambient light conditions, not to exceed 0.3 foot candles above ambient light.

I. Size of electronic message boards:

1. EMBs within monument signs shall not exceed 25% of the total sign area.
2. EMBs on a canopy shall not exceed 5% of the canopy façade on which located, and may not extend above or below the canopy edge.

Secs. 36-26 - 36-50. Reserved.

CD36:13

ARTICLE III. PERMITS

Sec. 36-51. When required

Except as otherwise provided in this Section, it shall be unlawful for any person to erect, construct, enlarge, move or convert any sign in the City, or cause the same to be done, without first obtaining a sign permit from the City. Permits shall not be required under the following conditions:

- (1) Replacing or altering changeable copy on theater marquees, billboards and similar signs.
- (2) Painting, repairing, cleaning or maintaining of a sign shall not be considered an erection or alteration which requires a permit unless a structural change is made or the alteration and painting is being done due to a change in ownership of the business or premises.

Sec. 36-52. Exemptions.

A permit will not be required for the following listed signs. These exemptions, however, shall apply only to the requirement of the permit and shall not be construed as relieving the owner of the sign from the responsibility for **meeting all other guidelines regarding**

location, size, erection, maintenance and appearance.

- (1) Construction project signs with a maximum size of seventy-two (72) square feet.
- (2) Agricultural, residential, commercial and industrial acreage or commercial and industrial structure **real estate** signs. The maximum size shall be thirty-two (32) square feet. **No more than one real estate sign is permitted per property and must be placed behind the public right-of-way. A maximum of three (3) real estate pointer signs shall be allowed per property with a maximum size of one (1) foot high by two (2) feet long and a maximum height of two (2) feet above the ground. Off premises pointer signs must be placed outside of the public right-of-way and not in any sight triangle.**
- (3) Residential structure **real estate signs** with a maximum size of six (6) square feet. It must be removed upon completion of the project or within ten days after sale or letting of property. **No more than one sign is permitted per property and must be placed behind the public right-of-way. A maximum of three (3) real estate pointer signs shall be allowed per property with a maximum size of one (1) foot high by two (2) feet long and a maximum height of two (2) feet above the ground. Off premises pointer signs must be placed outside of the public right-of-way and not in any sight triangle.**
- (4) Political signs subject to the following restrictions:
 - a. Maximum size six (6) square feet in Districts "R-1 ", "R-2"and "R-3".
 - b. Maximum size **thirty-two (32)** square feet in agricultural, commercial and industrial areas.
 - c. Shall be not placed on the public right-of-way and shall be placed outside of the sight triangle at intersections.

D36:14

Traffic or other municipal or informational signs, legal notice, railroad crossing signs, danger, warning and such temporary, emergency or non-advertising signs necessary for traffic control or as may be approved by the City Council.

- (5) Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of bronze or other metal.
- (6) Signs inside buildings, inside windows or painted on windows or on glass portions of doors of buildings.
- (7) Temporary signs for special events for public, charitable, **non-profit** or fraternal organizations, subject to the following limitations:
 - a. Maximum size thirty-two (32) square feet per face.
 - b. One (1) per street frontage.
 - c. To be located on property zoned for commercial use.
 - d. To be placed no sooner than thirty (30) days prior to the event and removed within five (5) days following the event.
- (9) Banners on public utility pole brackets placed by the City of Pleasant Hill.
- (10) Signs carried by a person.
- (11) Flag Banners/Feather Flags shall be allowed at a rate of two per tenant, not to exceed 20sf or 10 feet in height, but must be placed no further than 10' from the front entrance of the business, organization or tenant. Must not be placed in the ROW. Feather flags may be displayed no more than 50 days a year. These can be consecutive dates or spread out over single-day periods, all to be determined by the business owner. A no-fee permit is needed. Two feather flags are allowed per business. The feather flags must be maintained in good condition.

Sec. 36-53. Application; Permit Fees.

- (a) *Application for permit.* Application for a permit shall be made to the City upon a form provided and shall be accompanied by written approval of the property owner, site plans and specifications as may be required.
- (b) *Permit fees.* Every applicant, before being granted a permit hereunder, shall pay a fee to the City based upon the fee schedule used for building permits.

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Sec. 36-54. Inspection.

As soon as a sign has been erected, the permittee shall notify the Building Inspector who shall inspect such sign and approve the same if it is in compliance with the provisions of this Chapter. The Building Inspector may, from time to time as he deems, inspect all signs or other structures regulated by this Chapter, for the purpose of ascertaining whether they are secure or whether they are in need of removal or repair.

If the sign does not comply with the provisions of this Chapter, the Building Inspector shall notify the applicant in writing of such non-compliance and give the applicant ten (10) days, or less if the Building Inspector determines a hazardous situation exists, to comply.

Sec. 36-55. Revocation.

All rights and privileges acquired under the provision of this Chapter or any amendments thereto are mere licenses revocable at any time. Installation shall be completed within six (6) months after date of issuance of the sign permit.

Secs. 36-56-36-80. Reserved.

ARTICLE IV. PORTABLE AND TEMPORARY SIGNS

Sec. 36-81. Purposes for which allowed.

Temporary and Portable Signs may be permitted for special events, new ownership, grand openings for business or organizational use, special events including sales. **For temporary signs for special events for public, charitable, religious or fraternal organizations refer to Section 36-52, Exemptions, paragraph (8).**

Sec. 36-82. Permits.

- (a) *Duration.* Except as specifically otherwise provided elsewhere in this Section, permits for temporary signs shall be valid for **fifteen (15) days** from date of issuance. **At the end of a permitted duration all temporary signs, including support poles/posts and hardware must be removed.**
- (b) *Renewal.* **Permits for temporary signs may be renewed a maximum of four (4) times per year.**
- (c) *Number permitted to be distributed.* Except as specifically otherwise provided

elsewhere in this article, only one (1) temporary sign permit may be issued at anyone time for any business, industry or shopping center. The total number of days per year which a temporary sign may be displayed at any business, industry or shopping center shall be **seventy-five (75) days**.

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- (d) *Fee.* A permit fee and a refundable deposit as provided in the city fee schedule is required for off-premises temporary signs.

Sec. 36-83. Construction Standards

Construction of portable and temporary signs shall meet the same engineering design and materials standards as for permanent signs. All signs shall be adequately secured and leveled.

Sec. 36-84. Size and Location.

- (a) *Size.* Except as specifically otherwise provided elsewhere in this Section, size of portable and temporary signs shall not exceed the size of signs permitted for permanent signs of similar permitted construction and location within the same zoning district.
- (b) *Location.* Portable and Temporary signs shall be erected entirely on **private property and not in any sight triangle**.

Sec. 36-85. Off-Premises Temporary Signs.

Off-premise temporary signs will be allowed in all zones except residential zoning districts. Written approval must be given to the City by the landowner where the sign is to be located and the sign cannot be larger than four (4) feet by eight (8) feet. Off-premise temporary signs must have directions to the business or an arrow pointing the way to their business.

Sec. 36-86. Sales and Special Events.

Sales and special events to permit businesses that would like to advertise an upcoming special event or sale:

- (1) May be a sign or banner but not to exceed four (4) feet by eight (8) feet.
- (2) May be in place no more than fourteen (14) days prior to the event or sale and must be removed the day following the event or sale.
- (3) Must have written consent from the property owner where the sign or banner is to be placed.

Secs. 36-89-36-103. Reserved

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Chapter 37

RESERVED

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