



# TEXT AMENDMENT

FILE: ORD 05-03-01

SIGN REGULATIONS

## Text Amendment Information

**Chapter** 90 (Zoning)  
**Amendment** Add additional areas to General Sign Overlay district, amend allowable wall signage area, and amend the official flag provisions.  
**Public Hearing Date** March 31, 2005  
**Recommendation** Approval

## Summary and Recommendation

The amendments to the zoning code related to wall signage and official flags were approved by the Planning Commission on October 16, 2003. These provisions were not included in the zoning ordinance. Because such a long span of time has passed, the county attorney believes we must re-advertise and hold another public hearing concerning the recommended changes.

As before, the recommended wall sign area has been amended to allow for a larger maximum wall sign face and at a percentage that is more in proportion with the building face. Below is a list of the changes previously approved:

<b>Sign Overlay District Regulations- Wall Signs</b>				
	<b>C-1, S-1, P-1, PDD, PUD</b>		<b>C-C, C-2, C-3, M-1, M-2</b>	
	<b>Permitted vs.</b>	<b>Recommended</b>	<b>Permitted vs.</b>	<b>Recommended</b>
<b>ISO</b>	25% wall	10% wall	25% wall	12% wall
<b>Maximum</b>	none	500 square feet	none	600 square feet
<b>GSO</b>	20% wall	6% wall	25% wall	9% wall
<b>Maximum</b>	200 square feet	300 square feet	none	450 Square feet
<b>CSO</b>	Na	4 % wall	20% wall	7 % wall
<b>Maximum</b>	32 square feet	200 square feet	200 square feet	350 square feet
<b>Evans Town Center Overlay</b>	Na	3 % wall	15 % wall	6 % wall
<b>Maximum</b>	32 square feet	150 square feet	100 square feet	300 square feet

Other sign regulations changes include the provision of political signs in all zoning districts and the elimination of time limit. Official flags may be flown in accordance with protocol established by the Congress of the United States for the Stars and Stripes, as applicable.

The final change to the sign ordinance was initiated by the Planning Commission at the January 20<sup>th</sup> meeting. The owner of property located near the intersection of Wheeler Road and Belair Road requested a sign variance for larger and higher signs. Although the Planning Commission did not recommend the variance, they requested that the Planning Staff explore the possibility of amending the sign ordinance to include a more gradual stepping down in sign provisions at two I-20 interchanges.



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Staff recommends the gradual stepping down of sign overlay districts along two interchanges. There are three levels of sign overlays, stepping down from the least restrictive Interstate Sign Overlay (ISO) to the more restrictive General Sign Overlay (GSO) to the more restrictive Community sign Overlay (CSO). The existing sign ordinance does not make a comfortable step down between the ISO and the CSO at the interchanges. Staff is recommending that the GSO be inserted between the ISO and the CSO for a smoother transition. This final text amendment to the sign ordinance inserts a 660 foot GSO district between the existing ISO and CSO at the Belair Road/ Jimmie Dyess Parkway and Lewiston Road interchanges.

Staff recommends that the Planning Commission re-approve the wall sign, political sign and official flag text amendment as well as approve the amendment to the sign overlay district locations.

