



SIGN CODE UPDATE

2019

City of Topeka
Planning & Development



TABLE OF CONTENTS

INTRODUCTION	H4
CURRENT ISSUES	H5
INTENT	H6
PROCESS	H7
VISUAL APPEAL SURVEY	H8
RECOMMENDATIONS	H21
WALL SIGNS	H23
FREESTANDING SIGNS	H31
EXCEPTIONS	H40
INCIDENTAL SIGNS	H44
LEGAL NON CONFORMING	H46
SIGN MAINTENANCE	H48
ABANDONED SIGNS	H49

TABLE OF CONTENTS

TEMPORARY SIGNS	H52
PORTABLE MESSAGE CENTER SIGNS	H57
NEW FORMAT	H59
SUMMARY OF RECOMMENDATIONS	H60

INTRODUCTION

Topeka's sign code (Title 18, Topeka Municipal Code) regulates the design, dimensions, and placement of signs used by businesses, institutions, and other entities for their identification. The purpose of a sign code is to:

- provide effective communications for businesses, institutions, and others
- improve physical appearance of the community
- enhance traffic safety and prevent visual distractions
- protect property values
- accommodate the rights of individuals to free speech
- preserve & promote the public health, safety, & general welfare

CURRENT ISSUES

The City of Topeka sign code:

- Is outdated, highly permissive, and has not kept pace with best practices most other cities employ.
- Has not undergone a comprehensive update for at least 50 years with the exception of several key “band aids” related to billboards, electronic message centers (EMC), and Downtown.
- Lacks clarity and is not user-friendly for sign companies, city staff, and the lay public.
- Is not consistent with the 2015 U.S. Supreme Court ruling (*Reed v. Town of Gilbert, AZ*) which mandates **content-neutrality** (i.e., cannot read the sign to regulate it; only time/place/manner).

Community Surveys

- Aesthetics is one of three factors that drives community attachment (i.e., pride) which equates to more local spending/investment (*Momentum 2022*)
- Only **15%** feel Topeka has “**above average/excellent**” aesthetics/appearance (*Momentum 2022*)
- A whopping **96%** feel sign appearance is “**very important/somewhat important**” to the visual quality of the community (CoT Planning & Development Department’s *Visual Appeal Survey*)

INTENT

- ◇ *Improve visual/aesthetic appeal (aka pride) per Momentum 2022*
- ◇ *Respond to Supreme Court direction → time/place/manner only...can't read sign to regulate*
- ◇ *Expand "Downtown standards" citywide*

PROCESS

VISUAL APPEAL SURVEY

- Early 2018
- Visual Codes: Building design, landscaping, signs
- Signs: 964 respondents + 386 written comments

SIGN CODE COMMITTEE

- Planning Commission Chair (Katrina Ringler) and Zoning Inspector (Becky Esopi)
- Sign industry professionals (Cindy Proett, Virginia Baumgartner, Rod Hart, Steven Gee, Johnny Huffman)
- Legal Advisors (White & Smith LLC, Legal Dept)
- Met 9 times
- Benchmarked other cities

PUBLIC REVIEW

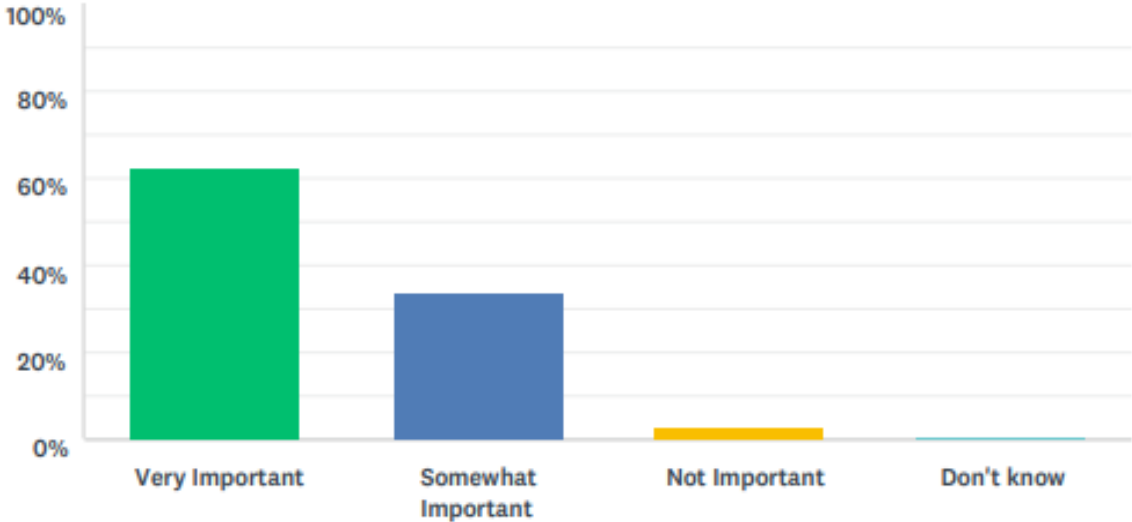
- 2 public meetings (Feb. 26, 2019)
- 10 Planning Commission meetings including public hearing May 20, 2019
- Direct mailings to all schools, churches, and portable message center sign users

VISUAL APPEAL SURVEY

VISUAL APPEAL SURVEY

Q38 How important is the appearance of signs to the visual quality of a community?

Answered: 964 Skipped: 98

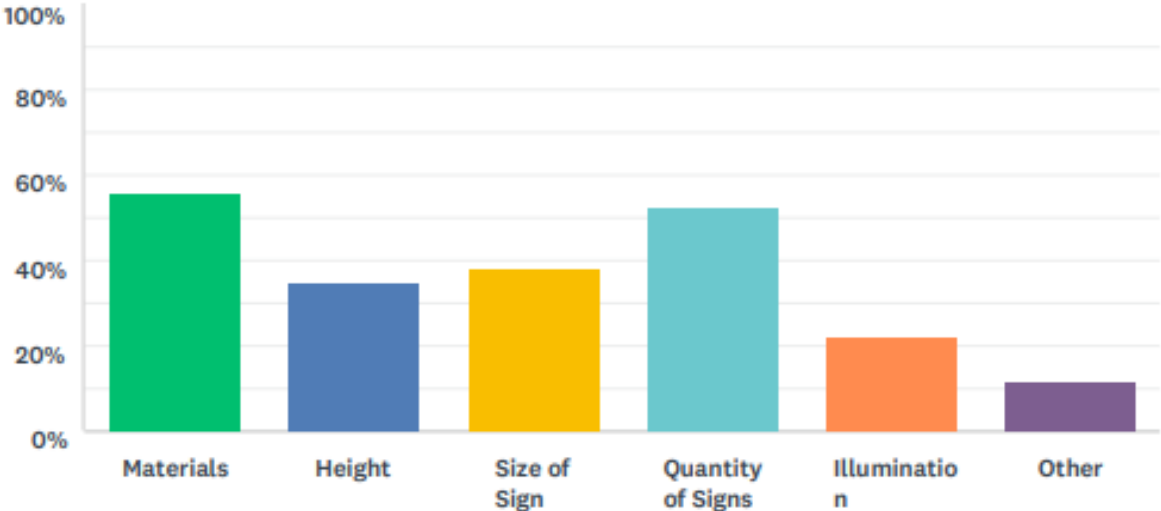


ANSWER CHOICES	RESPONSES	
Very Important	62.34%	601
Somewhat Important	34.23%	330
Not Important	2.90%	28
Don't know	0.52%	5
TOTAL		964

VISUAL APPEAL SURVEY

Q37 What factors are most important to the visual appeal of signs?
(Select TWO)

Answered: 964 Skipped: 98



ANSWER CHOICES	RESPONSES	
Materials	56.22%	542
Height	34.96%	337
Size of Sign	38.17%	368
Quantity of Signs	52.49%	506
Illumination	22.10%	213
Other	11.62%	112
Total Respondents: 964		

WALL SIGNS

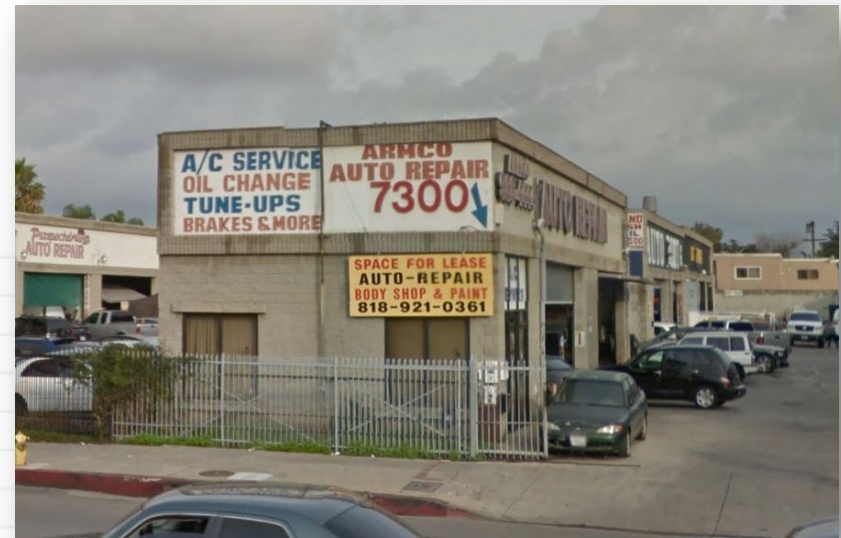
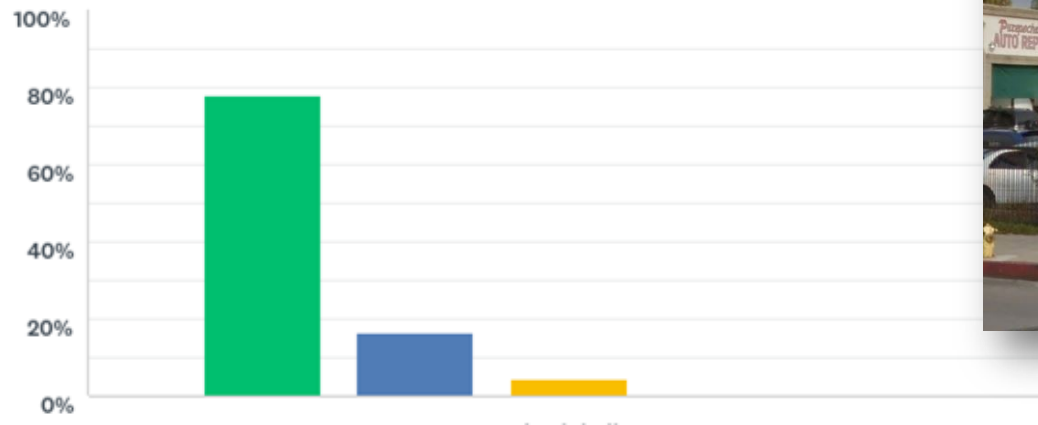
Visual Appeal Survey Results

Answered: 964

VISUAL APPEAL SURVEY




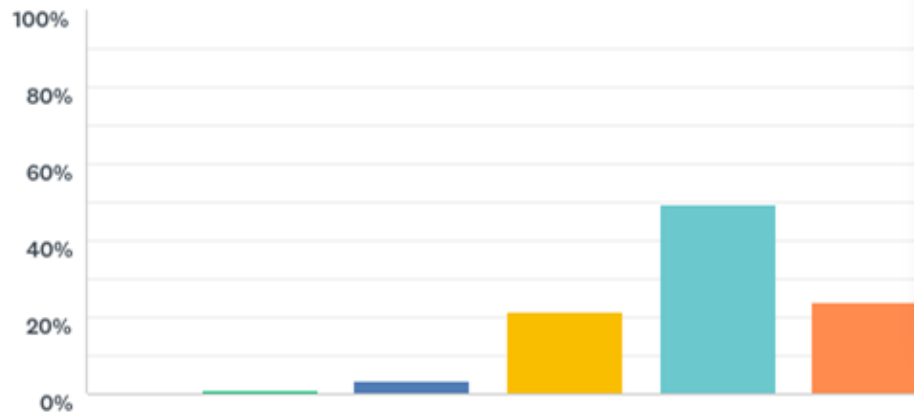
VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING
78.22%	16.39%	4.25%	0.52%	0.62%
754	158	41	5	6



WALL SIGNS

Visual Appeal Survey Results

Answered: 964		VISUAL APPEAL SURVEY			
VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	
1.24%	3.63%	21.58%	49.38%	24.17%	
12	35	208	476	233	



FREE-STANDING SIGNS

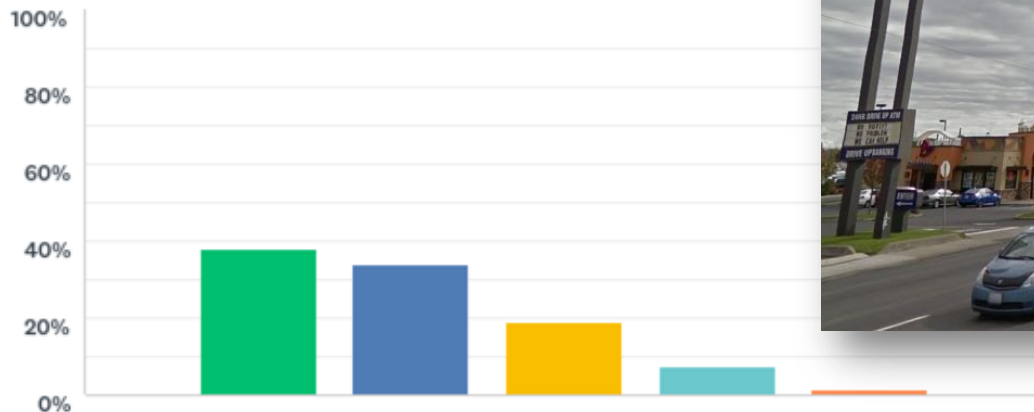
Visual Appeal Survey Results

Answered: 964

VISUAL APPEAL SURVEY




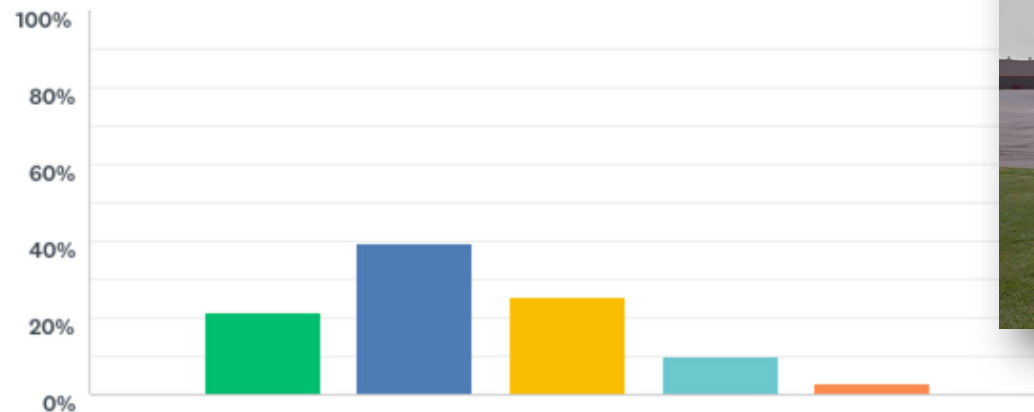
VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING
38.17%	34.02%	18.88%	7.47%	1.45%
368	328	182	72	14



FREE-STANDING SIGNS

Visual Appeal Survey Results

Answered: 964		VISUAL APPEAL SURVEY			
VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	
21.58%	39.63%	25.41%	10.17%	3.22%	
208	382	245	98	31	



FREE-STANDING SIGNS

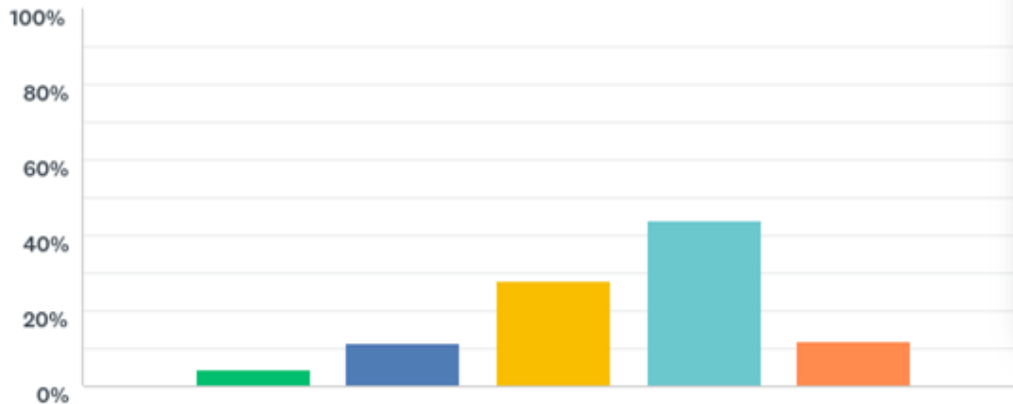
Visual Appeal Survey Results

Answered: 964

V I S U A L A P P E A L S U R V E Y




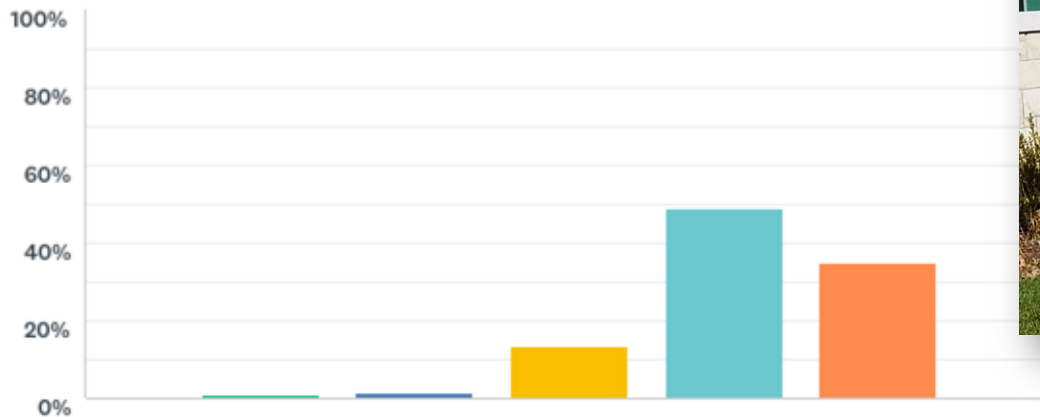
VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING
4.56%	11.31%	27.90%	43.98%	12.24%
44	109	269	424	118



FREE-STANDING SIGNS

Visual Appeal Survey Results

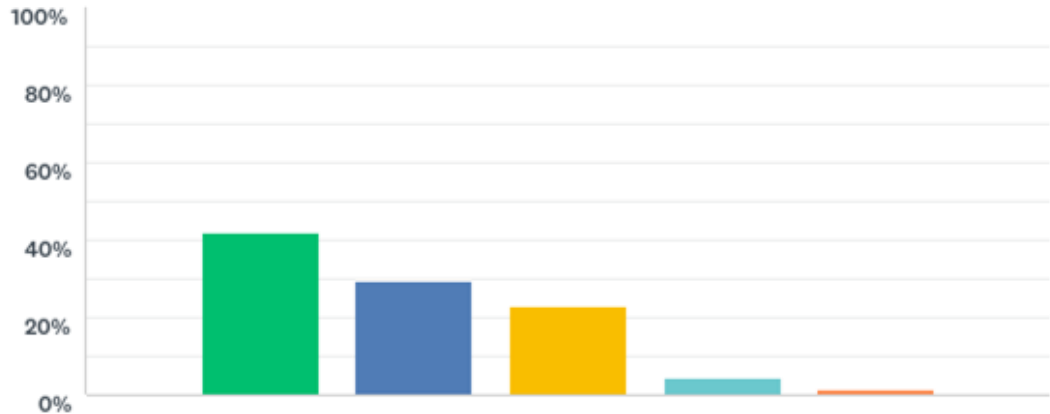
Answered: 964		VISUAL APPEAL SURVEY				
VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING		
0.83%	1.35%	13.69%	48.96%	35.17%		
8	13	132	472	339		



TEMPORARY SIGNS


Visual Appeal Survey Results

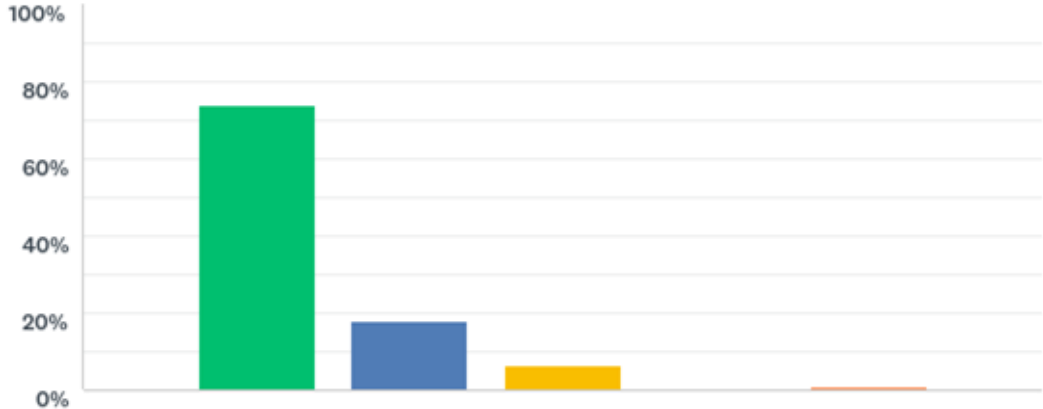
Answered: 964		VISUAL APPEAL SURVEY				
VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING		
41.80%	29.56%	22.93%	4.36%	1.35%		
403	285	221	42	13		



TEMPORARY SIGNS


Visual Appeal Survey Results

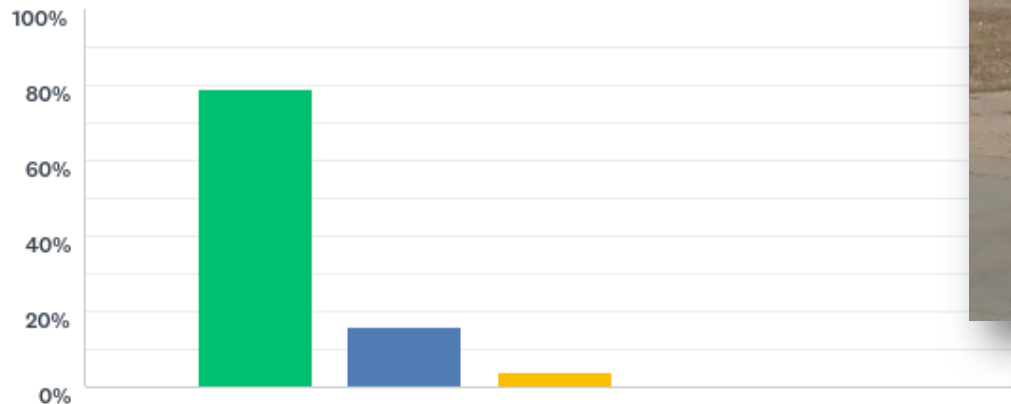
Answered: 964		VISUAL APPEAL SURVEY				
VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING		
74.07%	17.84%	6.43%	0.73%	0.93%		
714	172	62	7	9		



PORTABLE MESSAGE CENTER SIGNS

Visual Appeal Survey Results

Answered: 487		VISUAL APPEAL SURVEY			
VERY UNAPPEALING	SOMEWHAT UNAPPEALING	NEUTRAL	SOMEWHAT APPEALING	VERY APPEALING	
79.06%	16.02%	4.11%	0.41%	0.41%	
385	78	20	2	2	



SURVEY FINDINGS

- Height and materials matter more than size; preference for short, monument-style signs over tall signs on poles.
- Poles without covers are more unappealing than poles with covers.
- The use of multiple wall signs on buildings, especially those constructed of low-quality materials, is very visually unappealing.
- The sites of businesses that use few signs, such as one monument sign and one to two wall signs, are more visually appealing than those sites that contain a larger number of ground and wall signs.
- Use of more than one temporary sign is very visually unappealing.
- Portable message center signs are lowest appealing sign by far.

RECOMMENDATIONS

TYPES OF SIGNS



FREE STANDING



WALL



CANOPY



TEMPORARY



PROJECTING

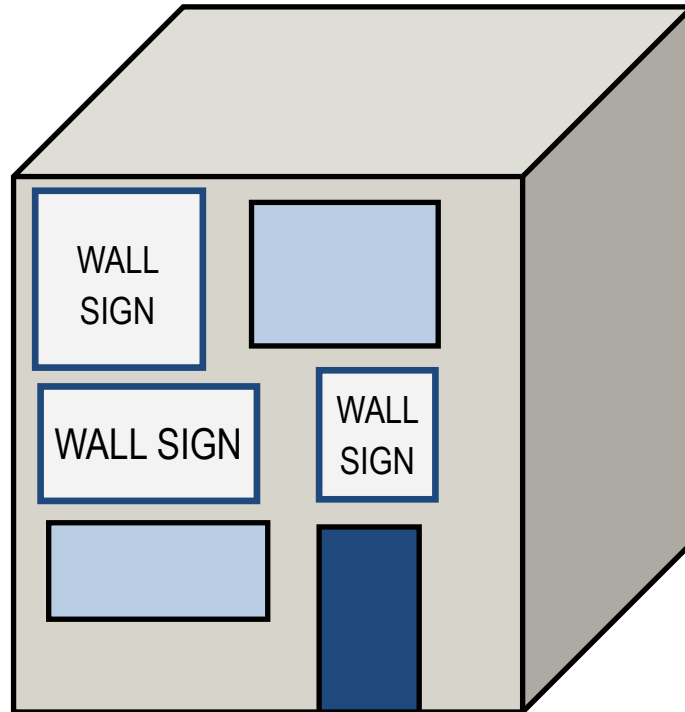
WALL SIGNS



WALL SIGNS

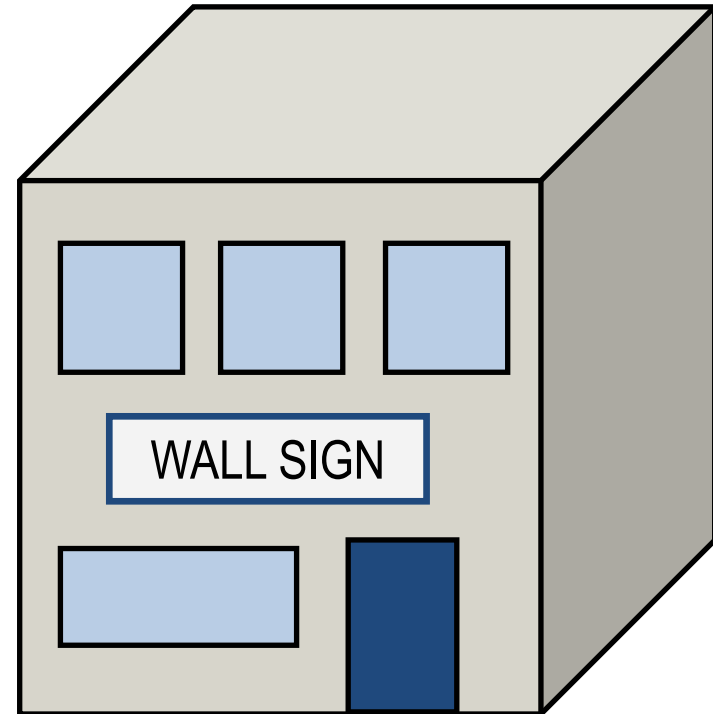
OFFICE & INSTITUTIONAL *

CURRENT



- No limit on number
- 40 sq ft maximum per sign

PROPOSED

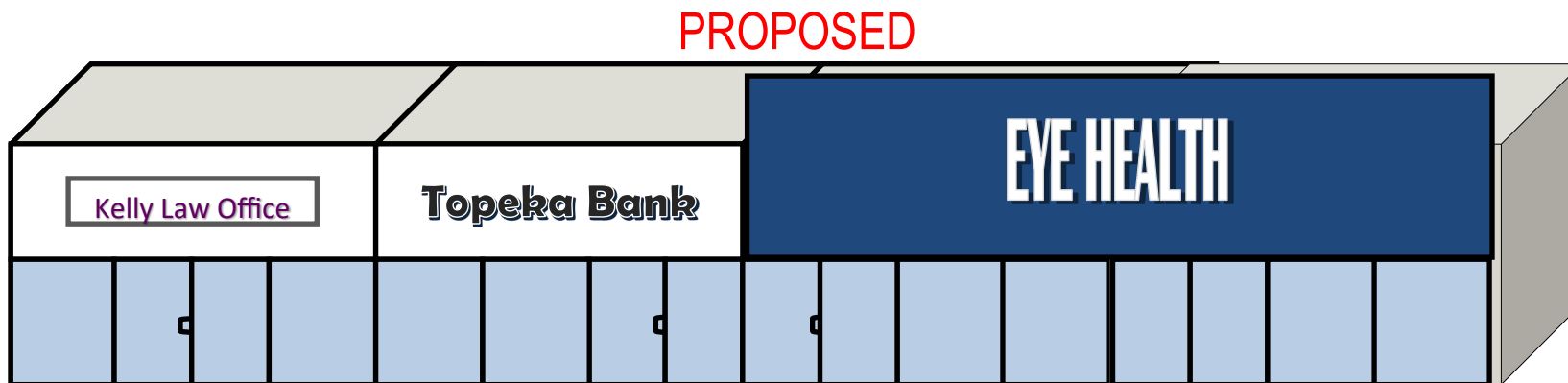
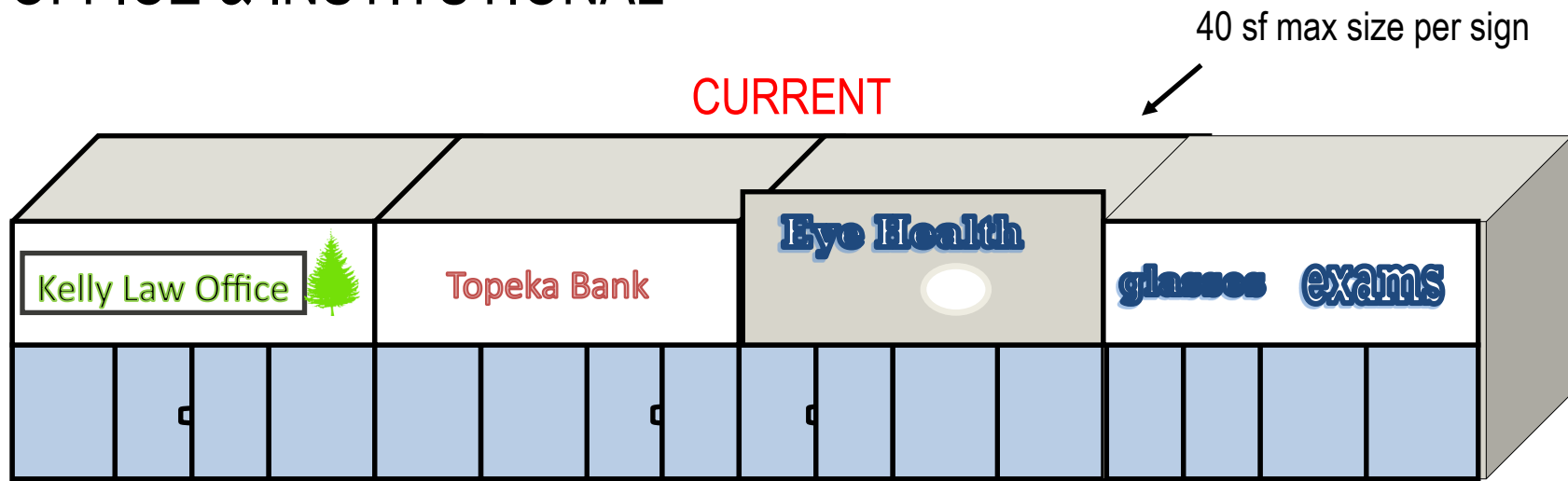


- 1 per 50 linear feet of the façade on which sign is located.
- 1.5 sq ft per linear foot of building frontage
- Max 100 sf per single sign
- Max 200 sf per sign on facades 300' or more from street right-of-way.

*O&I-2, O&I-3

WALL SIGNS

OFFICE & INSTITUTIONAL *

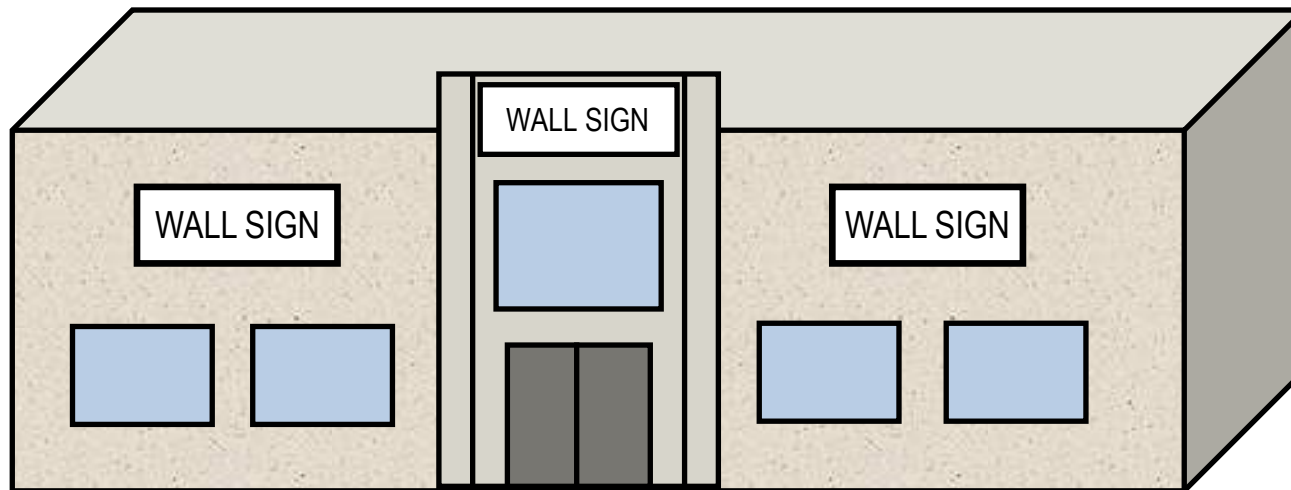


- 1 per tenant/establishment on each façade; 1.5 sq ft per linear foot of building frontage (occupied by tenant); max 100 sf per single sign; max 200 sf per sign on facades 300' or more from street right-of-way.

WALL SIGNS

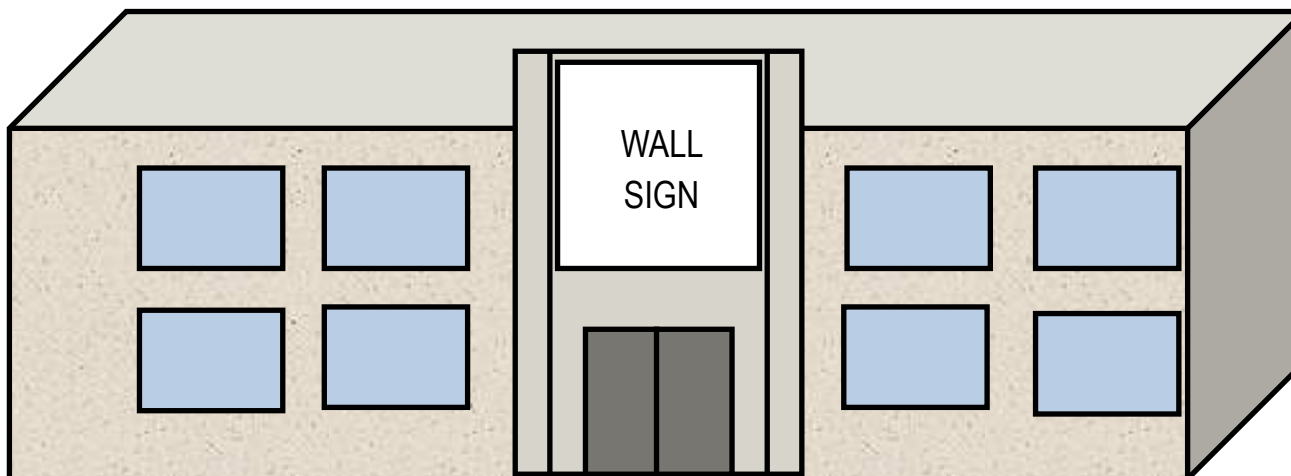
INSTITUTIONAL USES IN RESIDENTIAL DISTRICTS

CURRENT



← Max 40 sq ft per sign

PROPOSED

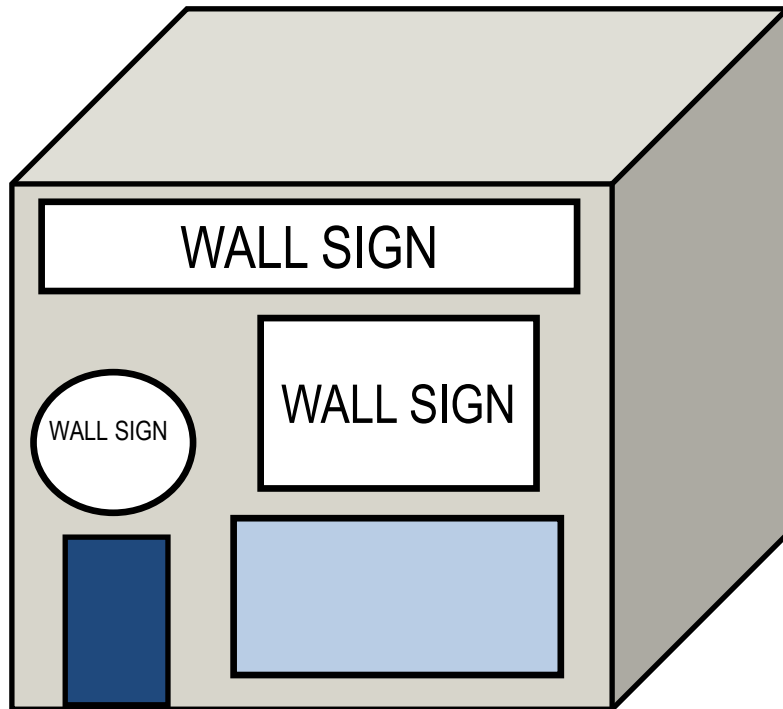


- 1 per 50 linear feet of the façade on which sign is located.
- 1.5 sq ft per linear foot of building frontage, max 100 sq ft per single sign
- Max 100 sf per single sign
- Max 200 sf per sign on facades 300' or more from street ROW.

WALL SIGNS

COMMERCIAL DISTRICT *

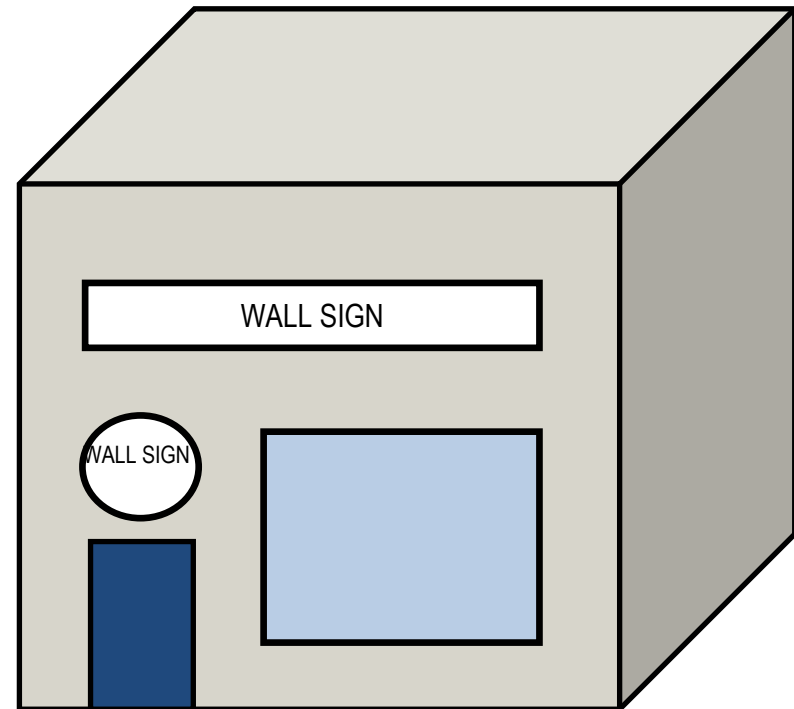
CURRENT



- Max size per sign is 200 sq ft
- No limit on quantity of signs

*C--2

PROPOSED

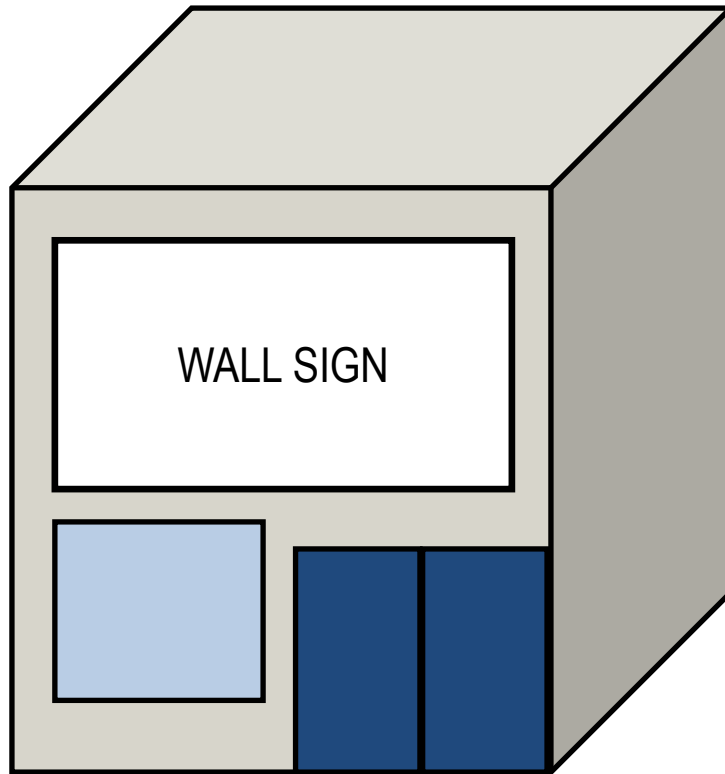


- Max is 3 sf per linear foot of building frontage
- Single sign max of 200 sf; max 300 sf for signs on facades 300' or more from street right-of-way.
- No limit on quantity

WALL SIGNS

COMMERCIAL DISTRICTS

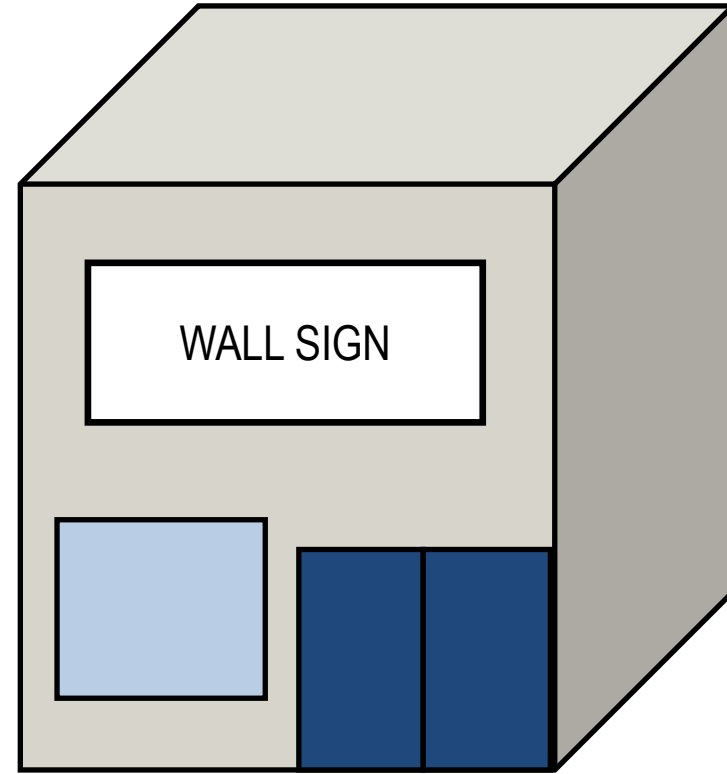
CURRENT



- Max size per sign is 300 sq ft
- No limit on quantity of signs

*C-3, C-4, I-1, I-2

PROPOSED



- Max 3.2 sq ft per linear foot of building frontage
- Maximum 200 sf per sign; max 300 sf for signs setback 300' or more from street right-of-way.
- No limit on quantity.

WALL SIGNS

SIGN CODE COMPARISONS

Office Zoning (O&I)

Wyandotte County Unified Govt. (KCK)	Lawrence, KS	Olathe, KS
<p>C-O (Nonretail Business District):</p> <ul style="list-style-type: none"> • Maximum of 3 wall signs on single tenant building; maximum 1 sign per tenant on multi-tenant building. • Size: Maximum of 80 sf per sign. All attached signs may not exceed 5% of exterior wall area. 	<p>CO (Office Commercial District):</p> <ul style="list-style-type: none"> • Maximum 1 sign per tenant on wall with entrance or facing public street. • Size: Maximum 5% of building wall area to which the Sign is attached, maximum. Max 32 sq. ft. per Sign. 	<p>O (Office)</p> <ul style="list-style-type: none"> • Maximum 2 signs per building and 1 per wall. Multi-tenant buildings are allowed no more than 1 sign per tenant. • Size: Maximum 10% of total building wall area to which the Sign is attached.

WALL SIGNS

OTHER CITIES

Commercial Zoning (C-3, C-4)

Wyandotte County Unified Govt. (KCK)	Lawrence, KS	Olathe, KS
<ul style="list-style-type: none"> • C-2 (General Business District): • Maximum of 3 wall signs on single-tenant building; maximum 1 sign per tenant on multi-tenant building. • Size: All attached signs may not exceed 7% of exterior wall area on which signs are placed; and all signs cumulatively shall not exceed 300 sf. 	<ul style="list-style-type: none"> • CO (Commercial Strip District): • No restriction on # of signs for single tenant building; maximum 1 per tenant for multi-tenant buildings. • Size: Maximum 10% of building wall area or 150 sf, whichever is less. Size increases allowed for incremental increased set-backs from public right-of-way. 	<p>C4 (Corridor Commercial)</p> <ul style="list-style-type: none"> • Maximum 3 signs per building and 1 sign per wall. Multi-tenant buildings allowed 1 sign per tenant. • Size: Maximum 10% of total building wall area to which the Sign is attached. Multi-tenant buildings allowed 10% of the wall on which the sign is placed.

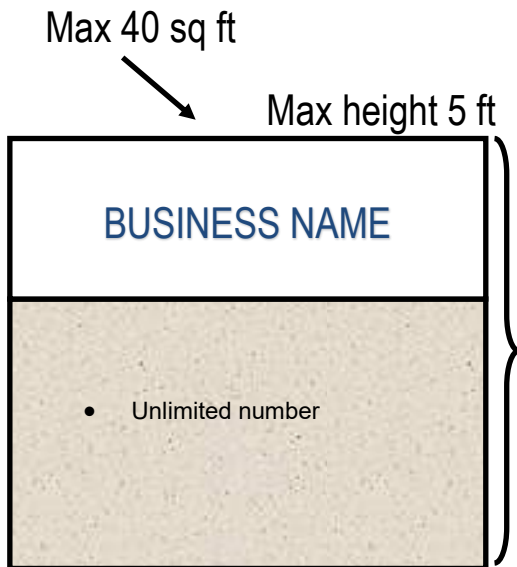
FREE-STANDING SIGNS



FREE-STANDING SIGNS

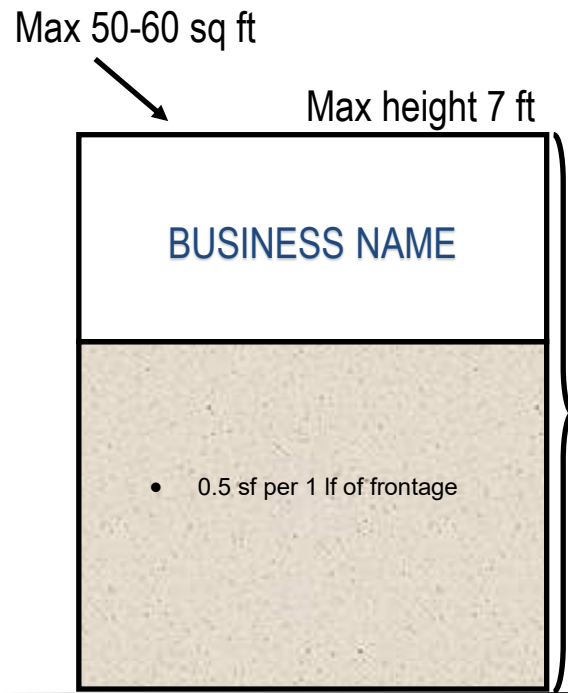
OFFICE & INSTITUTIONAL*

CURRENT



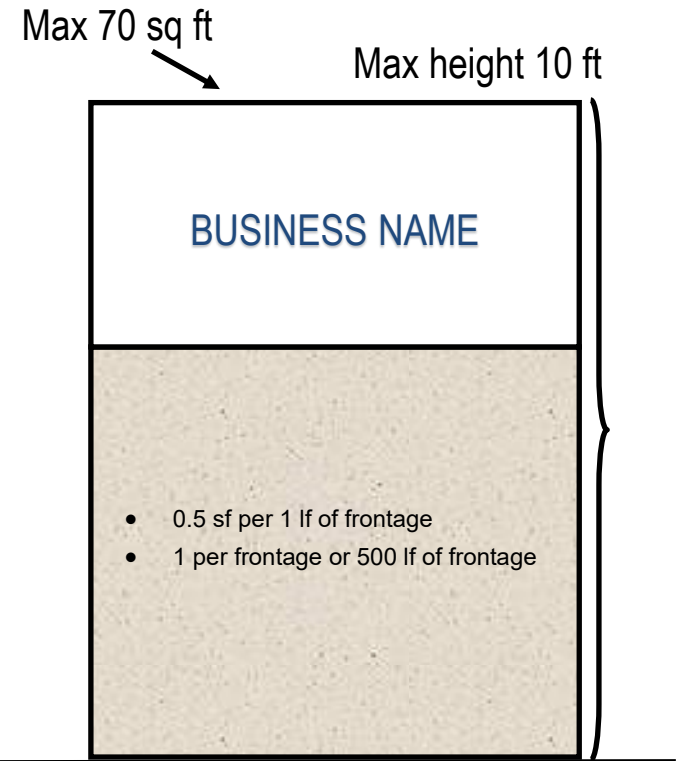
PROPOSED

Local & Collector Streets



PROPOSED

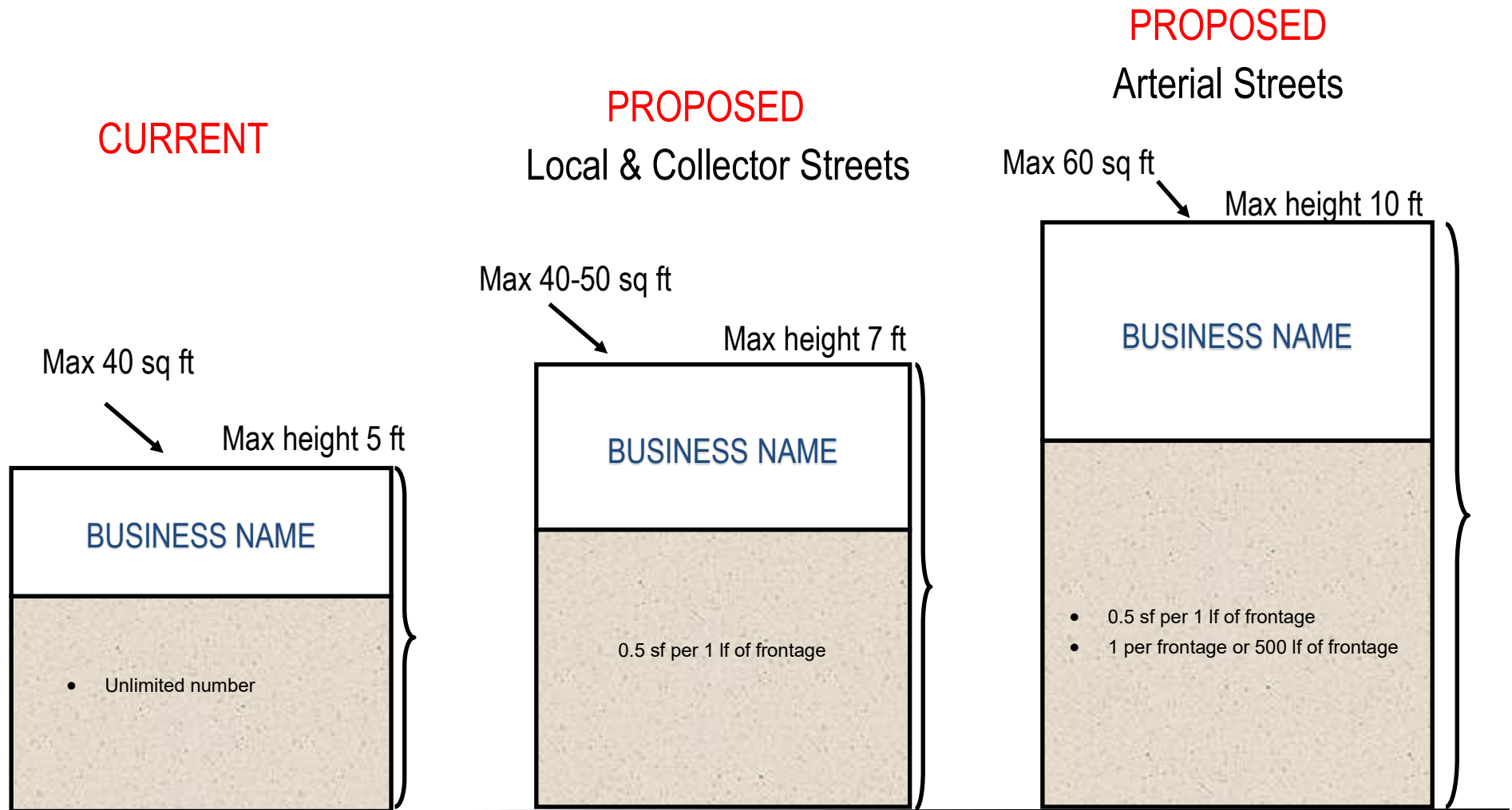
Arterial Streets



*O&I-2, O&I-3

FREE-STANDING SIGNS

INSTITUTIONAL USES IN RESIDENTIAL DISTRICTS*



* Includes schools, churches, etc. + O&I-1

FREE-STANDING SIGNS

UNIVERSITY/MEDICAL*

PROPOSED

CURRENT

Max 50 sq ft

Max height 10 ft



- Unlimited number

Max 80 sq ft

Max height 15 ft



- 0.5 sf per 1 lf of frontage
- 1 per frontage or 500 lf of frontage

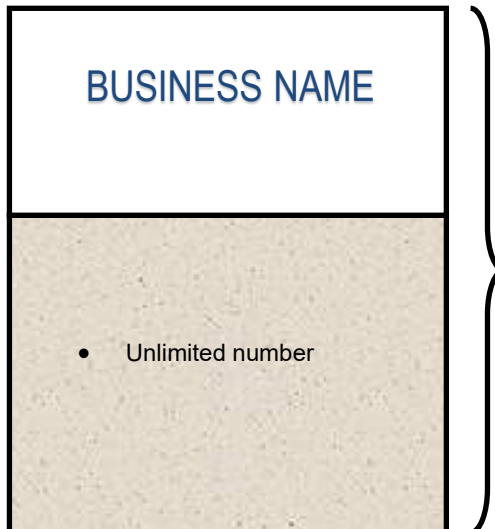
*U-1, MS-1

FREE-STANDING SIGNS

MIXED USE DISTRICTS *

CURRENT

Max 40 sq ft



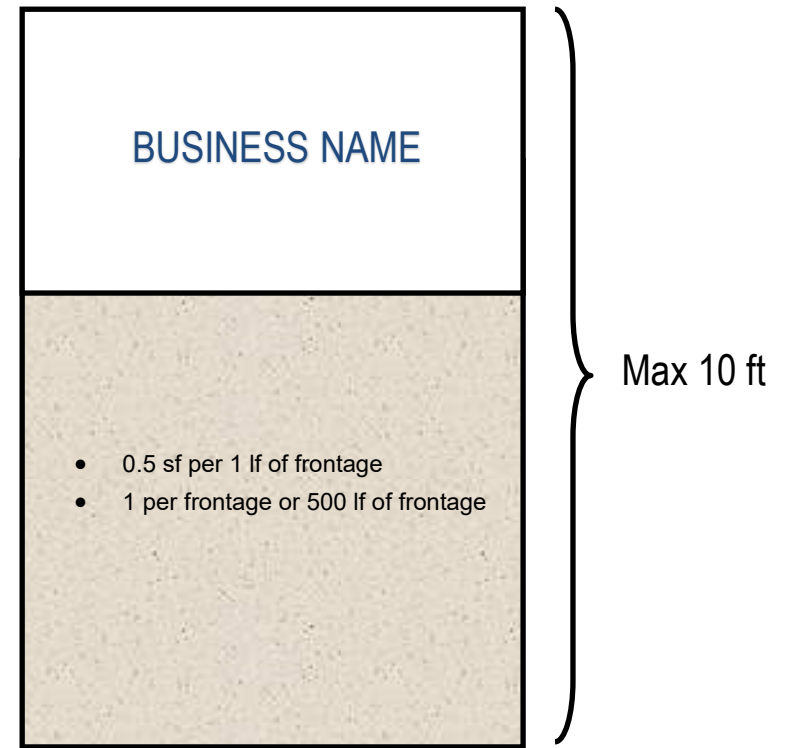
BUSINESS NAME

- Unlimited number

Max 7 ft

PROPOSED

- Maximum 1 per street frontage
- 0.5 sf per 1 linear foot of frontage not to exceed 50 sq. ft.



BUSINESS NAME

- 0.5 sf per 1 lf of frontage
- 1 per frontage or 500 lf of frontage

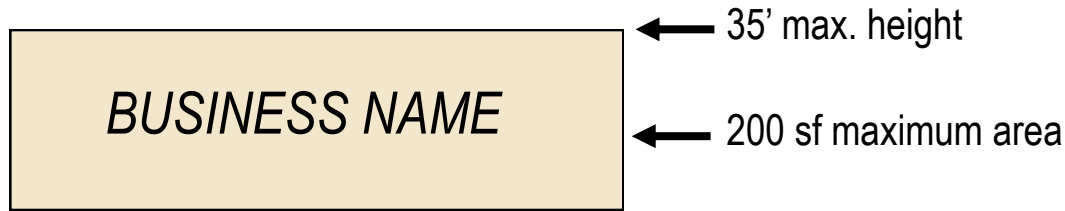
Max 10 ft

*X-1, X-2, X-3

FREE-STANDING SIGNS

COMMERCIAL— Neighborhood *

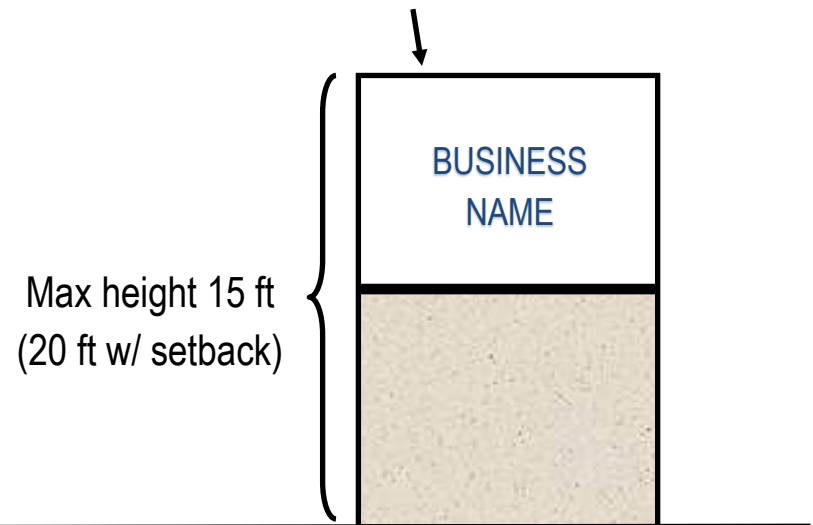
CURRENT



Unlimited number

PROPOSED

- 1 per street frontage/500 lf of frontage
- 0.5 sf per linear foot street frontage
- max 80 sf (112 sf with setback)
- Monument style

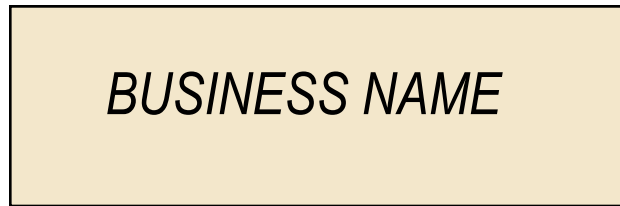


*C-2

FREE-STANDING SIGNS

COMMERCIAL— General *

CURRENT



← 55' max. height

← 300 sf maximum area

Unlimited number

PROPOSED

- 1 per street frontage/500 lf of frontage
- 0.5 sf per linear foot street frontage
- max 120 sf (168 sf w/ setbacks)
- Monument style



Max height 25 ft
(30 ft w/ setback)

*C-3, C-4, I-1, I-2

FREE-STANDING SIGNS

OTHER CITIES

Office Zoning (O&I-1, O&I-2)

Wyandotte County Unified Govt. (KCK)	Lawrence, KS	Olathe, KS
<p>C-O (Nonretail Business District)</p> <ul style="list-style-type: none"> • Monument sign only. Maximum 1 per street frontage not to exceed 3. • Height: 15 feet max at minimum setback. For each 1 foot of additional setback, 1 foot of additional height is allowed up to max height (highest point of nearest principal building's roof on the premises or 24 feet, whichever is lower.) • Maximum Size: 50 sf • 5' minimum setback 	<p>CO (Office Commercial District)</p> <ul style="list-style-type: none"> • Monument sign only. Maximum 1 per lot. For lots of 3 or more acres, 1 additional may be allowed at a secondary entrance facing a different street than first sign. • Height: 6 feet high maximum. For each 5' of setback from ROW, height may be increased by 1' to maximum of 8 feet. • Maximum Size: 32 sf. For each 5' setback from ROW sign may be increased by 8sf for maximum of 48 sf. 	<p>O (Office District) (allows for more intense office uses than O&I-1 district)</p> <ul style="list-style-type: none"> • Monument sign only. Maximum 1 sign for each freestanding building. For complexes or single business sites on more than 5 acres and with more than 1 street frontage, a second monument sign is permitted on the additional street frontage. • Height: 6 feet max. Height may be increased 2' for each additional 5' setback to a max of 15 feet. Increases allowed for sites exceeding 5 acres. • Maximum Size: 25 sf, may increase 10 sf for each additional 5' setback to a max of 65 sf. Increases allowed for sites exceeding 5 acres. • 10' minimum setback.

FREE-STANDING SIGNS

OTHER CITIES

Commercial Zoning (C-3, C-4)

Wyandotte County Unified Govt. (KCK)	Lawrence, KS	Olathe, KS
<p>C-2 (General Business District)</p> <ul style="list-style-type: none"> • Monument only. Maximum 1 per street frontage not to exceed 3. • Height: 15 feet max at minimum setback. For each 1 foot of additional setback, 1 foot of additional height is allowed up to max height. Shall not exceed the highest point of the nearest principal building's roof on the premises or 24 feet, whichever is lower. • Maximum Size: 75 sf • 5' minimum setback. 	<p>CS (Commercial Strip District)</p> <ul style="list-style-type: none"> • Monument only. Maximum 1 per lot. For lots of 3 or more acres, 1 additional may be allowed at a secondary entrance facing a different street than first sign. • Height: 12 feet high maximum. For each 5' of setback from ROW height may be increased by 2' to a maximum of 16 feet. • Maximum Size: 60 sf. For each 5' of setback from the ROW sign area may be increased by 6 sf to a maximum of 72 sf. For lots of 3 or more acres, additional sf of 20 sf is allowed or 1 additional signs is allowed with maximum 40 sf (112 sf) 	<p>C (Corridor Commercial District)</p> <ul style="list-style-type: none"> • Monument only. Maximum 1 sign per building. For sites more than 5 acres and with more than 1 street frontage, a second monument sign is permitted on the additional street . • Height: 6 feet max plus increase of 2' for each additional 5' setback to a max of 15 feet. For sites more than 5 acres in size, max height is 15 feet plus increase of 2' for each additional 5' setback up to max height of 21 feet. • Maximum Size: 25 sf, may increase 10 sf for each additional 5' setback to a max of 65 sf. For sites more than 5 acres in size, no more than 1 monument sign may be increased to 65 sf plus increase of 10 sf for each additional 5' setback to a max size of 95 sf. • On sites larger than 20 acres, signage may be increased to a max height of 25' and max size of 100 sf. • 10' minimum setback.

EXCEPTIONS

Corner Lots

- If combining 2 frontages on a single sign, allow 130% of maximum sign area allowed for the street with the most street frontage.



← 130% of maximum sign area allowed



EXCEPTIONS

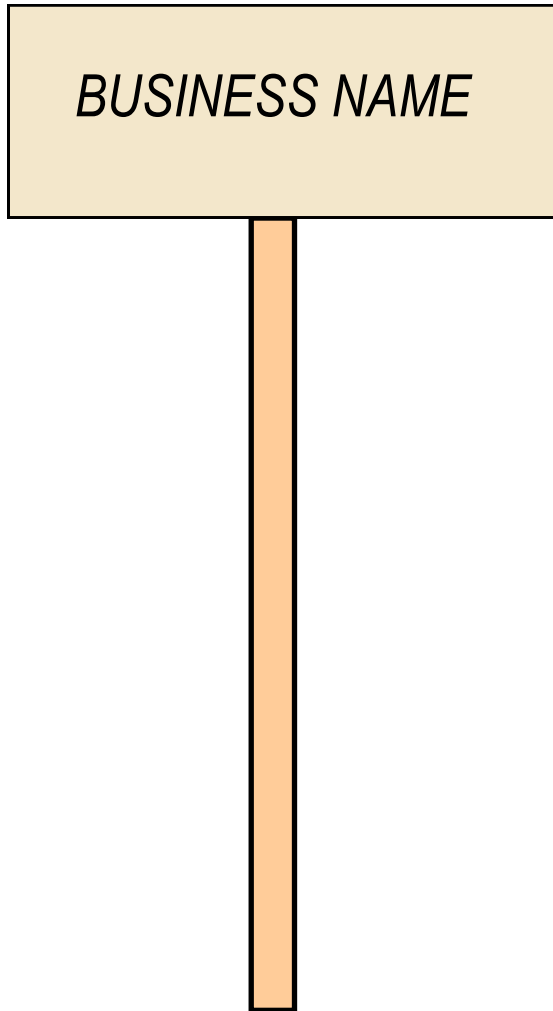
Historic Signs



Any sign listed or eligible for listing in a national, state, or local register or that contributes to the historic character of a listed property may be relocated or altered upon approval of the Topeka Landmarks Commission and is exempt from adopted dimensional standards.

EXCEPTIONS

Highway Signs



- Applies to sites zoned **C-3, C-4, I-1, and I-2** that are either:
 - a) within a **800 foot radius** of the intersection of the centerline of I-70, I-470, or US-75 (north of I-70 and south of I-470) with an arterial or collector street, OR
 - b) within **120 feet** of the right-of-way of an on/off ramp
- Height max is **55 feet**; sign area max is **250 sq. ft.**
- May be pylon/pole style if exceeds 35 feet

- For sites zoned **C-2**, a sign is allowed to a height of **35 feet** and sign area of **150 sq ft.** Signs over 25 feet may be mounted on two covered columns each at least two (2) feet wide if their design is integrated with or matches overall sign design.

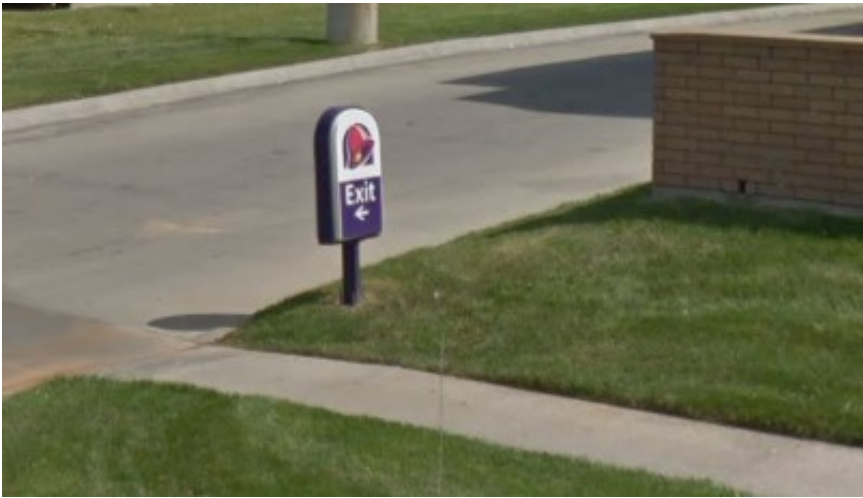
EXCEPTIONS

Master Sign Plans

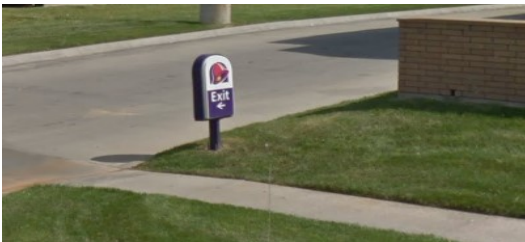


- Applies to sites of **4 acres** or more and having 5 or more tenants or 3 or more buildings in O&I2, O&I3, C-2, C-3, C-4, U, MS, or I districts, and any PUD with any of these corresponding use groups.
- Each site is allowed 1 “center sign” that is **allowed to exceed the baseline height and size** standards for that zoning district:
 - ⇒ **O&I-1/2/3:** Height = 15 feet; Area = 100 sq ft
 - ⇒ **MS-1:** Height = 20 feet; Area = 120 sq ft
 - ⇒ **C-2, U-1:** Height = 20 feet; Area = 160 sq ft
 - ⇒ **C-3, C-4, I-1, I-2:** Height = 30 feet; Area = 240 sq ft
- Signs over 25 foot in height may replace monument style with two covered columns matching sign design each at least 2 ft wide
- An approved master sign plan is required

INCIDENTAL SIGNS



INCIDENTAL SIGNS



Currently:

- Not addressed. No restriction on quantity of signs.

Proposed:

- Accommodate freestanding signs in all zoning districts.
- Quantity: 1-2 per 300 feet of street frontage; no limit if setback 30' or more from any property line.
- Sign Area: 6-64 sq ft based on zoning district/setbacks with a maximum of 6-150 for all incidental signs.
- Height: 4-8 feet based on zoning district/setbacks.
- Portable Pedestrian Signs: accommodated for buildings setback five (5) feet or less from the public street right-of-way where a sidewalk is present .

LEGAL NON-CONFORMING SIGNS

Definition: *Any sign lawfully existing prior to the adoption of a new code that does not conform to the new code*

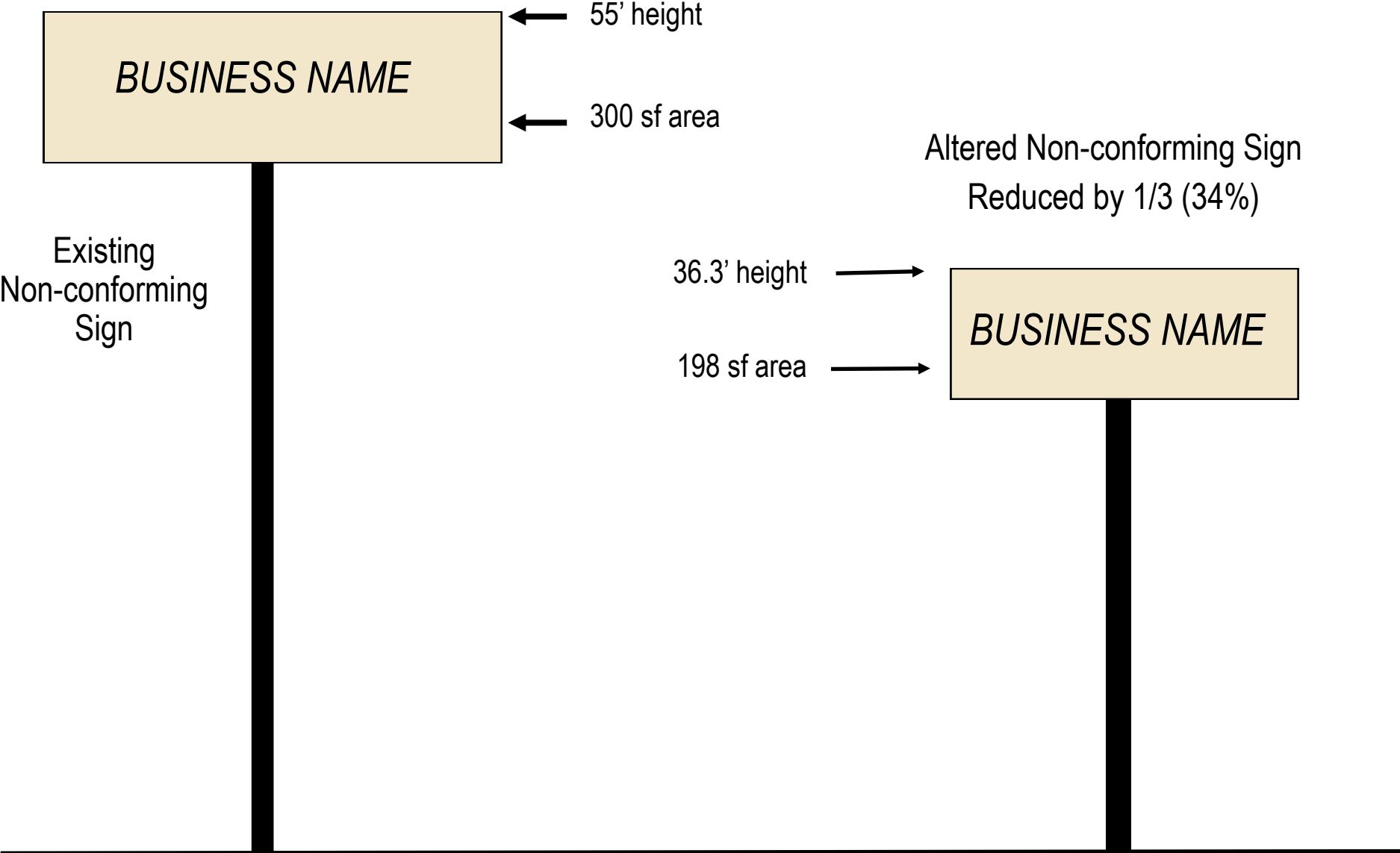
Current

- Signs are not addressed specifically.
- In practice, staff allows changes to existing legal non-conforming signs provided the height and area of the sign are reduced in keeping with provisions for legal non-conforming uses in Chapter 18.220

Proposed

- Legal non-conforming signs will be grandfathered **up to 20 years** after adoption of new code.
- Re-facing a sign will not trigger compliance with new code UNLESS associated with a major event as defined in the new code (e.g., tax incentives, rezoning, major renovation, etc.)
- Any alteration or dimensional change of 50% or more to the sign area, cabinet size, height, or support structure shall achieve full compliance
- Any alteration or dimensional change of 50% or less of sign area, cabinet size, height, or support structure shall achieve full compliance **OR** at a minimum partial compliance by reducing its existing sign area and height by at least **34%**.

LEGAL NON-CONFORMING SIGNS



SIGN MAINTENANCE

Currently

- Signs must be properly maintained per **TMC 18.10.100**:

All signs shall be maintained in good condition. A sign with missing or visibly damaged face panels, exposed internal lights and related internal hardware, visible deteriorating paint and rust, or structural damage that may be hazardous to the public is not in good condition and shall be repaired or be removed within a reasonable time as determined by the planning director or designee.

Proposed

- No changes

ABANDONED SIGNS

Definition (proposed): *An abandoned sign is defined as any sign on a property which no longer applies to a use of the property because the use has changed or the property has become vacant*

Currently

- Not addressed

Proposed:

- Any abandoned sign in existence for a period of more than **6 consecutive months** shall be removed or the face of the sign shall be covered.
- Any non-conforming abandoned sign in existence for a period of more than **24 consecutive months** shall be removed.
- Non-conforming abandoned signs shall be removed **immediately** when the primary building on the property is demolished or removed.
- When an abandoned sign is removed, all parts of the sign, including structural supports, shall be removed.
- **Grace Period:** Any sign made “abandoned” by this code must comply within one (1) year from the date of adoption of the

EXAMPLES

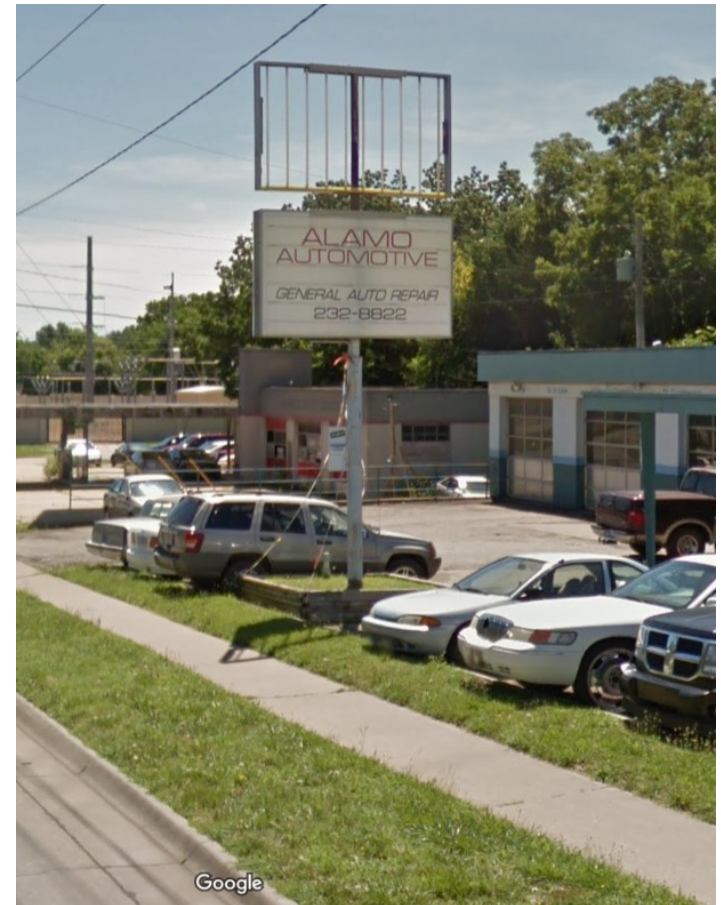


Current Code:

- Paint only

Proposed Code:

- Remove within 1 year of adoption



Current Code:

- Add blank sign cover or remove

Proposed Code:

- Add blank sign cover now or possibly remove if found to have been abandoned for at least 24 months (1 year after grace period)

EXAMPLES



Current Code:

- Add blank sign covers or signs

Proposed Code:

- Add blank sign cover now and possibly remove if found to have been abandoned for at least 24 months (after 1 year grace period)



Current Code:

- No action; permitted

Proposed Code:

- Cover sign now and possibly remove abandoned sign if found to be non-conforming (after 1 year

TEMPORARY SIGNS



TEMPORARY SIGNS - Yard Signs



Current Code:

- No more than 1 on the property at a time
- Limited to duration of an “event” and for only 2 events per calendar year
- In residential zoning districts — max 6 sf area and 4 feet in height, except for parcels greater than one acre allowed 32 sf area and 6 feet in height. In other zoning districts, max 32 sf area and 6 feet in height



Proposed Code:

- No change to height and size standards.
- For other than sf or two-family residential, allow 1 per 200' street frontage.
- Duration limited to 30 calendar days per single time period, 4 time periods per year and no more than 120 calendar days per year (limited to 2 time periods and 60 calendar days per year in SF residential districts).

TEMPORARY SIGNS

Free-standing Banners



Current Code:

- Prohibited

Proposed Code:

- Allowed
- Same standards as “free-standing yard signs”

TEMPORARY SIGNS

Feather Flags



Current Code:

- Not accommodated
- Do not meet height standards of other free-standing signs

Proposed Code:

- Max 30 sf area and 16 feet in height
- 1 per 200' street frontage in commercial districts; 1 per street frontage in R, M, and OS districts
- Duration limited to 15 days per time period; max 4 time periods and total 60 calendar days per year in commercial districts OR 2 time periods and 30 calendar days per year in R, M, and OS districts

TEMPORARY SIGNS

Wall Banners



Current Code:

- No limit on quantity
- Must be placed flat on any face of the building; placement on fences and other accessory structures not allowed.
- Area of all signs shall not exceed 25% of the surface of the building face on which signs are placed
- Unlimited duration

Proposed Code:

- No limit except 1 per building in R, M-1, and OS-1 districts
- In all other districts the cumulative total of all wall banners shall not exceed ½ of maximum signage allowed for permanent wall signs.
- Can only be on primary building wall NOT accessory structures or fences
- Frayed, faded, and torn banners shall be removed

PORTABLE MESSAGE CENTER SIGNS



Current Code:

- A 12-month permit is required for each portable sign which allows them to be used continuously without time limits.
- Unlimited number
- Size not conforming in R districts (>6 sq ff)



Proposed Code:

- Allow in “C” and “I” districts + churches and schools
- 2 events per year; 30 days per event; 30 days in between event
- Require permit; meet electrical code
- No flashing lights
- Setback 5’ from property line
- 24-month amortization (phased out completely)

PORTABLE MESSAGE CENTER SIGNS

Other Cities

City	Standards
Wyandotte County Unified Govt.	Not permitted
Lawrence	Not permitted
Kansas City, MO	Not permitted
Olathe	Not permitted
Manhattan	Permitted as a temporary sign only. As such, no restriction on size but are limited to one per zoning lot, and limited to "C" districts and "LM-SC" district. Allowed for no more than 30 consecutive days and no more than 60 calendar days per year. Flashing and strobing lights not permitted.
Ottawa	Not permitted.
Hutchinson	Permitted as a temporary sign.
Wichita	Portable message centers permitted in a limited range of zoning districts and for institutional uses, and for commercial uses in other some other zoning districts. Flashing or strobing lights are not permitted.

NEW FORMAT

- user friendly
- each sign type on single page by zoning district
- updated definitions
- pictures to illustrate sign types
- numeric standards
- “notes” for clarifications and exceptions

Wall Signs

Definitions

Wall Sign

A sign (other than Projecting Sign, Roof Sign, or Window Sign) that uses a building wall as its primary source of support, and that:

1. Is placed directly on and contained totally within the dimensions of the outside wall;
2. Does not extend more than 18 inches from a building surface



Standards

Wall Signs	Zoning Districts											
	R, M-1, M-1a, RR-1	M-2, M-3, + Non-residential uses in R, M-1, M-1a, OS-1	O&I-1, O&I-2, O&I-3	C-1	C-2	C-3, C-4	I-1, I-2	U-1, MS-1	X-1, X-3	X-2	D-1, D-3	D-2
Permitted?	no	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Number per 50 linear feet of building frontage <i>Note #1</i>	n/a	1	1	1	no limit	no limit	no limit	1	no limit	no limit	no limit	no limit
Sign Area Allocation square feet per linear foot of building frontage <i>Note #2</i>	n/a	1.5	1.5	2	3	3.2	3.2	1.5	3	3	3	2
Sign Area Allocation – All Attached Signs square feet per linear foot of building front	n/a	2	2	2.5	2.5	3	3.2	2	3	3	3.2	2.5
Sign Area Maximum square feet per sign	n/a	100	100	100	200	250	250	100	200	200	200	100
Electronic Message Centers % of allowed sign	n/a	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%

Notes/Exceptions:

1. Regardless of the width of the building façade, each single tenant building is allowed a minimum of 1 wall sign per façade, and each multi-tenant or multi-use building is allowed 1 sign per tenant or use per façade.
2. Wall signs on facades located 300 ft or more from the street ROW to which they face are permitted up to 200 sf in O&I, C-1, U-1, MS-1, and D-2 district, and up to 300 sf in all other zoning districts.
3. Wall signs shall not cover or obstruct any architectural features deemed integral to the historic appearance or character of the building. Such features shall include, but are not limited to, transom windows, detailed brick, tile, or shingles

SUMMARY OF RECOMMENDATIONS

- Maximum sign size would generally be proportional to the size of the building/property instead of a “one size fits all” approach.
- The number of signs in commercial areas would now be limited based on the size of the property instead of allowing an unlimited number of signs on any property.
- Commercial zoning districts would see reduced size and height limits except along highway intersections and at shopping/commerce centers.
- Churches, offices, and multi-family areas would see more relaxed standards.
- Pole signs would be prohibited in favor of monument style for freestanding signs.

SUMMARY OF RECOMMENDATIONS

- All temporary signs would be accommodated between 30 and 120 days depending on the zoning district instead on an undefined “event” period.
- Abandoned sign prohibitions would be phased in after 1 year.
- Portable message center signs would be phased out after 2 years but be more restricted until then instead of not having any time, place, or number restrictions.
- Once the code is adopted, only new signs would need to comply with the new standards. Existing signs made non-conforming because of the new code would be allowed to continue as is unless the size of the sign is altered voluntarily.
- All signs would have to comply with the new code after a 20-year amortization period.