

BUILDING INSPECTION DIVISION



April 10, 2008

MEMORANDUM

Bulletin S-02-08

TO: All Permit Applicants

FROM: Thomas H. Goldsbury, P.E., C.B.O.
Chief, Building Inspection Division

RE: Setback Requirements For Signs

Effective immediately, setback requirements for all types of ground signs will be 10'-0" in all zoning districts (see Sec. 326.202 & 656.1303) with the following exceptions:

- 1) Property abutting a single family dwelling or property use that is zoned for single family or PUD that could be used as single family and the ground sign is within 50' from the property line/boundary of the residential district where both properties are on the same street front. In which case it must meet the residential setback.
- 2) A sign waiver allowing a reduced setback.
- 3) A PUD or Overlay that specifically states a setback other than 10'-0".

The requirements for sign area, height, type, and whether illumination is permitted and the aesthetic compatibility will be controlled by the zoning district that the property lies in.

Location of signs--Notwithstanding any other provisions of the Ordinance Code, no sign, shall be located within 25 feet of any intersection of two or more right-of-way lines, nor shall any sign be located closer than ten feet from any street right-of-way.

Examples:

For a ground sign for an apartment complex that is zoned RMDE, the apartment complex will be viewed as a commercial entity and will have a 10ft setback.

For a business zoned CRO or CN, located next to an apartment complex zoned either RMDE or PUD, the setback for a ground sign would be 10ft as long as the property does not abut a single family zoning district/use, and the proposed sign is not within 50ft of the property line that abuts the single family property/use.

For a ground sign on a 150ft wide lot that is zoned PBF or CN which has a single family home on both sides, with the sign placed in the center of the lot along the street frontage, and where the sign is over 50ft from either single family home/property, the sign setback would be 10ft.

PLANNING and DEVELOPMENT DEPARTMENT