



8.0 SIGN STANDARDS

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8.1. Applicability

- 8.1.1. Except as specifically listed below, all other signage and sign standards shall comply with City Zoning Code §14-16-3-5, as amended.
- 8.1.2. Signs along Unser Boulevard must also comply with the Design Overlay Zone (DOZ) for that roadway adopted in 1992. [See **Exhibit 8.1** on page 135.] Where conflicting, the most restrictive regulation prevails, except that sandwich board signs and blade signs (including both building and tenant signs) are permitted within Volcano Heights per the regulations in **Table 8.1**.
- 8.1.3. Where the Zoning Code, Unser DOZ, or Plan is silent, relevant regulations in the other locations prevail.
- 8.1.4. For new signs, the standards in **Table 8.1** shall apply, and sign permits may be approved administratively unless specifically noted in this section.
- 8.1.5. Properties are allowed as many sign types as permitted by zone.
- 8.1.6. Definitions and examples of each sign type are included in **Section 3.5** of this Plan.

8.2. Unique Sign Applications: An **applicant** has the option to establish unique sign standards including size, color, type, design, and location. Such applications shall be reviewed as “Unique Sign Plans” by the Planning Director or his/her designee and are subject to **approval** of the **DRB**. In evaluating a Unique Sign Plan, the **DRB** shall consider the extent to which the application meets the following:

- 8.2.1. Promotes consistency among signs within a development thus creating visual harmony among signs, buildings, and other components of the property;
- 8.2.2. Enhances the compatibility of signs with the architectural and site design features within a development;
- 8.2.3. Encourages signage that is in character with planned and existing uses, thus creating a unique sense of place; and/or
- 8.2.4. Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with development standards.

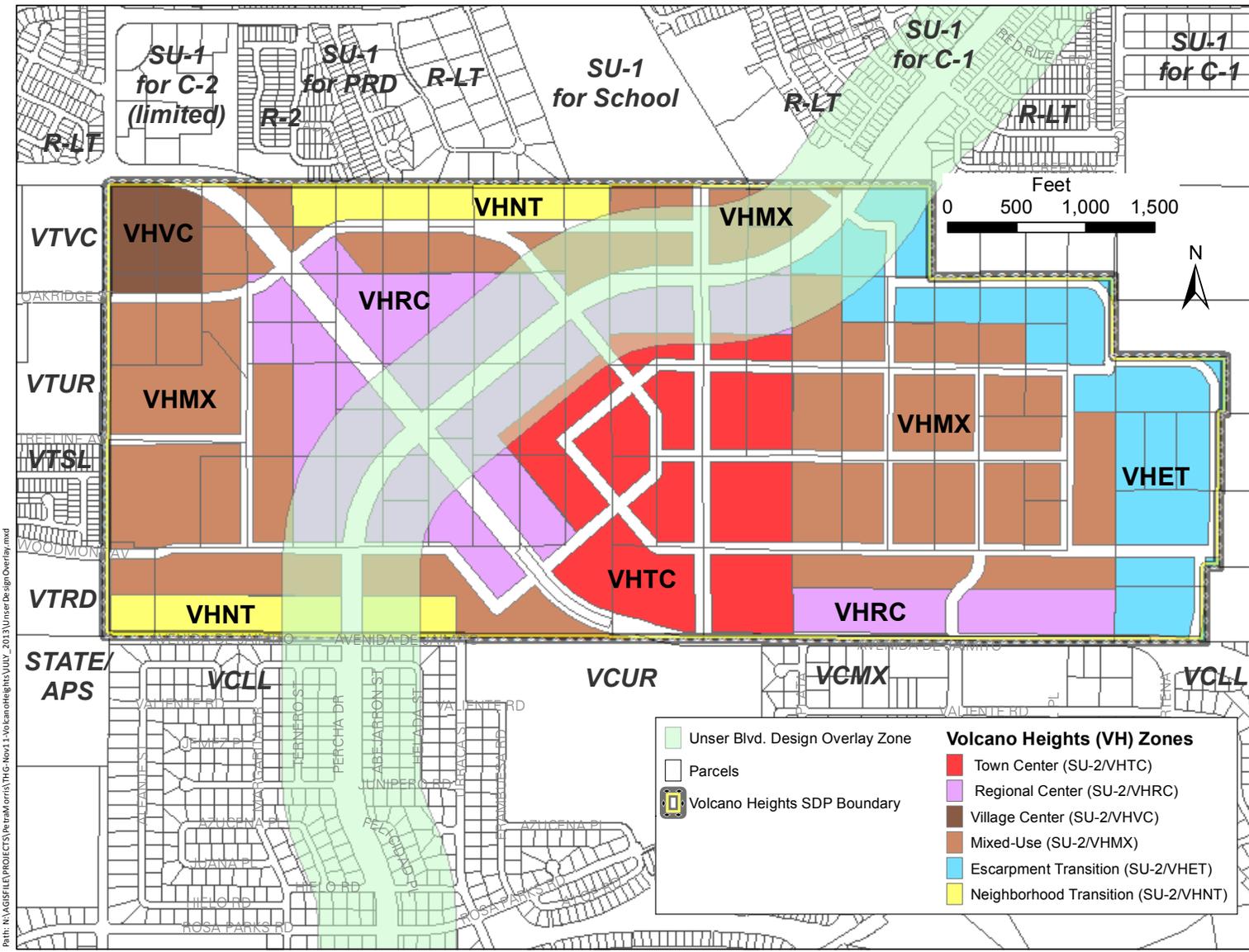


EXHIBIT 8.1 – UNSER DESIGN OVERLAY ZONE WITHIN THE VOLCANO HEIGHTS PLAN AREA

8.0 SIGN STANDARDS

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TABLE 8.1 –SIGN TYPES BY CHARACTER ZONE

	CHARACTER ZONE	TOWN CENTER	REGIONAL CENTER	VILLAGE CENTER	MIXED-Use	NEIGHBORHOOD TRANSITION	ESCARPMENT TRANSITION	STANDARD
	SIGN TYPE							
S-1	Address Signs	P	P	P	P	P	P	Per City Zoning Code §14-16-3-5.
S-2	Attached Signs	P	P	P	P	P *	P *	<ul style="list-style-type: none"> • For all ground floor commercial uses (retail, office, and restaurant): One sign per tenant space; area to be calculated at 1.5 SF per linear foot of tenant space façade along the public street frontage with a maximum of 100 SF per tenant. • Second and upper floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage; area to be calculated at 1.5 SF per linear foot of second or upper floor frontage along that public street with a maximum of 125 SF. • Institutional uses (non-profits and churches): One sign per tenant space; area to be calculated at 1.5 SF per linear foot of public street frontage with a maximum of 100 SF. • Live-Work and Home occupations: One sign limited to an area of 20 SF max. • Building sign may encroach a maximum of 12 inches onto a sidewalk while maintaining a vertical clearance of 8 feet from the finished sidewalk if it is non-illuminated and 11 feet from the finished sidewalk if it is illuminated. [See also Section 11.2.8 starting on page 207.] • Building signs may be internally or externally lit. • Marquee signs as only permitted as specified below.
S-3	Banners	P	P	P	P	P	P	Per City Zoning Code §14-16-3-5.

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* Commercial and live-work uses only.

TABLE 8.1 -SIGN TYPES BY CHARACTER ZONE (Cont'd)

	CHARACTER ZONE	TOWN CENTER	REGIONAL CENTER	VILLAGE CENTER	MIXED-USE	NEIGHBORHOOD TRANSITION	ESCARPMENT TRANSITION	STANDARD
SIGN TYPE								
S-4	Blade Signs, Building	P	P	P	P	P**	P**	<ul style="list-style-type: none"> • One per building (commercial and mixed use buildings only) • Area = 30 SF maximum per sign face. • May encroach a maximum of 6 feet over a sidewalk but shall not encroach over any parking or travel lane. [See also Section 11.2.8 starting on page 207.] • Building blade signs may be attached to the building at the corners of building or along any street-facing façade above the first floor façade. • Minimum vertical clearance from the finished sidewalk shall be 11 feet.
S-5	Blade Signs, Tenant	P	P	P	P	P**	P**	<ul style="list-style-type: none"> • One per commercial tenant space (retail, office, or restaurant use). • Area = 16 SF maximum per sign face. • May encroach a maximum of 4 feet over a public sidewalk, but shall not encroach over any parking or travel lane. [See also Section 11.2.8 starting on page 207.] • Tenant blade signs shall be oriented perpendicular to the building façade and hung under the soffit of an arcade or under a canopy/awning or attached to the building façade immediately over the ground floor tenant space while maintaining a vertical clearance of 8 feet from the finished sidewalk for non-illuminated signs and 11 feet from the finished sidewalk for illuminated signs.

** Commercial uses only.



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TABLE 8.1 –SIGN TYPES BY CHARACTER ZONE (Cont'd)

	CHARACTER ZONE	TOWN CENTER	REGIONAL CENTER	VILLAGE CENTER	MIXED-USE	NEIGHBORHOOD TRANSITION	ESCARPMENT TRANSITION	STANDARD
	SIGN TYPE							
S-6	Directory Signs	P	P	P	P	P	P	<ul style="list-style-type: none"> • Shall be allowed for all multi-tenant commercial and mixed-use buildings only. • One directory sign per multi-tenant building limited to 12 SF in area. • Freestanding directory signs shall not be permitted. Design of the sign shall be integral to the façade on which the sign is to be affixed.
S-7	Electronic Signs							Per City Zoning Code §14-16-3-5.
S-8	For Sale/For Lease Signs	P	P	P	P	P	P	<ul style="list-style-type: none"> • Size is limited to 32 SF per sign face. • All other standards are per City Zoning Code §14-16-3-5.
S-9	Interpretive Signs	P	P	P	P	P	P	Per Table 6.3.k in this Plan.
S-10	Marquee Signs	P	P	P	P	NP	NP	<ul style="list-style-type: none"> • Permitted for theaters, auditoriums, and other public gathering venues of 100 persons or more. • Marquee signs shall be attached to the building or located above or below a canopy only. • Area = 100 SF maximum. • Message board may be changeable copy (non-electronic). • Electronic message boards are regulated per City Zoning Code §14-16-3-5.
S-11	Monument Signs	P	P	P	P	NP	P**	<ul style="list-style-type: none"> • One monument sign per lot per lot street frontage (no more than 2 per lot separated by at least 100 feet) limited to a maximum of 75 SF per sign face and 6 feet in height.

** Commercial uses only.

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TABLE 8.1 –SIGN TYPES BY CHARACTER ZONE (Cont'd)

	CHARACTER ZONE	TOWN CENTER	REGIONAL CENTER	VILLAGE CENTER	MIXED-USE	NEIGHBORHOOD TRANSITION	ESCARPMENT TRANSITION	STANDARD
SIGN TYPE								
S-12	Private Open Space Amenity Contact Information Signs	P	P	P	P	P	P	<ul style="list-style-type: none"> • Sign edges shall be no more than 18 inches. • Lettering shall be no less than 1-inch high. • Contacts for maintenance and liability information shall be included.
S-13	Sandwich Board Signs	P	P	P	P	P	P	<ul style="list-style-type: none"> • Permitted only for retail, service, or restaurant uses. • Limited to 8 SF per sign face per storefront. • May not exceed 4 feet in height. • A minimum of 6 feet of sidewalk shall remain clear. • May use chalkboards for daily changing of messages. • Shall be removed every day after the business is closed.
S-14	Window Signs	P	P	P	P	P**	P**	<ul style="list-style-type: none"> • Limited to 10% of the window area. • In the Transition Zones, window signs are only permitted for commercial uses (including the “work” component of live-work uses). • The following shall be exempt from this limitation: <ul style="list-style-type: none"> • Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs. • Mannequins and storefront displays of merchandise sold. • Interior directory signage identifying shopping aisles and merchandise display areas.
S-15	Temporary Construction Signs	P	P	P	P	P	P	Per City Zoning Code §14-16-3-5.

** Commercial uses only.



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