

# Identified Issues (as of 12-12-07)

## General Issues (other than code-related)

- **VALUES:** Traffic safety, promote commerce (economics of individual businesses), balance with tasteful aesthetics.
- **CODE MECHANICS:** Eliminate redundancy. Promote consistency.
- **EDUCATION:** More pro-active (distribute info with Business Reg.). ID common problems.
- **ENFORCEMENT:** Enforceability as well as enforcement. Consistency (weekends, ROWs).
- **FEES:** Are they fair? Fees for all signs? Increase for events (can be complex)? Fees for R.E. signs?
- **VARIANCES:** Can DRB respond to them if allowed by Procedural code? Clarify appeal process.
- **PERMIT APPLICATION:** Improve the form, more definitive. Require structural Review? Relate to special events.

CODE ISSUES	CONCERNS & ALTERNATIVES	RECOMMENDED ACTION
<b>Sign Definition</b>	What is it? There's two separate and conflicting definitions in the zoning ordinance (General Definitions, and in the Sign Code). Include everything that draws attention? All outdoor advertisement? Should we ban what is hard to define?	<b>PROVIDE ONE DEFINITION. ALSO DEFINE OTHER FORMS OF GRAPHIC DISPLAY, WHAT IS ALLOWED AND WHAT IS NOT ALLOWED. CLARIFY INTENT OF "AFFIXED."</b>
<b>Sign Allowance</b>	Based on street frontage. "Building frontage exists "when the entire length of a building side faces and can be seen from a street or mall." What's a mall? Do parking lots count as frontage? Is signage allowed/counted interior to a project when it can't be seen from a street? If so, are permits required? Can sign allowance for two streets be combined into a larger corner sign? Is a Variance necessary?	<b>CLARIFY FRONTAGE STANDARD AND WHETHER INTERIOR SIGNS ARE COUNTED. CREATE ADMINISTRATIVE STANDARDS FOR COMBINING SIGN ALLOWANCES IN ONE LOCATION; OR LET DRB COMBINE THE ALLOWANCES</b>
<b>Sign Area</b>	By code, it presently includes the entire mounting surface, as well as lettering, etc. Sometimes the surface is part of an attractive monument which contributes to the local aesthetic. Should we clarify to include just lettering and logos? Or include all of monument? When?	<b>CLARIFY CODE TO ALLOW DRB TO DECIDE WHAT IS APPROPRIATE.</b>
<b>Sign size</b>	City is getting bigger. Larger traffic volumes and wider streets. Current code may be out of sync with larger buildings. Provide additional allowances for larger, taller bldgs, wider streets?	<b>CLARIFY CODE TO EITHER RELATE SIGN HEIGHT TO BLDG HEIGHT; AND ALLOW DRB TO DECIDE.</b>

	<b>Separate District Provisions</b>	Multiple district provisions may be too complicated. Yet certain areas may need special consideration. Eliminate separate provisions? Or add standards for wider streets (hwys); and for Historic District. Where are boundaries?	<b>CONSIDER NEW STANDARDS FOR HIGHWAYS AND FOR THE HISTORIC DISTRICT IN OLD TOWN.</b>
	<b>Animated or Moving</b>	May pose traffic safety issue. Code is ambiguous with regard to animated vs. moving.	<b>CLARIFY CODE TO PROHIBIT MOVING SIGNS, AS WELL AS ANIMATED.</b>
	<b>Lighting &amp; Illuminated Canopies, etc.</b>	Problems with up-lighting, search lights, decorative lights used as signage, holiday lights which are up too long. Use of unshielded neon? Are lighted canopies signs? Additional standards for decorative lighting?	<b>ALLOW DRB TO DETERMINE WHAT IS APPROPRIATE.</b>
	<b>Off-Premise / Directionals</b>	Numerous "back street" and remote commercial services and attractions need directionals. But off-premise signs are hard to control, often in ROW. Only off-premise signs accommodated by Code are subject to CUP approval in Comm/Ind zones for attractions with public amenities. Should there be additional allowances for "high visitation" attractions? Corner directionals?	<b>ALLOW IN TANDEM WITH A POSSIBLE FUTURE PROGRAM OF CITY DIRECTIONAL SIGNS FOR PUBLIC FACILITIES OR HIGH VOLUME ATTRACTIONS.</b>
	<b>CODE ISSUES</b>	<b>CONCERNS &amp; ALTERNATIVES</b>	<b>RECOMMENDED ACTION</b>
<b>PERMANENT</b>	<b>A-Frames</b>	Hard to enforce. Many not following criteria, not anchoring, not removing after hours. Added enforcement?	NO CODE-RELATED ACTION <b>OR, AMEND CODE TO ONLY ALLOW IN SPECIFIC AREAS.</b>
	<b>Billboards &amp; Legal, Non-Conforming</b>	Need to be careful about how they are regulated. Can we regulate or require permits when sign faces change? Do they have to meet new codes?	<b>ELIMINATE ANY CONTENT-BASED LANGUAGE IN ORDINANCE.</b>
	<b>Gov't Signs, Street Decor</b>	Plaques currently exempt on public buildings. In public ROWs, all are exempt from zoning ordinance regulation, unless they ID private enterprises (considered off-premise).	NO CODE-RELATED ACTION
	<b>LED, Menu &amp; Readerboards</b>	Hard to regulate copy or frequency. LEDs can be animated. Potential for off-premise ads. Good for events.	<b>AMEND CODE TO ALLOW ONLY VIA CONDITIONAL USE PERMIT SUBJECT TO STANDARDS.</b>
	<b>Murals</b>	Can be amenity but may also be considered signage. Could be defined as "art" rather than signs.	<b>REQUIRE DESIGN REVIEW BOARD APPROVAL.</b>
	<b>Name plates</b>	Not addressed for subdivisions.	<b>ALLOW SUBJECT TO DRB APPROVAL</b>
	<b>Shopping Ctrs</b>	Total building allowance may be out of sync with scale. Also, tenant allowance may be out of sync with bldg allowance and general commercial minimum (80 sq.ft.).	<b>ALLOW BASED ON TOTAL BLDG SIZE. CLARIFY MINIMUM FOR TENANTS.</b>

<b>TEMPORARY</b>	<b>New Development</b>	One 32 sq.ft. sign allowed during project (no pmt). Additional signs require CUP. Often see additional signs for developer, contractor, sub-contractors, realtors and bankers? Should additional signs be allowed? No consensus.	NO CODE-RELATED ACTION
	<b>Spec. Events</b>	Only allowed in Comm/Ind zones. Variety of event types. Often in ROW. Should there be more special event / promos allowed throughout the year? Separate standards for community events vs. commercial promos?	<b>DEFINE BETWEEN COMMUNITY EVENT AND COMMERCIAL PROMO. ELIMINATE CAP FOR COMMUNITY EVENTS. ALLOW MORE PROMOS.</b>
	<b>Real Estate</b>	No permits required. 6 sq.ft. 20 sq.ft. allowed with CUP. Numerous, over-sized, improperly placed and in ROWs. Are further standards necessary?	NO CODE-RELATED ACTION
	<b>Political Signs</b>	No permits required. 6 sq.ft. Often over-sized, placed so as to cause traffic visibility issues. How to enforce?	NO CODE-RELATED ACTION
<b>IMPROMPTU</b>	<b>Balloons &amp; Other Inflatables</b>	Are they signs? Affixed or not affixed? Are they hazards? Should there be a height limit. Often in ROW. Moving. Undefined and unregulated.	<b>ALLOW FOR SPECIAL EVENTS / PROMOS IN TANDEM WITH SPECIAL EVENT PERMIT.</b>
	<b>Banners</b>	Not accommodated by code. Hard to track. ROW issues. Popular for events and commercial promos (there's no local TV so ad options are limited). Should banners be allowed more frequently. Expedite permits for?	<b>ALLOW FOR SPECIAL EVENTS / PROMOS IN TANDEM WITH SPECIAL EVENT PERMIT.</b>
	<b>Boxes</b>	They are prohibited and yet are prolific. Popular for yard sales. Don't restrict yard sales. ROW issues. Blow away, unsightly. Could City create yard sale signs and rent them? Define yard sales? No clear consensus.	NO CODE-RELATED ACTION
	<b>Flags &amp; Other Decor</b>	No definitions. Some may be over-sized. Allow greater freedom during all holidays. Allow? Exempt	<b>ALLOW FOR SPECIAL EVENTS / PROMOS IN TANDEM WITH SPECIAL EVENT PERMIT.</b>
	<b>Mascots, Sign-Walkers &amp; Hand-Held</b>	How to regulate?. Undefined. Moving. Often off-premise, in ROW. Can be a traffic distraction, proliferate. Must regulate consistently (commercial vs. free speech issue). Allow them? Exempt from code? Substitute for A-Frame?	<b>ALLOW FOR SPECIAL EVENTS / PROMOS IN TANDEM WITH SPECIAL EVENT PERMIT.</b>
	<b>Vehicle Signs</b>	Continued parking of vehicles with signs. May not be an issue. Enforcement may conflict with other rights.	NO CODE-RELATED ACTION
	<b>Window Signs</b>	Interior vs. Exterior? Establish a coverage allowance? Count toward allowance? Hard to regulate or to enforce.	NO CODE-RELATED ACTION

# Existing Sign Code

- A. Purpose / Intent
- B. Definitions
- C. Applicability
- D. Permits
- E. Applicable to All Districts
- F. Applicable to Ag/Res and MH Dists.
- G. Applicable to Comm/Ind Districts
- H. Applicable to Old Town Comm. Area

## SECTION 405. SIGNS.

### A. PURPOSE.

This Section provides a set of standards for the design and construction of signs within the City of Cottonwood in order to protect property values; to promote a desirable aesthetic character for the City; to protect the general public from damage and injury which may be caused by the faulty and uncontrolled construction of signs; to protect pedestrians and motorists from damage or injury caused, or partially attributed to the distractions and obstructions which are hereby caused by improperly situated signs; to promote the public safety, welfare, convenience and enjoyment of travel and free flow of traffic.

### B. DEFINITIONS.

1. PLATE LINE, TOP - The horizontal line of a building at a height that would normally be the horizontal framing member resting on top of the studs, on the first or ground floor.
2. ROOF SURFACE - The top, exterior covering of a building extending from the highest point of the building to the furthest extension of the eaves.
3. SHOPPING CENTER - A group of three (3) or more commercial establishments associated by common agreement or under common ownership which comprises contiguous land parcel unit with common parking facilities.
4. SIGN - Any identification, description, illustration or device which is affixed directly or indirectly upon a building, structure or land which directs attention to a product, place, activity, person, institution or business and which is visible from any public street, waterway, alley or public place and shall include banners and similar services. A vehicle mounted sign on a vehicle that is habitually parked or stationed at the site of a business and serves to advertise or identify the business, shall be construed as a sign for the purpose of this Ordinance. National flags and flags of political subdivisions shall not be construed as signs.
5. SIGN, AREA OF - That area in square feet of the smallest rectangle, square, circle or triangle that encompasses the sign. The area of any two-faced sign with parallel faces or "v" type signs having an interior angle of forty five (45) degrees or less shall be the area of the single face. All other multiple faced or paneled signs shall be the total area of all faces or panels. Sign area shall include the mounting surface on which the lettering is placed. For signs which are painted on a wall surface and for multiple-unit signs, the area shall include the lettering and the vertical and horizontal spacings between letters which comprise the work or words that convey the message.
6. SIGN, CANOPY - A type of building-mounted sign mounted under and supported by a permanent canopy, arcade or portal, or flat mounted on facade of canopy.

7. SIGN, CONSTRUCTION - Any temporary sign erected on the premises of an existing construction project and designating the architect, contractor, designer, or builder, or developer or the name and nature of the project.
8. SIGN, DIRECTIONAL - Any sign which is designed and erected solely for the purpose of traffic or pedestrian direction and placed on the property to which or on which the public is directed and which contains no advertising copy.
- 8.a. SIGN, SPECIAL DIRECTIONAL - Any sign which is designed and erected solely for the purpose of directing traffic to a public facility (parks, schools, library, hospital, Old Town district or similar community facility including community identification/gateway signs or to a subdivision within the city limits of Cottonwood that provides significant recreational facilities for the general public.
9. SIGN, FREESTANDING - A sign attached to or supported from the ground and not attached to a building; signs on walls or fences which are not an integral part of a building are freestanding signs.
10. SIGN, HEIGHT - The vertical distance from grade to the highest point of the sign.
11. SIGN, POLITICAL - Any temporary sign which supports the candidacy of any candidate for public office or urges action on any other matter on the ballot of primary, general or special election.
12. SIGN, PROPERTY SALE, RENTAL, OR LEASE - Any sign advertising the availability for sale, rental or lease of land or building.
13. SIGN, WALL - A sign flush to the exterior surface of a building, applied directly on the building, in a window or a signboard attached flush to the building, projecting no more than six (6) inches from the building surface and not projecting above the roof. However, light sources aimed at the wall sign may project farther.
14. SIGN, TEMPORARY - Any sign or banner which is not intended for permanent use, usually used to announce community functions, grand openings, establishment of new commercial projects or sales events.

C. APPLICABILITY.

The provisions of this Section shall apply to all signs placed or maintained within the City of Cottonwood with the exception of the following:

1. Dedication Plaques: Non-illuminated names of building, dates of erection, monument, citations, commemorative tablets and the like when carved into stone, concrete, metal or any other permanent type construction and made an integral part of a permitted structure or made flush to the ground.

2. Governmental Signs: Signs required by law or signs of a duly-constituted governmental body, such as traffic signs, warning signs or no trespassing signs.
3. Public Utility Signs: Signs placed by a public utility for the safety, welfare or convenience of the public, such as signs identifying high voltage, public telephone or underground cables.
4. Vehicle Signs: Signs upon a vehicle, provided that any such vehicle with a sign face of over two (2) square feet is not conspicuously parked so as to constitute a sign; nothing herein prevents such a vehicle from being used for a bona fide delivery and other vehicular purposes.
5. Temporary Holiday Decorations.

D. PERMITS.

1. A sign permit shall be required before a sign may be placed, constructed, reconstructed or altered within the City of Cottonwood with the exception of the following provided the provisions of this Section are complied with:
  - a. Name plate signs and address signs as allowed in residential zones.
  - b. Repainting or maintenance of signs, provided there is no change in size, shape, wording, compositions or color.
  - c. Property sale, rental or lease signs.
  - d. Political signs.
  - e. Construction signs.
  - f. Directional signs.
  - g. Governmental signs.
2. An application for a sign permit shall be filed with the Zoning Administrator on a form prescribed by the Zoning Administrator. The application shall include the following:
  - a. Sketch showing, size, height and shape of sign(s).
  - b. Description of materials used and method of mounting.
  - c. Any existing or planned landscaping around sign(s).
  - d. Existing sign(s).
  - e. Any other information the Planning and Zoning Administrator might need to evaluate the Sign Proposal.

- f. Payment of the filing fee in an amount established by a schedule adopted by resolution of the Council. No part of the filing fee shall be returnable. Payment of the filing fee shall be waived when the petitioner is an official or agency of the City, County, State or Federal Government.
3. Plan Review: Upon receipt of a complete application for a sign permit, the Zoning Administrator shall review the sign plans and deny, approve or conditionally approve said plans.

E. REGULATIONS APPLICABLE TO SIGNS IN ALL DISTRICTS.

1. No sign shall be constructed or erected in such a manner as to interfere in any way with, or confuse traffic or present a traffic hazard. All free standing signs shall be five (5) feet back from all property lines.
2. Flashing Signs: Signs shall not be animated or have intermittent illumination or flashing lights, except that "time and temperature" signs such as used by banking institutions may be allowed by Conditional Use Permit.
3. Lighting: Deleted by Ordinance 384, adopted December 21, 1999. Please refer to Section 408, "Outdoor Lighting Code".
4. No sign shall have audible devices.
5. There shall be no roof signs, signs which are projecting or cantilevered from buildings, banners or A-frames. Temporary signs shall be subject to the provisions set forth in Subsection G.9.
6. Real Estate Signs: Temporary property sale, rental or lease signs shall be allowed along each street frontage of the property to which the sign refers. Each sign shall not exceed six (6) square feet in area, shall not exceed five (5) feet in height and shall be located no nearer than ten (10) feet from another lot, nor nearer than three hundred (300) feet from any other real estate sign along the street frontage, on the same piece of property. Signs of up to twenty (20) square feet may be allowed by Conditional Use Permit.
7. Entrance or Exit Signs: Two (2) utility signs, not more than two (2) square feet each, denoting "Entrance" or "Exit" shall be permitted if necessary for that purpose.
8. Sign Installation: All building mounted signs shall be attached to the building in a manner that will ensure safe operation. All freestanding signs shall be installed and constructed in a manner that will ensure structural stability. No A-Frame signs will be allowed.
9. Nonconforming Signs: Any nonconforming sign may be continued in use, provided, however, that in the event any such sign is hereafter damaged to exceed fifty (50) percent of the reproduction value according to appraisal thereof by competent appraisers, or is removed by any means whatsoever, including an Act of God, such

sign may be restored, reconstructed, altered or repaired only to conform with the provisions of this chapter. Alteration to nonconforming signs may be made only if such alteration will bring such sign into conformity with the provisions of this Code.

10. Off-Site Advertising: All signs shall be located on the same lot or parcel to which it refers, except for special directional signs issued under a conditional use permit pursuant to Section 405. G. 10. Off-site advertising shall be prohibited.
11. Dangerous and Deteriorated Signs: If any outdoor advertising sign becomes a danger to the public, or becomes deteriorated, or is abandoned, the property owner or owner of the sign shall be notified to remove or repair the sign. If he does not comply within ten (10) days, the Zoning Administrator shall have the sign removed and the cost assessed to the owner of the property on which such sign is located.

F. REGULATIONS APPLICABLE TO SIGNS IN ALL AGRICULTURAL, RESIDENTIAL, AND MOBILE HOME ZONING DISTRICTS.

1. Nameplates: One (1) nameplate not exceeding two (2) square feet in area indicating the names of the occupants and one (1) set of numbers not exceeding one (1) square foot in area indicating street address, shall be allowed for each dwelling unit.
2. Business Signs: One (1) sign not exceeding twenty (20) square feet in area shall be allowed for each street frontage for each professional office or business in those zones in which such office or business is permitted. Such signs may be wall mounted or detached from the building, however, in buildings with multiple offices or businesses only one detached sign is permitted per street frontage. This detached sign may identify the professional building or individual offices in the building. When such detached sign is used by individual offices or businesses the area of use shall be included in the twenty (20) square foot maximum allowable.
3. Height: No sign shall exceed ten (10) feet in height nor project above the top plate line of the building to which it is attached. No freestanding sign shall exceed ten (10) feet in height above grade.
4. Construction Signs: One (1) temporary sign not to exceed twelve (12) square feet in area giving the name of the contractors, engineers and/or architects shall be allowed during a construction period when a valid building permit is in existence. Additional signs for this purpose may be permitted by Conditional Use Permit when more than one structure is under construction on adjacent lots, during the same construction period by the same contractors, engineers and/or architects.

G. REGULATIONS APPLICABLE TO SIGNS IN COMMERCIAL AND INDUSTRIAL ZONES.

1. Size: A total sign area of eighty (80) square feet will be allowed for buildings with fifty five (55) or less lineal feet of building frontage. Buildings with more than fifty five (55) lineal feet of frontage will be allowed one and one half (1 ½) square feet of sign area per lineal foot of building frontage. The total maximum sign area for any building shall be two hundred (200) square feet; forty (40) square feet of which may

- be used for a free standing sign for buildings not located in shopping centers. (When a building has multiple frontage the maximum sign area for any one (1) frontage will be computed only on the lineal footage for that frontage.) (Building frontage shall be deemed to exist when the entire length of a building side faces and can be seen from a street or mall.)
2. Number: On a premise other than a shopping center not more than two (2) signs for any allowed use shall be displayed on any one (1) street except that additional signs may be allowed by Conditional Use Permit.
  3. Shopping Centers: Shopping Centers shall be allowed one (1) sign of forty (40) square feet per street frontage. This sign shall identify the shopping center and/or individual shops only and shall not be used for advertising products or services. If freestanding sign identifies shops in shopping center, each identification shall be construed as one (1) of two (2) allowable signs. Individual businesses in shopping center shall have no more than two (2) signs for any building frontage. A single tenant building having a single use in a shopping center shall be allowed one (1) free standing sign provided that the total square footage on all signs does not exceed the maximum square footage allowed above. (Street frontage shall be deemed to exist when the entire length of a building side faces and can be seen from a street or mall.) Individual shops in a shopping center shall be allowed one and one half (1 ½) square feet per lineal foot frontage of shop.
  4. Height:
    - a. Signs may not project above, beyond or in any way interrupt the roof surface. On a mansard roof surface a sign may be placed flat on the pitched surface between the eaves and the roof line.
    - b. On parapet walls or on vertical building walls signs may be placed flat on the wall and may not extend more than four (4) feet to top of sign above the top plate line of the first floor nor extend above the parapet wall or edge of awning roof intersecting parapet, not to exceed fifteen (15)) feet to top of sign.
    - c. Free standing signs shall not extend higher than fifteen (15) feet above the ground surface. The lesser dimension of free standing signs shall not be less than one fifth (1/5) the larger dimension.
  5. Signs in Right-of-Way: Where existing buildings are situated to prevent the erection of a free standing sign, a permit may be issued for an alternate building mounted sign. Such alternate building mounted sign may extend into the public right-of-way provided the applicant agrees to relinquish any future claim of permanent encroachment. A sign allowed in the right-of-way is to be of minimal cost and be essentially detachable. An allowable location in the right-of-way is to be determined by the Planning and Zoning Administrator considering freedom from interference with pedestrian and vehicle traffic and the freedom from obstruction of other signs.

6. Political Signs: Political Signs of not more than six (6) square feet are permitted during an election campaign. Such signs may not be erected prior to ninety (90) days before the pertinent election and must be removed immediately thereafter.
7. Construction Signs: One (1) temporary sign of not to exceed forty (40) square feet in area giving the name of the contractors, engineers and/or architects during a construction period when a valid building permit is in existence, is permitted. Additional signs for this purpose may be permitted by Conditional Use Permit when more than one structure is under construction on adjacent lots, during the same construction period by the same contractors, engineers and/or architects.
8. Address Signs: One (1) set of numbers not exceeding one (1) square foot in area indicating the street address, shall be allowed in addition to normal sign allowances.
9. Temporary Signs:
  - a. Temporary signs shall be permitted in Commercial and/or Industrial Zones pertaining to national holidays, civic and community functions, grand openings for retail establishments or new businesses, establishment of new commercial projects and sales of businesses provided that temporary signs shall comply with the following requirements:
    - (1) Sign permits shall be required for all temporary signs.
    - (2) All temporary signs must be properly affixed and located subject to the provisions set forth in Section 405 for permanent signs.
  - b. Requirements applicable to temporary signs for existing businesses or grand openings.
    - (1) A temporary sign for a business shall not cause that business to exceed its total allowable sign area as set forth in Section 405-G.1. or total number of signs as set forth in Section 405-G.2., however, in any event one (1) temporary sign shall be allowed for each business not to exceed thirty two (32) square feet.
    - (2) A time limit shall be established for each use conducted under the temporary sign permit. This time limit shall in no case exceed twenty one (21) consecutive days, nor shall more than four (4) temporary sign permits be issued for the same calendar year.
    - (3) No temporary signs shall be placed upon any street light pole, traffic signal pole or utility pole within the City without first obtaining authorization from the Director.
  - c. Requirements applicable to the announcement of new commercial projects.
    - (1) One temporary freestanding sign for each street frontage, not to exceed forty (40) square feet.

(2) A temporary sign permit shall not be issued until a complete development review application has been filed for the project as set forth in Section 304 of this Ordinance.

(3) The temporary sign is allowed for a period not to exceed one (1) year.

10. Special Directional Signs may be permitted as conditional uses in Commercial and Industrial Zones or on public rights of way for the purpose of directing the public to any public facility or subdivision within the city limits of Cottonwood that provides significant recreational facilities to the general public. Such sign can be placed on either the property to which the public is directed or an off-site property along the route to the public facility or subdivision. Special directional signs must comply with all applicable sections of the ordinance and the following requirements:

a. Conditional use permits shall be required for all special directional signs.

b. Only one special directional sign may be allowed per subdivision. All conditional use permits for a subdivision special directional sign shall be granted for a specific period of time.

c. A special directional sign shall be constructed of materials intended to be of a substantial nature.

d. The total allowable size of the sign area shall be forty (40) square feet, and no sign shall exceed ten (10) feet in height.

e. All A. D. O. T. and City permits, including right of way permits shall be obtained for a special directional sign.

H. REGULATIONS APPLICABLE TO SIGNS IN "OLD TOWN COMMERCIAL AREA WHERE THE STRUCTURES ABUT THE FRONT PROPERTY LINES LOCATED ON NORTH MAIN STREET.

1. "Old Town" businesses shall be allowed two signs per building. One of these signs may be cantilevered on the building over the public right of way provided the applicant agrees to relinquish any future claim of permanent encroachment. This cantilevered sign shall not be mounted on top of an awning, it shall be affixed to the building or shall hang below on the awning or mounted on the building. All such cantilevered signs shall be mounted so as to consider freedom from interference with pedestrian and vehicle traffic and the freedom from obstruction of other signs.
2. Size: Each building shall be allowed one and one half (1 1/2) square feet of signage per lineal foot frontage of shop, twenty four (24) feet of which may be used for a cantilevered sign. (When a building has multiple frontage the maximum sign area for any one (1) frontage will be computed only on the lineal footage for that frontage.) (Building frontage shall be deemed to exist when the entire length of a building side faces and can be seen from a street.) A cantilevered sign if erected below a canopy may be no larger than six (6) square feet, if mounted above a canopy such sign shall be no larger than twenty four (24) square feet. In addition the size of cantilevered signs shall be determined by their setback on the structure, i.e., a sign two (2) feet from the corner of the building can project two (2) feet, but in no case shall project more than six (6) feet. Additional square footage may be allowed by Conditional Use Permit.
3. Number: No more than two (2) signs for any allowed use shall be displayed on any one (1) street except that additional signs may be allowed by Conditional Use Permit.
4. Height:
  - a. Signs may not project above, beyond or in any way interrupt the roof surface. On a mansard roof surface a sign may be placed flat on the pitched surface between the eaves and the roof line.
  - b. On parapet walls or on vertical building walls signs may be placed flat on the wall and may not extend more than four (4) feet to top of sign above the top plate line of the first floor nor extend above the parapet wall or edge of awning roof intersecting parapet, not to exceed fifteen (15) feet to top of sign.
  - c. The lowest edge of any cantilevered sign shall not be lower than six foot six inches from the sidewalk.

ALL OTHER SIGNS INCLUDING BUT NOT LIMITED TO FREE STANDING, POLITICAL, TEMPORARY, CONSTRUCTION, AND ADDRESS SIGNS SHALL BE UNDER THE SAME REGULATIONS AS IN OTHER COMMERCIAL AREAS.