

ORDINANCE NO. 792

AN ORDINANCE AMENDING CHAPTER 165 OF THE CODE OF ORDINANCES OF THE CITY OF WEST BRANCH REGARDING SIGNS IN THE HCI ZONING DISTRICT.

WHEREAS, the Planning and Zoning Commission has recommended changes to the zoning code as outlined below.

NOW, THEREFORE, BE IT ORDAINED:

1. Amendment. Section 165.42 of the Code of Ordinances is hereby amended by adding a new Subsection 5, renumbering the current Subsection 5 to Subsection 6 and adding a new Subsection 7, which reads as follows:

“5. Permitted Signs, HCI District.

- a. Fascia Signs: Fascia signs shall have a maximum square footage of 15% of the sign wall area. It shall not extend above the roof surface.
- b. Monument Signs: Monument signs are required to be set back a minimum of 5’ from the property line. Sign shall not exceed 6’ on height. The maximum sign size shall be two square feet for each linear foot of lot frontage not to exceed 200sf or 100sf per sign face.
- c. Freestanding Signs: Freestanding signs shall be set back from the property line a minimum of 5’. Signs shall not be lower than 10’ above grade and shall not exceed 65’ above grade. The maximum size of a freestanding sign is two square feet per linear foot of lot frontage. Freestanding signs shall be designed by a licensed professional and plans shall be stamped.
- d. Billboards Signs: Billboard and poster panels with a maximum sign area of four hundred (400) square feet, are allowed provided the location of their sites and the limitation of the time of their use, and all other terms and conditions thereof are first approved by the Council.
- e. Canopy signs: Canopy signs shall not have a maximum height or area.
- f. Awning Signs: Awning signs shall have a maximum height of the top of the first story and shall not be limited in size.
- g. Window Signs: Window signs shall have a maximum square footage of 25% of the window glazing area.
- h. All signs permitted in a Residential District.
- i. Illumination: Illuminated signs in HCI Zones can be illuminated internally or externally. If illuminated externally it must be downcast lighting. Illumination shall not exceed a maximum of 1 foot candle measured at the property line. Illumination shall be non-flashing and shall not contain a rotating, oscillating, revolving beam or beacon of light.

- j. Location: At street intersections, freestanding and monument signs shall not be located within a triangle area composed of its sides thirty feet (30) in length and measured along the curb lines from the point of intersection of the above referenced lines.

7. Prohibited Signs in all Zoning Districts.

- a. Animated signs, excluding barber pole signs that do not exceed three feet in height and nine inches in diameter and excluding time and temperature signs and excluding changeable message signs.
- b. Hazardous signs
- c. Obsolete signs
- d. Portable signs, including signs on wheels
- e. Roof signs, unless complying with the City Building Code
- f. Search lights
- g. Spinners or other similar devices
- h. Swinging lights
- i. Signs not anchored for wind load except real estate or like signs.”

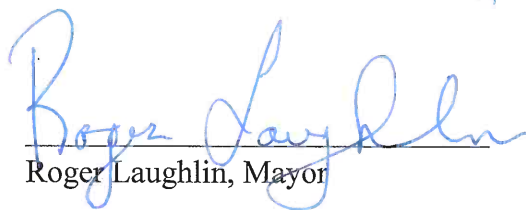
2. Amendment. The Code of Ordinances is hereby amended by renumbering the current sub section.

3. Conflicts. All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.


4. Adjudication. If any section, provision or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

5. Effective Date. This ordinance shall be in full force and effect after its passage, approval and publication as required by law.

First reading: April 4, 2022  
Second reading: April 18, 2022  
Third Reading: May 2, 2022

  
Roger Laughlin, Mayor

ATTEST:

  
\_\_\_\_\_  
Leslie Brick, City Clerk