

# CHAPTER 181

## SIGN CODE

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**181.01 PURPOSES.** The purpose of this section is to permit such signs as will not, by reason of their size, location, construction or manner of display, endanger life and limb, confuse or mislead traffic, obstruct vision necessary for traffic safety, or otherwise endanger the public morals, health and safety; and further, to regulate such permitted signs in a way to promote development that is not detrimental to the property values and aesthetics of the City. No sign shall be erected or maintained in the City's jurisdiction, except those specifically allowed by this section. Signs allowed by this section may be erected and maintained only as on-premises signs. All signs as permitted by the applicable zoning district regulations in all zoning districts in the City shall comply with the regulations of this section.

**181.02 JURISDICTION.** The lawful use of a sign existing at the time of the enactment of the Zoning Ordinance may be continued although such use may not conform to the regulations herein. For those signs permitted before the adoption of these regulations, such signs shall be classified as "permitted nonconforming" structures. No sign permit shall be issued for any lot, tenant, or development after the effective date of and not in substantial conformity with the provisions of these regulations. Nor shall any sign, except as hereinafter specified, be erected, substantially improved, converted, enlarged, moved, or structurally altered without conforming to the provisions of these regulations.

**181.03 DEFINITIONS AND INTERPRETATIONS.** Words and phrases used in this chapter have the meanings set forth in this section. Words and phrases not defined in this section but defined in the Zoning Code shall have the meanings set forth in the Zoning Code. Principles for computing sign area and sign height are

contained in Section 181.22. All other words and phrases shall have their common, ordinary meanings unless the context clearly requires otherwise. Section headings or captions are for reference purposes only and shall not be used in the interpretation of this chapter.

1. “Animation” means rotation or any other movement or appearance thereof, or change of lighting to depict action or create a special effect or scene, whether by atmospheric movement, mechanical, or electrical means, or any combination thereof.
2. “Banner” means any sign of lightweight fabric or similar material that is permanently mounted to a pole or a building by a permanent frame at one of more edges. National flags, State or municipal flags or the official flags of any institution or business are not considered banners.
3. “Building” means any structure having a roof supported by walls or by columns intended for enclosure, shelter or housing of persons, animals or chattel. When any portion thereof is entirely separated by walls in which there are no connecting doors or windows or any similar opening, each portion so separated shall be deemed a separate building, except for townhouses, duplexes and condominiums wherein two (2) or more dwelling units shall constitute a separate building. “Building” does not include signs or billboards.
4. “Building, accessory” means a building subordinate to the principal use of a building on the lot and serving a purpose customarily incidental to the use of the principal building. Among other things, the following are considered to be accessory buildings: shed, gazebo, and garage.
5. “Building frontage” means that wall or side of a building containing the main entry that is adjacent and most nearly parallel to a street.
6. “Building Official” means the City employee designated by the Community Development Director to enforce the City’s Building and Zoning Ordinances.
7. “Canopy” means a permanent covering providing shelter to persons from elements of weather.
8. “Changeable copy” means the graphical content, in letter or alphabetical form, or a sign, which can be changed or altered.

9. "Church" means any building, premises or site whose primary use is public religious worship.
10. "Copy" means words, letters, logos, figures, symbols, statutes, illustrations, patterns, decorative panels or inserts that form a message or otherwise call attention to a business, product, service, or activity, or to the sign itself. Lighting and similar features adding to the architecture element of the building are not considered as signage but shall be regulated by the site plan.
11. "Convenience store" means an establishment for retail sale of petroleum products and other supplies for motor vehicles, as well as for the retail sale of a variety of other items typically sold in grocery stores, not including the repair or sale of vehicles.
12. "Demising wall" means a wall used to provide separation between individual tenants located within a multiple tenant building.
13. "District" means a section or sections of the City within which the regulations governing the use of buildings and premises or the height and area of buildings and premises are uniform.
14. "Erect" means to build, construct, attach, hang, place, suspend, or affix, and includes the painting of wall signs.
15. "Flag" means any fabric, banner or bunting containing distinctive colors, lettering, patterns or symbols, used as a symbol of a government, political subdivision or other entity.
16. "Frontage" means the dimension of a front lot line as measured along the public street (see "lot lines, front").
17. "Home occupation" means any occupation or profession conducted solely by resident occupants in their place of abode, involving primarily service and not the sale of commodities upon the premises.
18. "Institutional use" means a public use, such as a church or school.
19. "Lot" means any parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on a dedicated or private street and may consist of:

- a) A single lot of record;
- b) A portion of a lot of record;
- c) A combination of complete lots of record, of complete lots of record and portions of lots of record, or of portion of lots of record;
- d) A parcel of land described by metes and bounds; provided that in no case of division or combination shall any residual lot or parcel be created which does not meet the requirements of this chapter.

20. "Multiple tenant building, horizontal" means a single story building designed for the collocation of two or more tenants located side by side with each tenant separated by demising walls.

21. "Multiple tenant building, vertical" means a multiple story building designed for the collocation of two or more tenants located side by side and/or on separate floors of the building.

22. "Neon, exposed" means any neon type lighting used as or in a sign, not encased in a solid colored light diffusing lens, so as to limit the visible appearance of the illuminated light source.

23. "Pennant" and/or "streamer" means a long, narrow ribbon-like flag or tapering flag used individually or attached to a rope or structure of any length in a series.

24. "Principal building" means the building situated or to be placed nearest the front property line and the use of which conforms to the primary use permitted by the zoning classification in which it is located.

25. "Right-of-way" or "ROW" means a strip of land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer and/or public uses.

26. "Setback" means the minimum horizontal distance between the front, rear or side lines of the lot and the front, rear or side lines of the building, or structure respectively.

27. "Sign" means every sign or advertisement as defined herein, including any announcement, declaration, demonstration, display, illustration, or insignia used to advertise, promote, or draw attention to the interests of any

person or firm when the same is placed out-of-doors in view of the general public.

28. “Sign, abandoned” means any sign face remaining in place for a period of thirty (30) days or more which no longer advertises an activity, business, product, or service available on the premises on which the sign is located.

29. “Sign area” means the area of a sign as determined by the Community Development Director in accordance with Section 175.39, subsection 7, of this chapter.

30. “Sign, association identification” means a sign identifying the name of a complex, or neighborhood development included on a landscape feature including planter beds, fountains, decorative walls or fences.

31. “Sign, awning” means any structure made of cloth, metal, or similar material supported entirely from the exterior wall of a building. Said structure may be illuminated.

32. “Sign, bag” means a temporary cover made of a cloth or canvas material, used to alter the message of an obsolete sign until such time as it is replaced with a new sign.

33. “Sign, banner” means a temporary sign composed of lightweight material either enclosed in a rigid frame or not enclosed, secured or mounted to a structure or post on two or more edges. A national, state or municipal flag, or the official flag of any institution or business is not considered a banner.

34. “Sign, billboard” means an off-premises sign, displayed out-of-doors or visible from a public way.

35. “Sign, building” means any sign attached to or erected against the wall or painted on the surface of the wall of a building, with the exposed face of the sign in a plane parallel with a plane of said wall. This definition includes fascia signs.

36. “Sign, building directory” means an identification sign not intended to attract people off public streets, but intended to provide direction to the public once they are within a building. Such signs contain a listing of the businesses, or professionals occupying the building in which the sign is placed.

37. “Sign, building panel” means a building sign consisting of a frame which may be covered by a translucent material, which may be internally illuminated. The placement of individual letters at least one inch thick on a metal, stone, or Dryvit surface is not considered a panel sign.

38. “Sign, directional” means a sign, other than warning and regulatory signs, which is located on private property for the purposes of controlling all modes of traffic. Signs shall not display company names, logos, or any other form of advertisement, except where allowed elsewhere in this chapter.

39. “Sign face or surface” means the copy area, background area, and the peripheral encasement, structural elements, or trim, which forms the outer perimeter of the sign.

40. “Sign, garage sale” means a temporary sign advertising a private sale on personal property.

41. “Sign height” means the vertical distance from the average finished road grade at the sign location to the highest point of the sign.

42. “Sign, home occupation” means a two-square-foot sign containing only the name and occupation of a permitted home occupation.

43. “Sign, interstate” means a sign on a property abutting an interstate right-of-way that is oriented to the interstate.

44. “Sign, memorial” means memorial signs or tablets, names of buildings and date of erection when engraved into any masonry surface or when constructed of bronze or other incombustible materials. Memorial signs shall be limited to five (5) square feet in area.

45. “Sign, monument” means a ground sign that does not have any exposed pole or pylon, and is attached to a single columnar base for at least sixty percent (60%) of the entire width of the sign. Monument signs shall be constructed with materials chosen for their consistency with the principal building, as well as their durability and strength, in addition to the aesthetic values.

46. “Sign, multiple tenant” means a sign intended to provide identification to a multiple tenant commercial development of more than 50,000 square feet of gross building area in which more than three tenants occupy individual space within a development under common ownership, management or control.

47. “Sign, nameplate” means a non-electric sign identifying only the name and occupation or the profession of the occupant of the premises on which the sign is located.

48. “Sign, nonconforming” means a sign that does not conform to the regulations provided herein.

49. “Sign, number of”: for the purpose of determining the number of signs, a sign is considered to be a single display surface or displaying device containing elements organized, related and composed to form a unit. Where matter is displayed in a random manner without organized relationship of elements, each element is considered a single sign.

50. “Sign, off-site” means any sign advertising any interest of any person or firm, products, accommodations, services or activities not provided on the premises in which the sign is placed.

51. “Sign, panel” means a sign consisting of a frame which may be covered by a translucent material, which may be internally illuminated. The placement of individual letters at least one inch thick on a metal, stone, or Dryvit surface is not considered a panel sign.

52. “Sign, pole” means a sign which is erected upon one or more posts or pylons directly in or upon the ground and not attached to, or braced by, any other structure.

53. “Sign, political” means a temporary sign not larger than thirty-two (32) square feet in surface area, erected for the purpose of soliciting votes or support for or in opposition to any candidate or any political party under whose designation any candidate is seeking nomination or election or any public question on the ballot in an election held under the laws of the State of Iowa.

54. “Sign, portable” means any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including but not limited to the following: signs designed to be transported by the means of wheels, trailers or chassis, whether or not the wheels are presently attached; signs constructed as or converted to A- or T- frames; menu and sandwich board signs; balloons or other hot-air or gas filled figures; and signs attached to or painted on vehicles parked and visible from the public right-of-way and not being used in the normal day-to-day operations of the business excluding storage.

55. “Sign, project identification” means a temporary, non-illuminated sign placed on a site during construction or remodeling, which identifies the development, contractor, builder, developer and/or financial institution for the development and may include a plat map and real estate information.

56. “Sign, ranch” means a non-illuminated sign, the face of which does not exceed 30 square feet in area and is designed to tolerate high winds, is a minimum of 15 feet high but no taller than 25 feet above grade, and is placed a minimum of 10 feet behind the property line. Such sign typically bears the name of the agricultural estate or property owners. A Ranch Sign consists of two poles, pylons, timbers, or columns, no further than 30 feet apart, with a name plate sign in the middle. Such signs are usually located over the drive or private roadway entering a ranch or other facility in an agricultural area. Ranch signs are allowed only in areas with a commercial or an agricultural zoning designation or recreational areas. A ranch sign is required to be specifically reviewed by the Planning and Zoning Commission and approved by Council before a sign permit is issued.

*(Ordinance No. 17-220)*

57. “Sign, real estate board” means a sign not exceeding thirty-two (32) square feet in area advertising the sale, lease, or rent of real estate or buildings intended for the use by a commercial or residential developer or broker.

58. “Sign, roof” means a sign erected on or above the roof of a building.

59. “Sign, service” means a sign identifying parking and handicapped parking, restrooms, public telephone facilities, first aid stations, fallout shelters and other similar public service facilities.

60. “Sign, temporary” means any sign, not permanently attached to a building, post, or ground, such as banners, sandwich boards or similar erected for a limited duration, not to be continued after the expiration of the allowed time period.

61. “Sign, vehicle” means any sign, logo, or advertisement placed, painted, attached, or displayed on a vehicle advertising a company, store or service.

62. “Sign, window” means a sign installed inside or adhered to the interior portion of an individual glazed surface panel for purposes of viewing from a public street.

63. “Street” means any thoroughfare or public space that has been dedicated or deeded to the public for public use, primarily to provide principal means of access to abutting property.

64. “Tenant frontage” means, in the case of determining permitted sign area, the dimension between the tenant separation walls along the side of the building containing the main business entry.

65. “Vision clearance” means an open, unoccupied triangular space at the street corner or a corner lot, the space being defined as a setback line extending across the corner between points established twenty-five (25) feet along the right-of-way lines by measurement from the corner.

66. “Zone” means any one of the classes of districts established by this chapter.

67. “Zone lot” means a parcel of land in single ownership that is of sufficient size to meet minimum zoning requirements for area, coverage and use, and that can provide such yards and other open spaces as required by the Zoning Code.

68. “Zoning Administrator” means the Zoning Administrator of the City or his or her designee.

**181.04 PROHIBITED SIGNS AND CONDITIONS.** The City has determined that the preservation and promotion of the public health, safety, and general welfare, the maintenance and enhancement of the visual environment, the improvement of pedestrian and traffic safety, and the minimization of possible adverse affects the following signs may have on nearby public and private property, are the express purpose of this section. The City has determined that the appropriate way to further these interests is to prohibit the installation, construction, placement, or erection of the following enumerated signs. This section, through the exercise of the City’s police powers, is intended to curtail the adverse effects of such signage while promoting the purpose and intent of this chapter. The following signs shall not be permitted, erected, or maintained on any property within the City:

1. Banners, pennants, spinners, streamers, except as permitted elsewhere in this chapter;

2. Billboards;

3. Neon lights or signs, not intended to add to the overall architectural theme of the site;

4. Hazardous signs, any sign or sign structure which is structurally unsafe, is not kept in good repair, or is capable of causing electrical shock to persons likely to come in contact;
5. Signs which incorporate in any manner any flashing or moving lights unless expressly permitted by City Council;
6. Signs which include visible moving parts, changeable copy or description by electrical or non-electrical means, or by action of wind currents; except as permitted in this section;
7. Spotlights or strobe lights, whether stationary or moving, intended to draw attention to a location of a property and not primarily intended to accent the signage or building form, except as expressly permitted by City Council.
8. Pole signs;
9. Portable or temporary signs, except as permitted elsewhere in this section;
10. String lights or other displays used in connection with commercial premises for commercial purposes, other than holiday decorations used on a temporary basis between October 15 and January 15;
11. Any sign unlawfully installed, erected, or maintained in violation of this section;
12. Any sign displaying any obscene, indecent or immoral matter, as defined by this Code of Ordinances;
13. Roof signs;
14. Any vehicle sign not normally used in the day to day operations of a business parked in such a way to draw attention or people from a public place or street;
15. Any sign, except permitted nonconforming signs, not specifically permitted in this section.

#### **181.05 DESIGN STANDARDS**

1. No sign face shall extend horizontally beyond the supporting structure a distance greater than 12 inches.

2. Electric Signs. All electric signs shall be manufactured to meet UL specifications and be approved by the Building Official in accordance with the City of Bondurant Electrical Code. An alternate equivalent may be accepted as approved by Building Official.

a) Electric signs shall be watertight, with service holes to provide access to each compartment with fitted waterproof covers.

b) Any electrical equipment or apparatus of a sign, which causes interference with radio or television reception, shall not be allowed.

3. Wind Pressure and Dead Load Requirements. All signs and sign structures shall be designed and constructed to withstand a wind pressure as regulated by the Building Code of the City, and shall be constructed to receive dead loads as required in the Building Code and/or other ordinances of the City. Temporary signs shall be excluded from dead load requirements as required above.

4. Clearance from Electric Lines. A clearance of not less than 8 feet horizontally and 12 feet vertically shall be maintained between any sign and any overhead electrical transmission line.

5. Number of Faces. No sign shall have more than two (2) faces. Sign faces shall be parallel, unless otherwise permitted.

6. Lighting of Signs. Signs must be lit by internal fixtures unless an alternate method is approved by the Zoning Administrator. A constant level of light must be maintained, provided that this shall not be construed to prohibit use of an automatic dimmer to reduce garish effects at night. Lighting shall not flash or move unless approved by City Council.

7. Emissions Prohibited. No sign shall emit audible sound, noticeable odor, or smoke or other visible matter.

8. Obstruction of Fire Exits, Light or Ventilation. No sign shall be permitted to obstruct or interfere in any way with free use of any door, window, fire escape, nor to obstruct or impair operation of any opening required for light or ventilation.

9. Traffic Hazards. It is illegal for any sign to interfere with, obstruct the view of, or be of such design which may be confused with any authorized traffic sign, signal, or device; no sign shall imitate an official traffic sign or

include the words “STOP,” “LOOK,” “CAUTION,” or any other word, phrase, symbol, or character in such a manner as to interfere with, mislead, or confuse motorists.

10. Vision Clearance. In addition to the setback requirements in this chapter, signs shall be located such that there is at every street intersection or entranceway a triangle of unoccupied space, being defined as the corner of the intersection and points on the curb 25 feet from the intersection or entranceway.

**181.06 MONUMENT SIGNS** All letters, figures, characters or representations in cut-out or irregular form maintained in conjunction with, attached to, or superimposed on a monument sign shall be safely and securely built to or attached to the sign structure and shall comply with all requirements of the “Design” and “Maintenance” subsections of this section. The copy area shall be limited to a single geometric shape unless it emulates the building form or feature.

1. Sign Bases. All sign bases shall be designed and constructed of materials of permanency and strength (i.e. brick, stone, masonry, etc.), and shall be compatible with other structures and signs in the development. Metal skirting around a supporting pole shall not be considered an acceptable sign base material. Signs 5 feet tall and shorter must have at least a 1 foot sign base. Signs between 10 feet and 5 feet must have at least a 2 foot sign base, and signs greater than 10 feet must have at least a 2.5 foot sign base. Signs are also encouraged to be entirely or partially surrounded by brick or stone.

2. Number of Signs. One sign shall be permitted on each lot of record; provided however, if the frontage of such lot measured in a straight line along such street exceeds 500 feet, then two such signs shall be permitted. A minimum distance of 250 feet shall separate the two permitted monument signs. Businesses that have frontage on more than one street will be permitted the use of a second sign provided it measures less than one third (1/3) of the total dimension of the monument sign.

3. Setback Requirement. The minimum setback required for monument signs shall be five feet. All signs shall have a side setback not less than the height of the sign.

4. Sign Area. The total area of a sign shall be the actual square footage of one sign face. Double-face signs may be permitted with the maximum square footage permitted on each side. The maximum sign area (not including sign base) of a monument sign shall not exceed 25 square feet; provided, however, the maximum sign area may be increased one square foot for each

additional one foot of setback over the minimum required setback to a maximum sign area of 40 square feet. For lots abutting Highway 65, see section 8.a of this section.

5. Dimensions. The maximum height of a monument sign (including sign and base) shall be five feet; provided, however, the maximum height may be increased one foot for each additional three feet of setback over the minimum required setback to a maximum sign height of 10 feet. See section 181.22, Sign Regulation Table, for more information. Where the street is substantially higher or lower than the proposed sign location, the City Council may provide variations on the height requirement as described in this section. "Substantially" is defined, in this case, as a change in vertical distance greater than five feet. The maximum width of a monument sign (including sign and any stone/brick border) is twelve (12) feet. For lots abutting Highway 65, see section 8.a of this section.

6. The vertical distance between the sign face and the base shall not be greater than six inches.

7. Monument signs shall have a monolithic or columnar line that maintains essentially the same profile from grade to top. The width of the sign base shall be a minimum of 60% of the entire width of the sign.

8. Zoning Districts. The conditions outlined in this section shall apply to all residential zoning districts (institutional uses only), all commercial zoning districts, and all industrial zoning districts, with the following exception:

- a) For lots that abut Highway 65, the maximum height of the monument sign shall be 15 feet, the maximum sign area square footage shall be 100 square feet, and the minimum setback shall be 10 feet. No area or height increase is allowed with a greater setback. All other conditions specified above apply.

**181.07 MULTIPLE TENANT MONUMENT SIGNAGE.** Monument signage in planned commercial developments with at least three (3) tenants, and over 50,000 square feet of gross building square footage is intended to provide primary development identification within a planned commercial unit. Additionally, such signage may provide advertisement to tenants of the development. In lieu of any other permitted monument sign, a multiple tenant sign shall be allowed on lots or tracts under single ownership, management or control, provided the following conditions are met:

1. Sign Bases. All sign bases shall be designed and constructed of materials of permanency and strength (i.e. brick, stone, masonry, etc.), and shall be

compatible with other structures and signs in the development. Metal skirting around a supporting pole shall not be considered an acceptable sign base material. Signs 5 feet tall and shorter must have at least a 1 foot sign base. Signs between 10 feet and 5 feet must have at least a 2 foot sign base, and signs greater than 10 feet must have at least a 2.5 foot sign base. Signs are also encouraged to be entirely or partially surrounded by brick or stone.

2. Number of Signs. One sign shall be permitted per street frontage; provided however, if the frontage measured in a straight line along such street exceeds 500 feet, then two (2) such signs shall be permitted. A minimum distance of 250 feet shall separate the two permitted monument signs. In no case shall a development be permitted more than three (3) such signs. All signage shall be consistent in design, color and materials used in the construction of the signage.

3. Sign Area. The total area of a sign shall be actual square footage of one sign face. Double face signs may be permitted with the maximum square footage permitted on each side. The maximum sign area of a monument sign shall not exceed 100 square feet.

4. Dimensions. The maximum height of a sign (including sign and base) shall be 15 feet. Where the street is substantially higher or lower than the proposed sign location, the City Council may provide variations on the height requirement as described in this section. "Substantially" is defined, in this case, as a change in vertical distance greater than five feet. The maximum width (including sign and any brick/stone border) shall be 12 feet.

5. Face. The sign face shall be no further than six inches from the sign base.

6. Setback. The minimum sign setback shall be 10 feet. All signs shall have a side setback not less than the height of the sign.

7. Monument signs shall have a monolithic or columnar line that maintains essentially the same profile from grade to top. The width of the sign base shall be a minimum of 60% of the entire width of the sign.

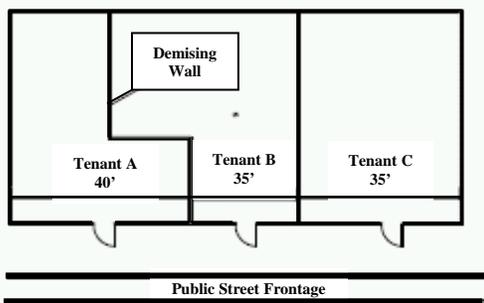
### **181.08 BUILDING SIGNS.**

1. Sign Area Allowed. One square foot of sign area may be erected for every lineal foot of building frontage to a maximum of 100 square feet. In the case that a building frontage exceeds 200 feet and has a setback of greater than 250 feet, two square feet of sign area may be erected per lineal foot of building frontage to a maximum sign area of 200 square feet.

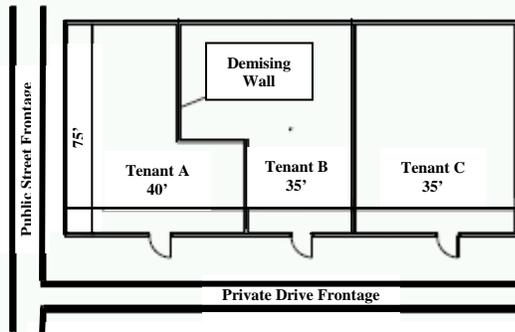
2. Number of Signs. A maximum of two signs will be allowed per business with a maximum of one (1) sign per wall. Sign size will be limited by the regulations stated above.
3. Letters, Symbols and Logos. Under no circumstances will a letter, symbol, or logo dimension greater than six feet be allowed.
4. Convenience Stores. One sign on a canopy in a convenience store or gasoline pump use may be permitted in exchange for a building sign. Said sign shall be one square foot per linear foot of frontage of the canopy to a maximum sign area of 50 square feet. Said sign shall be confined to the actual dimensions of the canopy. In no case shall more than a combination of two (2) building or canopy signs be permitted within the site.
5. Zoning Districts. The conditions outlined in this section shall apply to all residential zoning districts (institutional uses only), all commercial zoning districts, and all industrial zoning districts.

**181.09. MULTIPLE TENANT BUILDING SIGNAGE.**

1. Sign Area. For horizontal multiple tenant buildings, one square foot of sign area may be erected for every lineal foot of tenant frontage measured from demising wall to demising wall to a maximum of 100 square feet per business (See Figure 181-1). In the case that a tenant is not oriented towards a building frontage and desires to place a sign on the elevation that faces a building frontage, the maximum allowable signage shall be one square foot of sign area per lineal foot of building frontage for all tenant signage on the building frontage (See Figure 181- 2). In no case shall the allowable square footage of all tenant signage be greater than 100 square feet per building frontage.



**Figure 181-1:** Horizontal multiple tenant building oriented towards street frontage – Tenant B would be permitted a 25 square foot sign, regardless of overall interior square footage of the tenant space.



**Figure 181-2:** Horizontal multiple tenant building not oriented toward street frontage - Tenant A, B and C would be permitted to place a sign on the elevation that faces the public street provided that the total square footage of all three signs does not exceed 75 square feet.

In the case that a horizontal multiple tenant building frontage exceeds 200 feet and has a setback of greater than 251 feet, two square feet of sign area may be erected per lineal foot of tenant frontage.

2. For vertical multiple tenant buildings, the maximum square footage for all tenant signs shall be one square foot of sign area for every lineal foot of building frontage (See Figure 181-3). In the case that a vertical multiple tenant building frontage exceeds 200 feet and has a setback of greater than 251 feet, two square feet of sign area may be erected per lineal foot of tenant frontage.

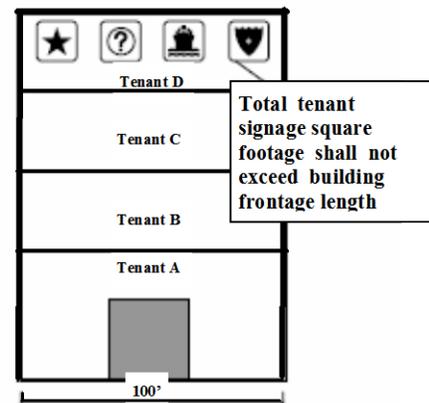


Figure 181-3:  
Vertical Multiple Tenant Signage

3. Number of Signs. One building sign shall be permitted per tenant. In the case of a tenant located on a corner of a building that faces two public streets, one building sign per street frontage may be permitted. In no case shall a tenant within a multiple tenant building display more than two building signs.

4. Letters, Symbols and Logos. Under no circumstances will a letter, symbol or logo dimension greater than six (6) feet be allowed.

5. All signage within a multi-tenant building shall be consistent in design and construction.

6. Zoning Districts. The conditions outlined in this section shall apply to all residential zoning districts (institutional uses only), all commercial zoning districts, and all industrial zoning districts.

**181.10 INTERSTATE SIGNS.** In addition to monument and ground signs as permitted under this section, one Interstate monument sign shall be allowed on lots or tracts under single ownership, management or control, provided the following conditions are met:

1. Interstate signs shall have a monolithic or columnar line that maintains essentially the same profile from grade to top. The sign face shall be no further than six (6) inches away from the base.
2. Size of Sign. The total area of a sign shall be actual square footage of one sign face. Double face signs may be permitted with the maximum square footage permitted on each side. The maximum sign area of an Interstate sign shall be one hundred (100) square feet.
3. The tract must have frontage abutting the Interstate ROW.
4. The maximum height of an interstate sign shall be 30 feet above the interstate road grade. The maximum width of an interstate sign shall be 15 feet.
5. An Interstate monument sign must be located within 50 feet of the Interstate or Interstate ramp ROW.
6. Minimum Interstate sign setback shall be 15 feet.
7. An Interstate monument sign must be at least 100 feet from any other such Interstate monument sign, or other monument sign.
8. All applicable permits shall be obtained from the Iowa Department of Transportation.
9. The sign must have a brick or stone base that measures at least 15% of the total height with a one (1) foot minimum. The sign can be entirely or partially surrounded by brick or stone with the minimum of one (1) foot coverage on three (3) sides. The sign portion must not exceed 70% of the total area.
10. All relevant permits must be obtained from the Iowa Department of Transportation.

#### **181.11 DIRECTIONAL SIGNS.**

1. Ground directional signs shall be restricted to eight (8) sq. ft. in sign area.
2. Building directional signs shall be restricted to four (4) sq. ft. in sign area.
3. No logos or names of businesses shall be permitted on directional signs.

**181.12 ASSOCIATION IDENTIFICATION SIGNS.** Association identification signs shall be permitted for the purpose of establishing a common neighborhood or complex identification when there exists an owner's association that provides for the maintenance of the sign or structures. Such signs shall be extensively landscaped with trees, plantings, and natural features. Such signs may incorporate fountains, fences, or similar features. Association identification sign dimensions shall be regulated in accordance with the sign regulations table as provided herein; however, the maximum area shall be 32 square feet. The minimum setback required of association identification signs is five feet. All signs shall have a side setback not less than the height of the sign.

**181.13 ELECTRIC CHANGEABLE COPY.** Electric changeable copy shall be allowed on monument signs for events centers, convenience stores, schools, churches and other public uses. A maximum of 32 square feet or 50% of the maximum sign area, whichever is less, may be dedicated to electric changeable copy, provided the following conditions are met:

1. Electric changeable message copy may change no more than seven times in a 24-hour period and shall not include any flashing, flowing, alternating or blinking lights.
2. Electric changeable message copy shall be integral to and a part of an approved monument sign.
3. Electric changeable message copy shall be limited to one color.
4. Sign copy shall not include any use of logos or symbols and message shall be limited to advertisement of events.
5. In the case of convenience stores, electric changeable message copy shall be limited only to advertise the price of automotive fuels.

**181.14 RELIGIOUS SYMBOLS.** All religious symbols which convey a commercial use shall be permitted, subsequent to Planning and Zoning and City Council approval prior to erection.

**181.15 NEON LIGHTS, MURALS.** Neon light, murals, or similar architecture details, subsequent to Planning and Zoning and City Council approval, may be permitted as part of the theme of the site if it is determined that the architecture detail proposed is intended to create an identifiable theme and will not be detrimental with the surrounding environment.

**181.16 HOME OCCUPATIONS.** Home occupation signs and property address identification shall be permitted provided such signs shall not be larger than two (2) square feet in sign area.

**181.17 GARAGE SALES.** Garage sale signs shall be limited to six square feet in area. Such signs shall be removed within twenty-four (24) hours of the event of which it advertises. No sign shall be placed on public property.

**181.18 ADDRESSES.** Address letters on commercial and manufacturing developments shall not have a dimension greater than twelve (12) inches.

**181.19 FLAGS.** Flags of the United States, the state, the city, foreign nations having diplomatic relations with the United States, and other flags adopted or sanctioned by an elected legislative body of competent jurisdiction, must be flown in accordance with protocol established by the Congress of the United States for the Stars and Stripes. Notwithstanding the above, the following flags shall not be prohibited by this section:

1. Any flag of the United States, the State of Iowa or any political subdivision thereof provided the following:

- a) The size of the flag is not greater than 6 feet by 10 feet.

- b) The flag shall be displayed on separate flagpoles and in no event higher than 35 feet. Minimum setback from property line shall be the height of the flagpole.

2. A flag identifying a corporate, business, commercial enterprise, educational institution, or any other entity or organization that satisfies the following requirements must comply with the general provisions for flags and first obtain administrative approval.

- a) The size is not greater than three feet by five feet.

- b) The flag shall be flown horizontally, in conjunction with and at the same time as a flag of the United States and the State of Iowa is flown on the premises,

- c) The flag shall be displayed on a separate flagpole located in close proximity to and no higher than the flagpoles of the Stars and Stripes and the State of Iowa and in no event higher than 30 feet. One commercial flag shall be allowed in connection with any lot of record. Minimum setback from property line shall be the height of the flagpole.

3. No flag of a commercial nature may be flown in a residential zone, except an apartment complex may have one flag in addition to the Stars and Stripes and the State of Iowa flag. A flag not meeting any one of the regulations established in this section shall be considered a banner sign and regulated as such.

4. Flags shall be displayed on flagpoles only. Flags displayed on light poles, utility poles, etc, except for City sponsored events, shall be prohibited.

**181.20 AUTHORITY OF ZONING ADMINISTRATOR TO CLASSIFY.** The Zoning Administrator has the authority to classify a proposed sign as incompatible to the already existing environment.

**181.21 SIGN AREA FORMULA.** The area of a sign is determined by the Zoning Administrator using actual dimensions where practical, or approximate dimensions when irregularity of a sign shape warrants. The sign area shall be the sum of the area of not more than two (2) contiguous rectangles or squares that enclose the extreme points or edges of all copy, logos, and symbols of said sign. In the case of a horizontal multiple tenant building or a vertical multiple tenant building, the sign area shall not include any blank space located between two individual tenant signs.

**181.22 SIGN REGULATION TABLE.**

Setback (feet)	Height (feet)	Area (square feet)
5	5	25
6	5	26
7	5	27
8	6	28
9	6	29
10	6	30
11	7	31
12	7	32
13	7	33
14	8	34
15	8	35
16	8	36
17	9	37
18	9	38
19	9	39
20	10	40
10*	25*	30*

**181.23 TEMPORARY SIGNS.** Signs in this subsection shall be permitted in all districts and require a temporary sign permit. Two options are available for temporary signs: a 30 days temporary sign permit, and a one (1) year temporary sign permit. 30 day permitted signs shall be limited to two (2) events per year for any one business. In conjunction with a temporary site plan, the City Council may permit the display of temporary signs for a greater period of time. Temporary signs shall be no larger than 32 square feet in area. The minimum sign setback of temporary signs shall be five feet from property line. Under no circumstances shall any temporary sign be located on public property.

1. Real Estate/Project Identification Boards, provided such sign shall not exceed 32 square feet.

a) Such real estate board shall be limited to two boards for each plat listed in any residential district. Such real estate board shall be limited to one board for each lot listed in any commercial or industrial district.

b) Real estate boards placed in public property or on public right-of-way will be removed at the expense of the sign owner.

c) The minimum setback required of a Real Estate board is five feet.

d) Such signs shall be removed before issuance of a Certificate of Occupancy.

2. Bag signs, provided such signs shall be permitted to be displayed for a period no longer than forty-five (45) days.

**181.24 SIGNS ON PUBLIC PROPERTY.** It is unlawful for any person to paint, print, or in any way affix any picture, bill, sign, signboard, poster or advertising material on any post, utility pole, fire escape, hydrant, curb, sidewalk, tree, lamp post or other structure of any kind on, or as to overhang or protrude over any property owned by the City or any easement of the City. No sign shall be located on or allowed to extend over public property except by permission of the City Council. The Zoning Administrator is hereby authorized and empowered to remove any such sign at the expense of the parties responsible for erection of such signs.

**181.25 PERMIT.** It is unlawful for any person to erect, alter or relocate within the City any sign without first obtaining a permit from the City and paying the fee required herein unless provided elsewhere. The Zoning Administrator may require persons failing to hold such permit to pay double the permit fee. No person shall erect, construct, or maintain any sign upon any property or building without the

consent of the owner or person entitled to possession of the property or building. Application for permits shall be made upon forms provided by the City.

**181.26 PERMIT FEES.** Every applicant before being granted a permit hereunder shall pay to the City a permit fee in an amount determined by resolution of the City Council from time to time.

**181.27 SIGNS NOT NEEDING A PERMIT.** The following signs do not require a permit:

1. Real Estate Signs, provided such sign shall not exceed six square feet.
  - a) Such real estate signs shall be limited to one sign for each parcel listed.
  - b) Real estate signs are not permitted on City property or within City ROW.
  - c) Real estate signs shall be permitted on lots for sale, lease, or rent in all zoning districts. Said signs shall be removed within 7 days following the sale, lease, or rental of said property.
  - d) The minimum setback required of a real estate sign is five feet.
2. Political Signs. Political Signs are not permitted on City property or within City ROW.
3. Professional nameplates, not exceeding two square feet in area.
4. Home occupation signs, provided such sign shall not exceed two square feet in total sign area.
5. Signs located within the confines of a building.
6. Memorial signs.
7. Garage and yard sale signs.
8. Traffic or other municipal signs, civic or service organizations, legal notices, railroad crossing signs, danger, and such temporary, emergency or non-advertising signs as may be approved by the City Council.

9. Project identification signs only during the time work is actually being performed on said premises. Such signs shall not be located on public property.

*(Ordinance No. 18-204)*

**181.28 INSPECTIONS.** All construction work for which a permit is required shall be subject to inspection by the Building Official. All such construction or work including footings and foundations (structural and location), electrical connections, etc. shall remain accessible and exposed for inspection until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this Code of Ordinances. Inspections presuming to give authority to violate or cancel the provisions of this Code of Ordinances shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes and to schedule, and be present for the required inspections. Neither the Building Official nor the City shall be liable for expense entailed in the removal of any material required to allow inspection.

**181.29 MAINTENANCE.** All signs and parts thereof, including but not limited to electrical wiring and fixtures, supports, faces, lighting, and braces shall be kept in good repair at all times, and shall be kept neatly painted or otherwise treated to prevent rust and similar unsightly deterioration and weathering. The Zoning Administrator after thirty (30) days' written notice to the sign owner may order the removal of any sign that is not maintained in accordance with the provisions of this section and the cost assessed against the property where said sign is located. However, in the case a sign structure becomes a safety hazard as defined in the *International Building Code*, the Building Official shall require owner of said sign structure to immediately abate safety hazard as provided in the *International Building Code*. The Zoning Administrator may cause to be inspected from time to time as he deems necessary, any sign regulated by this section for the purpose of ascertaining whether the same is secure, and whether it is in need of removal or repair to be in compliance with this section.

**181.30 ABANDONED SIGNS.** Any abandoned sign now or hereafter existing shall be taken down and removed by the owner, agent or person having beneficial use of the building or land upon which sign may be found within thirty (30) days after written notification from the Zoning Administrator and, upon failure to comply with such notice within the time specified in such order, the Zoning Administrator is hereby authorized to cause removal of such sign, and any expense thereto shall be paid by the owner of the building or structure to which the sign is attached.

**181.31 NON-CONFORMING SIGNS.** Where a sign exists at the effective date of adoption or amendment of this ordinance that could not be built under the terms of this ordinance by reason of restrictions on area, use, height, setback, or other characteristics of the sign or its location on the lot, such sign may be continued so long as it remains otherwise lawful, subject to the following provisions:

1. No such sign may be enlarged or altered in a way that increases its non-conformity; however, reasonable repairs and alterations may be permitted.
2. Should such sign be destroyed or altered by any means to an extent of fifty (50) percent or more of its replacement cost at time of destruction/alteration, it shall not be reconstructed or altered except in conformity with the provisions of this ordinance.

**181.32 PLANS.** A copy of plans and specifications shall be submitted to the Zoning Administrator for each sign regulated by this ordinance. Such plans shall show sufficient detail about the size of the sign, location on the site to a discernable scale, materials to be used, and such other data as may be required for the Zoning Administrator to determine compliance with this ordinance.

**181.33 ENFORCEMENT AND REMEDIES.** Any violation or attempted violation of this chapter or of any condition or requirement adopted pursuant hereto may be restrained, corrected, or abated, as the case may be, by injunction or other appropriate proceeding pursuant to State law. A violation of this chapter is considered a violation of the Zoning Code of the City. The remedies of the City include the following:

1. Issuing a stop-work order for any and all work on any signs on the same zone lot;
2. Seeking an injunction or other order of restraint or abatement that requires the removal of the sign(s) or the correction of the nonconformity;
3. Imposing any penalties that can be imposed directly by the City under the Zoning Code;
4. Seeking in court the imposition of any penalties that can be imposed by such court under the Zoning Code; and
5. In the case of a sign that poses an immediate danger to the public health or safety, taking such measures as are available to the City under the applicable provision of the Zoning Code and Building Code for such circumstances.

The City shall have such other remedies as are and as many from time to time be provided for or allowed by State law for the violation of the Zoning Code. All remedies provided herein shall be cumulative. To the extent that State law may limit the availability of a particular remedy set forth herein for certain violation or part thereof, such remedy shall remain available for other violations or other parts of the same violation.

**181.34 FEE SCHEDULE.**

- 1. Sign Permit- Permanent Sign..... \$ 75.00
  
- 2. Sign Permit- Temporary Sign
  - a) 30 day ..... \$ 10.00
  
  - b) One year ..... \$ 50.00
  
  - c) 30 day or one year period, for Not for Profit Organizations, Schools, and/or School Organizations and City/County and/or City/County Organizations..... \$ 00.00

*(Chapter Amended May 17, 2006 – Ordinance 06-200)*