

# TITLE 14. ZONING CODE

## CHAPTER 1. INTRODUCTORY PROVISIONS

### ARTICLE B. INTERPRETATION AND SCOPE

#### 14-1B-1: INTERPRETATION AND APPLICATION OF PROVISIONS:

A. In interpreting and applying the provisions of this title, such provisions shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, order, prosperity and general welfare.

B. This title is not intended to interfere with, abrogate or annul any easements, covenants or other agreements between parties, except if this title imposes a greater restriction, this title shall control.

C. In case of any inconsistency between the text of this title and any heading, drawing, table, figure, or illustration, the text shall control.

D. If the provisions of this title are inconsistent with those of the state or federal government, the more restrictive provision will control to the extent permitted by law.

E. If the provisions of this title are inconsistent with one another or if they conflict with provisions found in other adopted ordinances, resolutions, or regulations of the city, the provision that is more specific to the situation will control. When regulations are equally specific or when it is unclear which regulation to apply, the more restrictive provision will control.

F. Whenever reference is made to a resolution, ordinance, statute, regulation, or document, it shall be construed as a reference to the most recent edition of such regulation (as amended), resolution, ordinance, statute, regulation or document, unless otherwise specifically stated.

G. Whenever a provision appears requiring the head of a department or another officer or employee of the city to perform an act or duty, that provision shall be construed as authorizing the department head or officer to delegate that responsibility to others over whom they have authority.

**H. The applicable standards of this Title apply so as to not require stating the phrase "and all applicable standards" throughout this Title.**

#### 14-1B-2: RULES OF WORD CONSTRUCTION:

A. Unless otherwise specifically indicated, lists of items or examples that use terms such as "including", "such as", or similar language are intended to provide examples, not to be exhaustive of all possibilities.

B. Words in the present tense include the future tense. The reverse is also true.  
**Words in the singular include the plural. The reverse is also true, unless the context clearly indicates the contrary.**

C. The words "shall", "shall not", "must", "must not", "will", "will not", and "may not" are mandatory. The word "may" is permissive. The word "should" is advisory and identifies guidance provided by the City in implementation of these standards.

D. Unless the context clearly indicates otherwise, the following conjunctions shall be interpreted as follows:

1. "And" indicates that all connected items or provisions apply;
2. "Or" indicates that the connected items or provisions may apply; and
3. "Either/or" indicates that the connected items or provisions apply singly but not in combination.

#### **14-1B-3: SCOPE:**

Except as otherwise provided in this title, the use of premises and structures in the city shall be in accordance with the minimum standards hereinafter established:

A. No use shall be established nor shall any structure be installed, converted, enlarged, reconstructed or structurally altered, except in conformity with the regulations and standards of this title.

B. No land shall be used or divided, and no structure shall be occupied, constructed, installed, converted, enlarged, reconstructed, moved, or structurally altered until:

1. All applicable review and approval procedures have been followed;
2. All applicable approvals have been obtained; and
3. All required permits or authorizations to proceed have been issued.

C. The lot area required for one structure or use under this title cannot be used to meet the requirements for another structure or use.

D. Every use established or structure installed or structurally altered shall be located on a "lot" as defined in this title. The number of principal uses and structures permitted on a lot shall be as follows:

1. In RS zones and the RNS-12 zone, there shall not be more than one principal use or building per lot, except as permitted through a board of adjustment approval of a special exception to establish or expand an educational facility or religious/private group assembly use.

2. In all other zones, there may be more than one principal use, building or structure on a lot.

3. In the RR-1 zone, there shall not be more than one principal dwelling per lot.

E. Except as specifically allowed by this title, no use permitted as a special exception under this title shall be established or enlarged except as permitted by the board of adjustment.

#### **14-1B-4: ZONING MAP; DETERMINATION OF ZONING BOUNDARIES:**

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## **TITLE 14. ZONING CODE**

### **CHAPTER 2. BASE ZONES**

#### **ARTICLE H. FORM-BASED ZONES AND STANDARDS**

*[INSERT ARTICLE H (FORM-BASED ZONES AND STANDARDS) HERE]*

# TITLE 14. ZONING CODE

## CHAPTER 5. SITE DEVELOPMENT STANDARDS

### ARTICLE A. OFF STREET PARKING AND LOADING STANDARDS

#### 14-5A-2: USE AND RESTRICTIONS:

A. The use of required off street parking is reserved for vehicle parking. Other uses of a required parking area are not permitted, except as approved for a temporary use. (See [chapter 4, article D](#) of this title.)

B. Unless otherwise exempted, motor vehicles must be parked on an improved surface, as specified in this article.

C. The storage of merchandise, materials, equipment, refuse containers, obsolete or junk vehicles or the major repair of vehicles in required off street parking and stacking spaces is prohibited.

D. Except for the purpose of making local deliveries, vehicles designed for the shipment of detonable or flammable solids, liquids or gases may not be parked or stored in any residential zone.

E. Commercial vehicles more than seven and one-half feet (7<sup>1</sup>/<sub>2</sub>') in height may not be stored in any residential zone.

#### 14-5A-5: CONSTRUCTION AND DESIGN STANDARDS:

L. Special Vehicle Parking And Storage Requirements In Single- Family Zones, **T3 Neighborhood Edge Zone, and T3 Neighborhood General Zone**: The provisions of this subsection apply in all single-family residential zones **and the above listed Form-Based Zones**. For purposes of this subsection, a "special vehicle" is defined as any device, more than seven and one-half feet (7.5') in height and more than twenty feet (20') in length, which is or may be transported or drawn upon a highway, street, or body of water, including, without limitation, any motor vehicle, truck, trailer, tractor, wagon, watercraft or any combination thereof exceeding these dimensions. A storage area for a special vehicle includes any space equal in size to the outer perimeter of the subject special vehicle that is used for storage of such a vehicle. The following provisions apply to all such special vehicles:

1. A special vehicle may be stored inside any building, provided it is not stored in a required parking space.

2. A special vehicle stored outside a building must comply with the following standards:

a. The vehicle must be in operational condition and properly licensed as required by state and federal law.

b. The special vehicle must belong to the owner or tenant of the property on which the vehicle is located, except for special vehicles of guests, as provided in subsection L2c of this section.

c. A special vehicle may not be used for dwelling purposes except as temporary lodging for guests of the property owner or tenant. Such temporary lodging may occur for no more than twenty one (21) consecutive days nor may temporary lodging exceed a total of forty five (45) days in any calendar year. An extension may be approved by the city manager or designee.

d. The special vehicle may not be used for storage of items other than those considered to be part of the unit.

e. The storage area must be surfaced with crushed rock, asphalt, concrete or a similar surface designed and maintained to prevent muddy conditions, erosion from the flow of water onto adjoining property and weed growth. In cases where crushed rock is used, the perimeter of a storage area must be lined with bricks, landscape timbers or similar material that will effectively contain the crushed rock.

f. (1) A special vehicle may not be parked or stored on a vacant residential lot.

(2) No special vehicle may be stored in a front setback, except on a regularly constructed aisle for a period of no more than four (4) days for the purpose of loading and unloading.

(3) A special vehicle may be stored in the required rear setback or the required side setback, provided the outer edge of the storage area is no closer than three feet (3') to a side lot line or to a rear lot line of a reversed corner lot.

(4) The city manager or designee may permit outside storage of a special vehicle in the required front setback or the required side setback along a street, provided:

(A) Storage space is not available in the side or rear setback or there is no access to either the side or rear setback. For purposes of this provision, a corner lot will always be deemed to have access to the rear setback. Accessory structures and buildings less than one hundred sixty (160) square feet in area and vegetation that is transplantable are not deemed to prevent access.

(B) Inside storage is not possible because the size of the special vehicle exceeds either the space available or the size of the entrance available in any existing building, or both.

(C) The special vehicle is parked perpendicular to the street.

(D) The special vehicle storage area is screened from view of the street using landscaping, a fence or a wall. Fences, walls, and hedges must meet the applicable standards specified in [chapter 4, article C](#), "Accessory Uses And Buildings", of this title.

(E) No part of the special vehicle extends beyond the property line or over a public right of way.

## ARTICLE B. SIGN REGULATIONS

SECTION:

[14-5B-1: Findings, Purpose And Interpretation](#)

[14-5B-2: General Rules And Applicability](#)

[14-5B-3: General Location Standards](#)

[14-5B-4: Construction And Maintenance Requirements](#)

[14-5B-5: Nonconforming Situations](#)

[14-5B-6: Prohibited Signs](#)

[14-5B-7: Measurement Standards](#)

[14-5B-8: Signs Permitted By Zone](#)

[14-5B-9: Off Premises And Temporary Signs](#)

[14-5B-10: Privately Owned Signs In Public Places](#)

### **14-5B-1: FINDINGS, PURPOSE AND INTERPRETATION:**

Signs can obstruct views, distract motorists, displace alternative uses for land and pose other problems that legitimately call for regulation.

The purpose of this article is to regulate the size, illumination, movement, materials, location, height and condition of all signs placed on private property meant to be visible to the public from a street or other public right of way thus enhancing and protecting the physical appearance and safety of the community, protecting property values and the character of the various neighborhoods, and preserving Iowa City's areas of natural, historic and scenic beauty.

These regulations are intended to reduce distractions and obstructions contributing to traffic accidents; reduce hazards caused by signs projecting over the public right of way; provide a reasonable opportunity for all sign users to display signs without interference from other signage.

These regulations are further intended to provide fair and equitable treatment for all sign users; to allow for creative design; to encourage economic development; to distinguish between areas designed primarily for auto oriented commerce and areas designed for residential living or pedestrian oriented commerce; and to establish a reasonable period of time for the elimination of nonconforming signs.

This article allows adequate communication through signage while encouraging aesthetic quality and creativity in the design, location, size and purpose of all signs. This article must be interpreted in a manner consistent with the first amendment guarantee of free speech. A sign placed on land or on a building for the purpose of identification, protection or directing persons to a use conducted therein must be deemed to be an integral but accessory and subordinate part of the principal use of land or building. Therefore, the intention of this article is to establish limitations on signs in order to

ensure they are appropriate to the land, building or use to which they are appurtenant and are adequate for their intended purpose while balancing the individual and community interests identified above. These regulations are intended to promote signs that are compatible with the use of the property to which they are appurtenant, landscape and architecture of surrounding buildings, are legible and appropriate to the activity to which they pertain, are not distracting to motorists, and are constructed and maintained in a structurally sound and attractive condition.

The regulations are not intended to and do not apply to signs erected, maintained or otherwise posted, owned or leased by the city, state or federal government.

A sign displaying a noncommercial message of any type is allowed anywhere that commercial signs are allowed, subject to the same regulations applicable to such commercial signs to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular commercial message over any other noncommercial message. (Ord. 16-4685, 11-15-2016)

#### **14-5B-2: GENERAL RULES AND APPLICABILITY:**

A. Applicability: All signs on private property must be installed, maintained, and/or removed according to the provisions of this article, unless specifically exempted or superseded by more specific provisions of this title.

B. Permit Required:

1. No sign requiring a permit in accordance with the requirements of this article shall be installed, altered, moved, improved or converted without first obtaining a sign permit from the building official or designee according to the procedures specified in chapter 8, "Review And Approval Procedures", of this title. A permit is not required for incidental repairs or routine maintenance.

2. Certain types of signs are allowed without a permit and such exemption from the sign permit requirements is clearly specified in the tables included in sections [14-5B-8](#) and [14-5B-9](#) of this article. A permit is required for any sign that is not specifically exempted from the permit requirements.

C. Sign Installer's License Required:

1. Except for those signs not requiring a permit, as listed in sections [14-5B-8](#) and [14-5B-9](#) of this article, it shall be unlawful for any person to install, alter, move, improve, remove or convert any sign without having a sign installer's license in good standing issued by the city. A onetime sign installer's license shall be available to a tenant or owner of a building to permit the tenant's or owner's own sign to be installed.

2. The license to install, alter, move, improve, remove or convert any sign as required herein shall be known as a "sign installer's license" and shall be issued by the city to the person desiring to perform the work indicated above. No such license shall be issued to any person until such person shall have paid to the city a license fee as established by resolution of city council and shall have filed with the department of housing and inspection services a copy or a certificate of a contractor's public liability insurance policy with coverage limits as set out in this code. The city shall be

designated as an additional insured, and the policy shall provide that the city is to be notified thirty (30) days in advance of the termination of the policy. The license shall indemnify and save harmless the city from any and all damage, judgment, cost or expense which the city may incur or suffer by reason of said license issuance.

3. All sign installer's licenses shall expire on December 31 of each year. Renewal fees and reinstatement fees shall be as established by resolution of the city council. Any license that has expired may be reinstated within sixty (60) calendar days after the expiration date upon payment of an additional reinstatement fee.

4. A onetime sign installer's license shall be valid for thirty (30) days from the date of issuance.

5. The building official or designee is responsible for enforcement of these provisions and is empowered to suspend or revoke a sign installer's license for a violation of the sign regulations or if the license was obtained by fraud or if the license allows any person not employed by the sign installer without a valid installer's license to do or cause to be done any work requiring a license.

6. A person aggrieved by the revocation, suspension or denial of a license may appeal said action to the board of adjustment.

7. If a license is revoked for any reason, another installer's license shall not be issued to such person for twelve (12) months after revocation.

D. Application Of State Law: In any case in which the code of Iowa, as amended, contains more restrictive requirements than the regulations contained herein, the code of Iowa, as amended, will govern. (Ord. 08-4319, 11-3-2008; amd. Ord. 20-4833, 11-17-2020)

### **14-5B-3: GENERAL LOCATION STANDARDS:**

#### **A. Location Standards For All Zones:**

1. No sign shall be located in violation of the intersection visibility standards set forth in article D of this chapter.

2. All nonbuilding signs, and all parts thereof, must be set back at least five feet (5') from any property line, with the following exception: Signs may be located closer than five feet (5') to a property line at ten feet (10') or more above grade, provided no part of the sign or sign support overhangs any property lines. In addition, freestanding wide base signs must not be located closer than ten feet (10') to any right of way or closer than thirty feet (30') to any street curb.

3. Building signs must comply with the building setback requirements of the base zone. No part of a building sign or sign support may overhang a property line, unless specifically allowed in this article.

4. For any sign that is allowed to project over the public right of way according to the provisions of this article, a use of public right of way agreement must be signed by the property owner as a part of the permitting process.



5. No sign shall obstruct ingress to or egress from any door, window or fire escape. No sign shall be attached to a standpipe or fire escape.

**B. Signs Adjacent To Residential Zones:**

1. Any sign located in a nonresidential zone, but within one hundred feet (100') of a residential zone is subject to the standards and limitations of subsection [14-5B-8C](#), "Sign Standards In CO-1, CN-1 And MU Zones", of this article.

2. Electronic changeable copy signs are not allowed within one hundred feet (100') of a residential zone, except for allowed time and temperature signs, as defined in chapter 9, article C, "Sign Definitions", of this title.

3. In nonresidential zones, except for fascia signs, no sign shall be located in the required front building setback area within fifty feet (50') of a residential zone.

4. Fascia signs located in nonresidential zones and within fifty feet (50') of a residential zone on the same side of the street shall not be placed on the wall of the building facing the residential zone. (Ord. 08-4319, 11-3-2008)

**14-5B-4: CONSTRUCTION AND MAINTENANCE REQUIREMENTS:**

A. Construction: All signs, except for temporary signs, shall be designed and constructed to withstand a wind pressure of not less than thirty (30) pounds per square foot of area and loads as required by the building code. (Ord. 08-4319, 11-3-2008)

B. Minimum Clearance Height: The minimum clearance height is measured from ground level to the lowest point on the sign. The minimum clearance height for freestanding, banner, and time and temperature signs is ten feet (10'). For freestanding wide base signs, the bottom of the sign face must be a minimum of ten feet (10') above ground level, except if the sign is fifteen feet (15') or less in height. For these shorter wide based signs, the bottom of the sign face must be a minimum of three feet (3') above ground level. For storefront projecting signs and canopy signs, the minimum clearance height is eight feet (8'). Minimum clearance height is ten feet (10') for entranceway signs across driveways and eight feet (8') for entranceway signs across walkways. (Ord. 16-4685, 11-15-2016)

C. Maintenance: All signs shall be maintained in such a manner as to avoid becoming a hazardous sign.

**D. Changeable Copy:**

1. Copy Changed Manually: Any sign may contain copy that is changed manually, unless precluded by definition or specifically prohibited herein.

2. Copy Changed Electronically: Signs where the copy is changed by electronic means are only allowed as specified below:

a. The sign must be located in a commercial zone or in a public zone. However, electronic changeable copy signs are not allowed within one hundred feet (100') of a residential zone, except for allowed time and temperature signs, as defined in [chapter 9, article C](#), "Sign Definitions", of this title. On properties zoned public, electronic

changeable copy signs are not allowed where said sign would be visible from any adjacent residential zone. (Ord. 08-4319, 11-3-2008)

b. Electronic changeable copy is allowed on only one sign per lot. In the CH-1, CI-1, CC-2, CB-2, CB-5 and CB-10 zones, a "time and temperature sign", as defined in [chapter 9, article C](#), "Sign Definitions", of this title, shall not count toward the one sign limit. (Ord. 08-4319, 11-3-2008; amd. Ord. 16-4685, 11-15-2016)

c. The changeable copy may not be animated. (See definition of "animated sign" in [chapter 9, article C](#), "Sign Definitions", of this title.) The copy may be changed no more than once per hour, except for designation of the time and temperature, which may be changed more frequently.

d. The sign may not contain images or be of a brightness that will interfere with, obstruct the view of, or confuse traffic. The sign may not contain images that may be confused with any authorized traffic sign, signal or device. The sign may not make use of the words, "stop", "go slow", "caution", "drive-in", "danger", or any other word, phrase, symbol or character in such a way as to interfere with, mislead or confuse traffic.

e. The sign must comply with the illumination standards as specified in subsection E of this section. (Ord. 08-4319, 11-3-2008)

f. In the MU, CO-1, and CN-1 zones, electronic changeable copy is only allowed on a time and temperature sign. (See definition of "time and temperature sign" in [chapter 9, article C](#) of this title.) The electronic changeable copy portion of the sign is limited to the display of the time and/or temperature and may not exceed forty percent (40%) of the area of the sign face. (Ord. 08-4319, 11-3-2008; amd. Ord. 16-4685, 11-15-2016)

g. In public zones and in CH-1, CI-1, and CC-2 Zones, electronic changeable copy is only allowed on time and temperature signs, freestanding signs, freestanding wide base signs, and monument signs. On time and temperature signs, the electronic changeable copy portion of the sign is limited to the display of the time and/or temperature and may not exceed forty percent (40%) of the area of the sign face. On freestanding and freestanding wide base signs, the electronic changeable copy portion of the sign may not exceed forty percent (40%) of the area of the sign face. For monument signs, the electronic changeable copy portion of the sign may not exceed fifty percent (50%) of the area of the sign face.

h. In the CB-2 and CB-5 Zones, electronic changeable copy is only allowed on time and temperature signs and monument signs. On time and temperature signs, the electronic changeable copy portion of the sign is limited to the display of the time and/or temperature and may not exceed forty percent (40%) of the area of the sign face. On monument signs, the electronic changeable copy portion of the sign may not exceed seventy five percent (75%) of the area of the sign face. (Ord. 08-4319, 11-3-2008)

i. In the CB-10 Zones, electronic changeable copy is only allowed on time and temperature signs and window signs as permitted for indoor recreational uses in section [14-5B-8](#), [table 5B-4](#) of this article. (Ord. 16-4685, 11-15-2016)

E. Illumination Requirements: Illuminated signs must conform to the following requirements: (Ord. 08-4319, 11-3-2008)

1. Except for signs in the ID and Residential Zones, all permitted signs may be internally or externally illuminated. All signs permitted in the ID and Residential Zones may only be externally illuminated with white light, except that institutional uses in the PRM Zone may have one sign internally illuminated. (Ord. 18-4735, 1-2-2018)

2. Illumination through the use of exposed lamps or inert gas tubes is allowed, provided the exposed lamp does not exceed eleven (11) watts or that an inert gas tube does not draw more than sixty (60) milliamps. When inside frosted lamps or exposed lamps with a diffusing screen are used, no lamp shall exceed twenty five (25) watts.

3. Illumination through the use of LEDs is allowed only as specified for electronic changeable copy. All signs using LEDs must have installed ambient light monitors and must at all times allow such monitors to automatically adjust the brightness level of the electronic sign based on ambient light conditions. At no time shall the sign be operated at a brightness level greater than the manufacturer's recommended levels. The electronic changeable copy must be monochromatic. It must utilize a dark background with only the message or image lit in a single color.

4. Artificial external light sources used to illuminate a sign face must be located and shielded such that the bulb is not directly visible from any adjacent residentially zoned property or public right-of-way and must use a narrow cone of light that does not extend beyond the illuminated sign face.

5. Illumination on a property, including illumination from signs, must not exceed 0.5 initial horizontal foot-candle and 2.0 initial maximum foot-candles as measured at any point along a property boundary that is adjacent to or across the street from properties that are zoned residential, CN-1, or CO-1.

6. All illuminated signs are subject to the provisions of the Electrical Code, including any permit fees.

7. Permit applications for electronic changeable copy signs must include a copy of the manufacturer's operating manual, including any recommended standards for brightness and other display operations.

8. For electronic changeable copy signs, whether the sign is programmed from the site or from a remote location, the computer interface that programs the sign shall be made available to City staff for inspection upon request. If the computer interface is not immediately available, the sign shall cease operation until such program can be provided. (Ord. 08-4319, 11-3-2008)

#### **14-5B-5: NONCONFORMING SITUATIONS:**

A. Nonconforming Signs: All legally nonconforming signs must comply with the provisions specified for nonconforming signs in [chapter 4, article E](#), "Nonconforming Situations", of this title. Signs deemed "historic" may be eligible for a special exception according to the provisions specified in [chapter 4, article E](#), "Nonconforming Situations", of this title. (Ord. 08-4319, 11-3-2008)

B. Signs For Nonconforming Uses: A nonconforming use is permitted to have the same amount and type of signage as would be allowed for such use in the most restrictive zone in which such use is allowed. (Ord. 16-4685, 11-15-2016)

**14-5B-6: PROHIBITED SIGNS:**

A. Regulations Are Exclusionary: These regulations are intended to be exclusionary. Any type of sign not specifically listed in this article is prohibited. In addition, the following signs are specifically prohibited in all zones:

1. Animated signs, except for barbers' poles and three- dimensional storefront projecting signs as expressly permitted by this article.
2. Hazardous signs.
3. Obsolete signs.
4. Painted wall signs except for wall mural painted signs.
5. Portable signs, including signs on wheels, trailers, and truck beds, but excepting those portable signs expressly permitted by this article.
6. Roof signs.
7. Searchlights.
8. Spinners, balloons, pennants, or other similar devices.
9. Swinging signs except for storefront projecting signs.
10. Banners except for banner projecting signs as expressly permitted in this article and banners permitted in section [14-5B-8](#), [table 5B-4](#) of this article.
11. No vehicle, including trailers, shall be parked so that it functions primarily as a sign. A vehicle will be considered in violation of this provision if the questions in subsections A11a through A11c of this section can be answered in the affirmative, and there is no compelling answer to the question in subsection A11d of this section to justify the parking location as opposed to some less conspicuous location.
  - a. Is the vehicle parked at a prominent location?
  - b. Can people driving by the sign easily read the sign?
  - c. Is the vehicle in the same or similar locations for several hours during the same day or for several days during the same week?
  - d. Are there any stated or apparent reasons, other than for signage purposes, that justify the vehicle being at that location? (Ord. 16-4685, 11-15-2016)

B. Removal Of Prohibited Or Illegal Signs: In accordance with the following procedure, the building official or designee is authorized to require the removal of any illegal or prohibited sign:

1. Before taking action to require the removal of any illegal or prohibited sign, the building official or designee will provide written notice to the owner or operator of the business to which the sign relates.

2. The notice will specify that the illegal or prohibited sign must be removed or brought into compliance with this article within a reasonable time of such notice.

3. If the sign is not removed or repaired, as the case may be, within the time allowed, the building official or designee is hereby authorized to have the sign removed to be used as evidence and assess the costs of removal against the property for collection in the same manner as a Property Tax. (Ord. 08-4319, 11-3-2008)

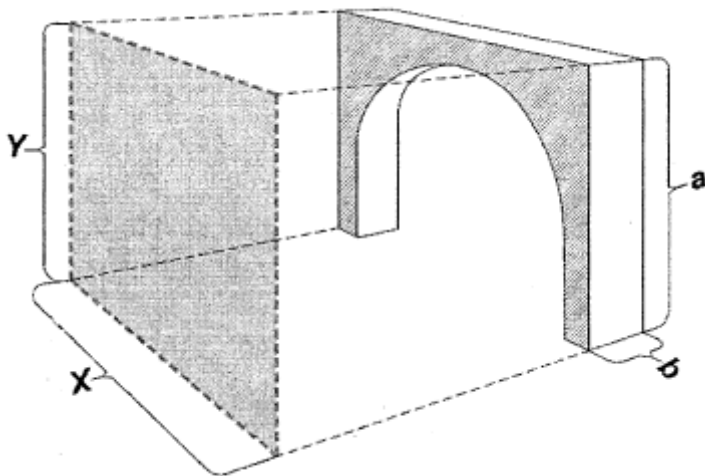
#### **14-5B-7: MEASUREMENT STANDARDS:**

##### **A. Maximum Sign Area:**

1. Where the size of a sign is regulated by the area of a wall, an awning or a canopy, the maximum sign area is calculated as a percentage of the total area of the wall, the awning, or the canopy on which the sign is affixed.

2. For entranceway signs located on the front elevation of the subject archway, the maximum sign area is calculated as a percentage of the total area delineated by the archway. For entranceway signs located on the side of the archway, the maximum sign area is calculated as a percentage of the surface area of the side of the archway support on which the sign is located. [Figure 5B.1](#) of this section illustrates how to measure the total area delineated by the archway and the surface area of the side of the archway support. The total area delineated by the archway in [figure 5B.1](#) of this section equals  $x(y)$ . The surface area of the side of the archway support in [figure 5B.1](#) of this section equals  $a(b)$ .

**FIGURE 5B.1**



3. The total building signage on a wall, canopy, or awning shall not exceed the maximum sign allowance for that wall, canopy, or awning, regardless of the number of

uses or occupants in the building. For example, if the maximum sign area for fascia signs is fifteen percent (15%), then no more than fifteen percent (15%) of any single wall of the building may be covered by fascia signs, regardless of how many businesses are located in the building.

B. Measuring Sign Area: The area of each sign, regardless of shape, shall be computed by determining the area of a triangle, rectangle or circle that completely encloses the outer perimeter of the sign face. In the case of a sign composed of characters or words that are attached directly to a building, an appurtenance to a building, or a masonry wall, the area of the sign will be computed by determining the area of a triangle, rectangle, or circle that completely encloses the whole group of characters or words.

C. Measuring Sign Height: The maximum height of a sign shall be the measurement from grade to the highest point on the sign. In the case where a minimum height is established, the minimum height shall be measured from grade to the lowest point on the sign. (Ord. 08-4319, 11-3-2008)

#### **14-5B-8: SIGNS PERMITTED BY ZONE:**

##### **A. Sign Standards For ID And OPD Zones:**

###### **1. Permitted Signs:**

a. Single-family uses and two-family uses are not allowed to install permanent signs, except for one small identification building sign and one integral sign, as specified in table 5B-1 of this section. (Ord. 08-4319, 11-3-2008; amd. Ord. 16-4685, 11-15-2016)

b. Institutional uses in ID-RS and ID-RM Zones are permitted two (2) identification signs from the following types: fascia, awning, canopy, monument or masonry wall sign. One sign for an institutional use may also include copy announcing its services or activities. All other nonresidential uses in the ID-RS and ID-RM Zones are permitted one identification sign from the following types: fascia, awning, canopy or monument sign. (Ord. 18-4735, 1-2-2018)

c. Signage for nonresidential uses in the ID-C, ID-I, and ID-RP Zones must comply with the sign regulations contained in subsection C, "Sign Standards In CO-1, CN-1 And MU Zones", of this section.

d. Residential uses in any OPD Zone are permitted signage in accordance with the requirements of the underlying residential zone. Nonresidential uses approved as part of a planned development are permitted signage in accordance with the sign regulations contained in subsection C, "Sign Standards In CO-1, CN-1 And MU Zones", of this section.

###### **2. Sign Specifications And Provisions:**

a. All signs for residential uses in the ID and OPD Zones are subject to the standards specified in [table 5B-1](#) of this section.

b. All signs in the ID-RS and ID-RM Zones are subject to the standards specified in [table 5B-1](#) of this section.



c. All signs for nonresidential uses in the ID-C, ID-I, and ID-RP Zones are subject to the standards specified in [table 5B-2](#) of this section.

d. In the OPD Zone, all signs for nonresidential uses approved as part of a planned development are subject to the standards specified in [table 5B-2](#) of this section. (Ord. 08-4319, 11-3-2008)

**B. Sign Standards For All Residential Zones:**

**1. Permitted Signs:**

a. Principal uses, other than single-family uses and two-family uses, are permitted one identification sign from the following types: fascia, awning, canopy or monument sign. Institutional uses are permitted two (2) identification signs from the following sign types: fascia, awning, canopy, monument or masonry wall sign. One sign for an institutional use may also include copy announcing its services or activities. (Ord. 18-4735, 1-2-2018)

b. Parks and open space uses are permitted entranceway signs as specified in [table 5B-1](#) of this section.

c. Single-family uses and two-family uses are not allowed to install permanent signs, except for one small identification building sign and one integral sign as specified in [table 5B-1](#) of this section.

d. One monument sign is permitted at each street entrance of a subdivision or development of two (2) acres or more. The maximum sign area is thirty two (32) square feet per side - may be double faced for a total of sixty four (64) square feet - maximum height is five feet (5'). All other monument signs are permitted as specified in [table 5B-1](#) of this section. (Ord. 16-4685, 11-15-2016)

**2. Sign Specifications And Provisions:** All signs in residential zones are subject to the standards specified in table 5B-1 of this section.

**Table 5B-1: Sign Specifications And Provisions In Residential And The ID And OPD Zones**

<b>Permitted Signs</b>	<b>Zone</b>	<b>Maximum Sign Area</b>	<b>Maximum Height And Special Provisions</b>
Awning signs <sup>1</sup>	ID-RS, RR-1, RS-5, RS-8, RS-12, RNS-12, ID-RM, RM-12, RM-20, RNS-20, RM-44, PRM	12 sq. ft. or 25% of awning surface, whichever is less	Maximum height: Top of first story  Limited to identification only  Not allowed for single-family and two-family uses
Canopy signs <sup>1</sup>	ID-RS, RR-1, RS-5, RS-8, RS-12, RNS-12, ID-RM, RM-12, RM-20, RNS-20, RM-44, PRM	Sign cannot exceed 90% of street-facing canopy length and no more than 15 inches in height	Signs may be mounted on the face of the canopy, upright on the top of the canopy or underneath the canopy. Signs mounted on the face of the canopy may not extend beyond the edges of the canopy. Signs mounted on the top of the canopy or underneath the canopy must consist of individual letter forms and may not extend more than 15" in height above or below the canopy. The bottom of the canopy or any letter forms attached underneath the canopy must be, at minimum 8' above the level of the adjacent grade  Canopy signs may not be illuminated
Directional signs	ID-RS, RR-1, RS-5, RS-8, RS-12, RNS-12, ID-RM, RM-12, RM-20, RNS-20, RM-44, PRM	2 sq. ft. per face  May be double faced for total area of 4 sq. ft.	--
Entranceway signs	Allowed for parks and open space uses in any residential zone, ID Zone, or OPD Zone	For signs located above or across the top of the subject archway, the area of the sign may not exceed 25% of the area delineated by the subject archway	Maximum height: 20'  Up to 1 sign per facade of the subject archway  The sign may not contain changeable copy
		For a sign located on the side of the archway, the	Sign copy may not extend beyond the edges of the entranceway structure



		area of the sign may not exceed 33% of the surface area of the side of the archway support on which the sign is located. (See section <a href="#">14-5B-7</a> , "Measurement Standards", of this article.)	Minimum clearance height is 10' for entranceway signs across driveways and 8' for entranceway signs across walkways Entranceway signs are not allowed if the subject lot or tract already has a monument sign located at the subject entrance
Fascia signs <sup>1</sup>	ID-RS, RR-1, RS-5, RS-8, RS-12, RNS-12	4 sq. ft., except institutional uses are allowed 12 sq. ft.	Maximum height: Top of first story  Limited to identification only, except as allowed for institutional uses  Not allowed for single-family and two-family uses
	ID-RM, RM-12, RM-20, RNS-20, RM-44, PRM	12 sq. ft.	
Integral signs	ID-RS, RR-1, RS-5, RS-8, RS-12, RNS-12, ID-RM, RM-12, RM-20, RNS-20, RM-44, PRM	2 sq. ft.	Up to 1 of these signs is allowed per building  No permit is required
Masonry wall signs	ID-RS, RR-1, RS-5, RS-8, RS-12, RNS-12, ID-RM, RM-12, RM-20, RNS-20, RM-44, PRM	12 sq. ft.	1' less than the height of the masonry wall  Limited to institutional uses
Monument signs <sup>1</sup>	ID-RS, RR-1, RS-5, RS-8, RS-12, RNS-12	12 sq. ft. per sign face  May be double faced for a total area of 24 sq. ft.	Maximum height: 5'  Limited to identification only, except as allowed for institutional uses  Not allowed for single-family and two-family uses
	ID-RM, RM-12, RM-20, RNS-20, RM-44, PRM	24 sq. ft. per sign face  May be double faced for a total area of 48 sq. ft.	Maximum height: 5'  Limited to identification only, except as allowed for institutional uses

			Not allowed for single-family and two-family uses
Small identification signs	ID-RS, RR-1, RS-5, RS-8, RS-12, RNS-12, ID-RM, RM-12, RM-20, RNS-20, RM-44, PRM	2 sq. ft.	<p>The sign must be a building sign</p> <p>Up to 1 of these signs is allowed per building</p> <p>No permit is required</p>

Note:

1. See subsections A1b and B1a of this section for the number of signs allowed.

(Ord. 16-4685, 11-15-2016; amd. Ord. 18-4735, 1-2-2018)

C. Sign Standards In CO-1, CN-1 And MU Zones:

1. All signs in the CO-1, CN-1, and MU Zones are subject to the standards specified in table 5B-2 of this section, except signage for residential uses must comply with the requirements for residential uses in the RM Zones as stated in table 5B-1 of this section.

**Table 5B-2: Sign Specifications And Provisions In The CO-1, CN-1, And MU Zones**

Permitted Signs	Maximum Sign Area	Maximum Height	Provisions
Awning signs	25% of awning surface	Top edge of first story awning	Each storefront is allowed up to a total of 3 signs from the following sign types: canopy signs, awning signs, and projecting signs. Awning signs are only allowed on first story awnings
Barbers' poles	--	--	Maximum diameter: 9"  Maximum length: 3'
Canopy signs	Sign cannot exceed 90% of street-facing canopy length and no more than 24" in height	Top edge of first story canopy	Each storefront is allowed up to a total of 3 signs from the following sign types: canopy signs, awning signs, and projecting signs
			Signs may be mounted on the face of the canopy, upright on the top of the canopy or underneath the canopy. See applicable dimensional provisions for each type
			Signs mounted under a canopy with the face perpendicular to the building will be considered storefront projecting signs and regulated accordingly. Said signs may not project beyond the outer edge of the canopy
			Signs mounted on the face of the canopy may not project beyond the edges of the canopy
			Signs mounted on the top of the canopy must consist of individual letter forms and may not extend more than 24" in height above the canopy
			Canopy signs may be internally or externally illuminated or halo backlit
Directional signs	3 sq. ft. per sign face  May be double faced for total area of 6 sq. ft.	--	--

Entranceway signs	<p>For signs located above or across the top of the subject archway, the area of the sign may not exceed 25% of the area delineated by the subject archway</p> <p>For a sign located on the side of the archway, the area of the sign may not exceed 33% of the surface area of the side of the archway support on which the sign is located. (See section <a href="#">14-5B-7</a>, "Measurement Standards", of this article.)</p>	20'	<p>Up to 1 sign per facade of the subject archway</p> <p>The sign may not contain changeable copy</p> <p>Sign copy may not extend beyond the edges of the entranceway structure</p> <p>Minimum clearance height is 10' for entranceway signs across driveways and 8' for entranceway signs across walkways</p> <p>Entranceway signage as specified herein will count as 1 sign toward the total limit for monument signs on a lot or tract. Entranceway signs are not allowed if the subject lot or tract already has a monument sign located at the subject entrance</p>
Fascia signs	15% of sign wall area	Top of first story	Parapet signs are allowed only on one-story buildings
Flags	--	--	<p>1 additional flag may be displayed in conjunction with any city, county, state or federal flags</p> <p>No permit is required</p>
Identification and integral signs	2 sq. ft. except as allowed in provisions	--	<p>No permit is required</p> <p>A larger integral sign may be allowed when said sign delineates the name of the building. Size shall be regulated as a fascia sign. A permit is required</p>
Monument signs	<p>Up to 2 sq. ft. of sign area per linear foot of lot frontage, not to exceed 50 sq. ft. per sign face</p> <p>May be double faced for a total area of 100 sq. ft. per sign</p>	5'	<p>2 or more uses on a single lot may share a common monument sign</p> <p>The number of monument signs on a lot or tract is limited as follows:</p>

			<ul style="list-style-type: none"> <li>• For lots or tracts with less than 160' of frontage on a single street, only 1 monument sign is permitted along that frontage</li> </ul>
			<ul style="list-style-type: none"> <li>• For lots or tracts with 160 to 300' of frontage along a single street, up to 2 monument signs are permitted. The monument signs must be at least 150' apart as measured along the frontage</li> </ul>
			<ul style="list-style-type: none"> <li>• For lots or tracts with frontage in excess of 300' along a single street, up to 3 monument signs are permitted, provided the signs are at least 150' apart as measured along the frontage</li> </ul>
			<ul style="list-style-type: none"> <li>• For lots or tracts with frontage along more than 1 street, each frontage is allowed signs based on the formulas stated above up to a maximum of 5 signs. Any sign that is located within 25' of a corner (at the point where property lines intersect) will count as 2 signs; 1 toward the sign allowance for each frontage</li> </ul>
Storefront projecting signs	9 sq. ft.  May be double faced for a total of 18 sq. ft.  The size may be increased up to 18 sq. ft. (may be double faced for a total area of 36 sq. ft.) if the sign and storefront meet the following criteria: The floor to ceiling height of the ground level floor is a minimum of 18' and the sign is vertically proportioned	Top of the first story, located below any second floor windowsill	Each storefront is allowed up to a total of 3 signs from the following sign types: canopy signs, awning signs, and projecting signs. There must be at least 12' between projecting signs
			May not project more than 4' from the building wall
			Allowed to be a three- dimensional model of an object, such as a globe or book. If three-dimensional, the sign may rotate
			External illumination is permitted provided there are no more than 2 spotlights of no more than 2000 lumens shining directly on the sign and provided they meet the light trespass standards in article G of this chapter
			Internal illumination is allowed for halo backlit or neon letters. Internally illuminated plastic trim cap letters and internally illuminated cabinet signs where the entire face of the cabinet is illuminated are prohibited
			Shall not project more than 6' into public right of way
			If located on or in required storefront windows, window signs shall be displayed or affixed in a manner that does not block

			views into the interior of the storefront Time and temperature signs 25 sq. ft. per sign face  May be double faced for a total of 50 sq. ft.--
Window signs	25% of window area	--	

D. Sign Standards In CH-1, CC-2 And CI-1 Zones:

1. All signs in the CH-1, CC-2, and CI-1 Zones are subject to the standards specified in [table 5B-3](#) of this section except that signage for residential uses must comply with the requirements for residential uses in the RM Zones as stated in table 5B-1 of this section.

2. The total number of freestanding signs, freestanding wide base signs and monument signs on a lot or tract is limited as follows. Any combination of these three (3) types of signs is allowed within the stated limits.

a. For lots or tracts with less than one hundred sixty feet (160') of frontage on a single street, only one (1) such sign is permitted along that frontage. Freestanding wide base signs are not permitted on lots or tracts with less than one hundred sixty feet (160') of frontage. The City Engineer will determine that the location of a wide base freestanding sign will not obstruct the visibility of vehicles entering or exiting the property.

b. For lots or tracts with one hundred sixty feet to three hundred feet (160' - 300') of frontage along a single street, up to two (2) such signs are permitted, provided the signs are at least one hundred fifty feet (150') apart as measured along the frontage.

c. For lots or tracts with three hundred one feet to six hundred feet (301' - 600') of frontage along a single street, up to three (3) such signs are permitted, provided the signs are at least one hundred fifty feet (150') apart as measured along the frontage.

d. For lots or tracts with frontage in excess of six hundred feet (600') along a single street, up to three (3) such signs are permitted, provided the signs are at least one hundred fifty feet (150') apart as measured along the frontage. One (1) additional monument sign is allowed, provided the sign is at least one hundred fifty feet (150') from any other monument, freestanding, or freestanding wide base sign.

e. For lots or tracts with frontage along more than one (1) street, each frontage is allowed signs based on the formulas stated in subsections D2a through D2d of this section. However, a maximum of five (5) such signs are allowed on any one (1) lot or tract. Any sign that is located within twenty five feet (25') of a corner (the point where property lines intersect) will count as two (2) signs; one (1) toward the sign allowance for each frontage.



**Table 5B-3: Sign Specifications And Provisions In The CH-1, CC-2, And CI-1 Zones**

Permitted Signs	Maximum Sign Area	Maximum Height	Provisions
Awning signs	25% of awning surface	Top edge of first story awning	Each storefront is allowed up to a total of 3 signs from the following sign types: canopy signs, awning signs, and projecting signs. Awning signs are only allowed on first story awnings
Barbers' poles	--	--	Maximum diameter: 9"  Maximum length: 3'
Canopy signs	Signs cannot exceed 90% of street-facing canopy length and be no more than 24" in height	Top edge of first story canopy	Each storefront is allowed up to a total of 3 signs from the following sign types: canopy signs, awning signs, and projecting signs
			Signs may be mounted on the face of the canopy, upright on the top of the canopy or underneath the canopy. See applicable dimensional provisions for each type
			Signs mounted under a canopy with the face perpendicular to the building will be considered storefront projecting signs and regulated accordingly. Said sign may not project beyond the outer edge of the canopy
			Signs mounted on the face of the canopy may not project beyond the edges of the canopy
			Signs mounted on top of the canopy must consist of individual letter forms and may not extend more than 24" in height above the canopy
			Canopy signs may be internally or externally illuminated or halo backlit
Directional signs	3 sq. ft. per sign face	--	--

	May be double faced for total area of 6 sq. ft.		
Entranceway signs	<p>For signs located above or across the top of the subject archway, the area of the sign may not exceed 25% of the area delineated by the subject archway</p> <p>For a sign located on the side of the archway, the area of the sign may not exceed 33% of the surface area of the side of the archway support on which the sign is located. (See section <a href="#">14-5B-7</a>, "Measurement Standards", of this article.)</p>	20'	<p>Up to 1 sign per facade of the entranceway arch</p> <p>The sign may not contain changeable copy</p> <p>Sign copy may not extend beyond the edges of the entranceway structure</p> <p>Minimum clearance height is 10' for entranceway signs across driveways and 8' for entranceway signs across walkways</p> <p>Entranceway signage as specified herein will count as 1 sign toward the total limit for freestanding, freestanding wide base signs and monument signs on a lot or tract. Entranceway signs are not allowed if the subject lot or tract already has a monument sign, freestanding sign, freestanding wide base sign, or masonry wall sign located at the subject entrance</p>
Fascia signs	15% of sign wall area	--	--
Flags	--	--	<p>1 additional flag may be displayed in conjunction with any city, county, state or federal flags</p> <p>No permit is required</p>
Freestanding signs	<p>Individual sign in CC-2 and CI-1:</p> <p>Up to 2 sq. ft. per linear foot of lot frontage, not to exceed 125 sq. ft. per sign face</p> <p>May be double faced for a total area of 250 sq. ft.</p>	25', however, in the CH-1 District, property within 1,000' of an interstate highway right-of-way may have 1 freestanding sign with a maximum	When 2 or more uses are located on a lot, a common sign may be installed

	<p>Individual sign in CH-1: For property within 1,000' of an interstate highway right-of-way, 1 of the property's allotted freestanding signs is allowed to be up to 250 sq. ft. per sign face, which may be double faced for a total area of 500 sq. ft.</p> <p>Common sign: The maximum area of a common sign may be 50% larger than the area of the maximum individual sign allowed</p>	height not to exceed 65'	
Freestanding wide base signs	<p>Individual sign: Up to 2 sq. ft. per linear foot of lot frontage, not to exceed 125 sq. ft. per sign face</p> <p>May be double faced for a total of 250 sq. ft.</p> <p>Common sign: The maximum area of a common sign may be 50% larger than the area of the maximum individual sign allowed</p>	26'	<p>Maximum width: 10'</p> <p>When 2 or more uses are located on a lot, a common sign may be installed</p>
Identification and integral signs	2 sq. ft. except as allowed in provisions	--	No permit is required

			A larger integral sign may be allowed when said sign delineates the name of the building. Size shall be regulated as a fascia sign. A permit is required
Masonry wall signs	<p>Up to 1 sq. ft. per linear foot of lot frontage, not to exceed 50 sq. ft. per sign</p> <p>In addition, the sign may not exceed 15% of the total area of the face of the masonry wall</p>	1' less than the height of the masonry wall, not to exceed 12'	1 masonry wall sign is allowed in lieu of a monument, freestanding, or freestanding wide base sign
Monument signs	<p>Individual sign: Up to 2 sq. ft. per linear foot of lot frontage, not to exceed 50 sq. ft. per sign face</p> <p>May be double faced for a total area of 100 sq. ft.</p> <p>Common sign: The maximum area of the common sign may be 50% larger than the area of the maximum individual sign allowed</p>	5'	When 2 or more uses are located on a lot, a common sign may be installed
Storefront projecting signs	<p>9 sq. ft.</p> <p>May be double faced for a total of 18 sq. ft.</p> <p>The size of a storefront projecting sign may be increased up to 18 sq. ft. (may be double faced for a total area</p>	Top of the first story located below any second floor windowsill	<p>Each storefront is allowed up to a total of 3 signs from the following sign types: canopy signs, awning signs, and projecting signs. There must be 12' between projecting signs</p> <p>May not project more than 4' from the building wall</p> <p>External illumination is permitted provided there are no more than 2 spotlights of no more than 2000 lumens shining</p>

	of 36 sq. ft.) if the sign and storefront meet the following criteria: The floor to ceiling height of the ground level floor is a minimum of 18' and the sign is vertically proportioned		<p>directly on the sign and provided they meet the trespass standards in article G of this chapter</p> <p>Internal illumination may be permitted for halo backlit or neon letters. Internally illuminated plastic trim cap letters and cabinet signs where the entire face of the cabinet is illuminated are prohibited</p> <p>Permitted to be a three- dimensional model of an object, such as a globe or book. If three-dimensional, the sign is permitted to rotate</p>
Time and temperature signs	<p>25 sq. ft. per sign face</p> <p>May be double faced for a total area of 50 sq. ft.</p>	--	<p>Permitted only in the CC-2 Zone</p> <p>Signs must not project more than 6' into the public right-of-way</p>
Upper level projecting signs	<p>2 story: 30 sq. ft. with maximum 4' projection from the face of the building</p> <p>3 story: 80 sq. ft. with maximum 5' projection from the face of the building</p> <p>4 story and taller: 150 sq. ft. with a maximum of 6' from the face of the building</p> <p>May be double faced</p>	Cannot extend above the bottom of the cornice and/or roofline at the top of the building and no lower than the bottom of the second floor windowsill	<p>Only permitted when the use occupies the entire building and the building frontage is greater than 60' or when the use is an indoor commercial recreational use or hospitality oriented retail use</p> <p>Sign can be no closer than 5' from adjacent buildings and no closer than 15' from adjacent upper level and storefront projecting signs</p> <p>Internal and external illumination is allowed except internally illuminated plastic trim cap letters and internally illuminated cabinet signs are prohibited</p>
Window signs	25% of window area	--	If located on or in required storefront windows, window signs shall be displayed in a manner that does not block views into the interior of the storefront

E. Sign Standards In CB-2, CB-5 And CB-10 Zones:

1. All signs in the CB-2, CB-5 and CB-10 Zones are subject to the standards specified in [table 5B-4](#) of this section.
2. The maximum sign area for each type of sign, special provisions, and any restrictions on the number of signs allowed are specified in [table 5B-4](#) of this section. Unless specifically limited in [table 5B-4](#) of this section, any number of signs may be installed.
3. Signage for residential uses must comply with the requirements for residential uses in the RM Zones as stated in [table 5B-1](#) of this section. (Ord. 16-4685, 11-15-2016)
4. Cabinet signs where the entire face of the cabinet is internally illuminated are prohibited. Internally illuminated plastic trim cap letters are prohibited, except as specifically allowed in [table 5B-4](#) of this section. (Ord. 18-4735, 1-2-2018)

**Table 5B-4: Sign Specifications And Provisions In The CB-2, CB-5 And CB-10 Zones**

Permitted Signs	Maximum Sign Area	Maximum Height	Provisions
Awning signs	25% of awning surface	Top edge of first story awning	<p>Each storefront is allowed up to a total of 3 signs from the following sign types: canopy signs, awning signs, and projecting signs. Awning signs are only allowed on first story awnings</p> <p>Note: See subsection <a href="#">14-3C-3C</a> of this title for awning and canopy design standards</p>
Banner projecting signs	Same allowances as upper level projecting signs	Same restrictions as upper level projecting signs	<p>Only permitted on multiuse buildings where access to uses is primarily through a common lobby from the street such as an indoor shopping mall or where a single use occupies a large multi-story building with more than 100' of frontage</p> <p>Banners must be mounted perpendicular to the building with permanent brackets at both top and bottom</p> <p>Banners can be no closer than 5' from adjacent buildings and no closer than 15' from adjacent upper level and storefront projecting signs</p> <p>A minimum of 3 banners is required to establish a consistent rhythm and visual impact</p>
Barbers' poles	--	--	<p>Maximum diameter: 9"</p> <p>Maximum length: 3'</p>

Canopy signs	Sign cannot exceed 90% of street-facing canopy length and no more than 24" in height	Top edge of first story canopy	<p>Each storefront is allowed up to a total of 3 signs from the following sign types: canopy signs, awning signs, and projecting signs</p> <p>Signs may be mounted on the face of the canopy, upright on the top of the canopy or underneath the canopy. See applicable dimensional provisions for each type</p> <p>Signs mounted under a canopy with the face perpendicular to the building facade will be considered storefront projecting signs and regulated accordingly. Said signs may not project beyond the outer edge of the canopy</p> <p>Signs mounted on the face of the canopy may not project beyond the edges of the canopy</p> <p>Signs mounted on the top of the canopy must consist of individual letter forms and may not extend more than 24" in height above the canopy</p> <p>Canopy signs may be internally or externally illuminated or halo backlit</p>
Directional signs	<p>3 sq. ft. per sign face</p> <p>May be double faced for total area of 6 sq. ft.</p>	--	--
Entranceway signs	For signs located above or across the top of the subject archway, the area of the sign may not exceed 25% of the	20'	<p>Up to 1 sign per facade of the entranceway arch</p> <p>The sign may not contain changeable copy</p>



	<p>area delineated by the subject archway</p> <p>For a sign located on the side of the archway, the area of the sign may not exceed 33% of the surface area of the side of the archway support on which the sign is located. (See section <a href="#">14-5B-7</a>, "Measurement Standards", of this article.)</p>		<p>Sign copy may not extend beyond the edges of the entranceway structure</p> <p>Minimum clearance height is 10' for entranceway signs across driveways and 8' for entranceway signs across walkways</p> <p>An entranceway sign is not allowed if the property has a masonry wall sign, monument sign, or freestanding sign</p>
Fascia signs	Square footage equal to 1.5 times the length of the sign wall	--	<p>No longer than 90% of the length of the sign wall, sign band or storefront, whichever is most applicable to the location of the sign</p> <p>Back lit cabinet signs, where the entire face is illuminated, are prohibited</p> <p>Internally illuminated plastic trim cap letter forms are prohibited except for buildings of more than 5 stories when the sign is above the 5th story. Limited to identification only</p>
Flags	--	--	<p>1 additional flag may be displayed in conjunction with any City, County, State or Federal flags</p> <p>No permit is required</p>
Freestanding signs	2 sq. ft. per linear foot of lot frontage, not to exceed 40 sq. ft. per sign face	20'	<p>Allowed only in the CB-2 Zone</p> <p>Only 1 freestanding sign is allowed per lot</p>

			<p>Allowed only through approval of a minor modification. Applicant must provide convincing evidence that the existing configuration of the site and location of the building or buildings on the site make it practically difficult to install a monument sign and that other types of allowed signage would not be readily visible from the street due to the location of building(s) or other unique site characteristics</p> <p>A freestanding sign is not allowed if the property has a monument sign, entranceway sign, or masonry wall sign</p>
Identification and integral signs	2 sq. ft. except as allowed in provisions	--	<p>No permit is required</p> <p>A larger integral sign 1.5 times the length of the street-facing facade may be allowed when said sign delineates the name of the building. A permit is required</p>
Masonry wall signs	<p>1 sq. ft. per linear foot of lot frontage, not to exceed 50 sq. ft.</p> <p>In addition, the sign may not exceed 15% of the total area of the face of the masonry wall</p>	1' less than the height of the masonry wall, not to exceed 12'	<p>Only 1 masonry wall sign is allowed per lot</p> <p>A masonry wall sign is not allowed if the property has a monument sign, entranceway sign or freestanding sign</p>
Monument signs	<p>24 sq. ft. per sign face</p> <p>May be double faced for a total area of 48 sq. ft.</p>	5'	<p>Only 1 monument sign is allowed per lot or tract</p> <p>When 2 or more uses are located on a lot, a common monument sign may be installed. A</p>

			<p>common monument sign may identify up to 4 uses per sign face</p> <p>A monument sign is not allowed if the property has a freestanding sign, an entranceway sign, or a masonry wall sign</p>
Portable signs	<p>6 sq. ft. per sign face</p> <p>May be double faced for a total area of 12 sq. ft.</p>	4'	<p>Up to 1 nonilluminated portable sign is allowed per storefront. A maximum of 1 additional sign is allowed for businesses not located on the ground floor, which may be for 1 or more of those businesses</p> <p>The entire sign must be placed: 1) on private property; 2) within or on the fenced delineated area of a sidewalk cafe; or 3) on City right-of-way within an area no more than 30" from the front facade wall and/or front property line of the building containing the business</p> <p>The sign may not block access to any doorway</p> <p>When placed on City right-of- way, a clear, unobstructed 8' path between the sign and any streetscape amenities, planters, delineated sidewalk cafe areas or obstructions must be maintained</p> <p>The sign must be moved inside the business when the business is closed</p> <p>The sign must be constructed of durable materials and weighted to provide stability in all weather conditions. Plastic signs are prohibited</p>

			<p>External weights separate from the sign itself, such as sandbags, are not permitted</p> <p>A maximum of 2 sign faces are allowed per sign. Sign faces can be separated if placed on a fence for sidewalk cafe permitted</p>
Storefront projecting signs	<p>9 sq. ft.</p> <p>May be double faced for a total of 18 sq. ft.</p> <p>The size of a storefront projecting sign may be increased up to 18 sq. ft. (may be double faced for a total area of 36 sq. ft.) if the sign and storefront meet the following criteria: The floor to ceiling height of the ground level floor is a minimum of 18' and the sign is vertically proportioned</p>	Top of the first story located below any second floor windowsill	<p>Each storefront is allowed up to a total of 3 signs from the following sign types: canopy signs, awning signs, and projecting signs. There must be at least 12' between projecting signs</p> <p>A projecting sign may not project more than 4' from the building wall</p> <p>Storefront projecting signs are permitted to be a three- dimensional model of an object, such as a globe or book. If three- dimensional, the sign is permitted to rotate</p> <p>External illumination is permitted provided there are no more than 2 small spotlights of no more than 2000 lumens shining directly on the sign and provided they meet the light trespass standards in article G of this chapter</p> <p>Internal illumination may be permitted for halo backlit or neon letters</p>
Time and temperature signs	<p>25 sq. ft. per sign face</p> <p>May be double faced for a total area of 50 sq. ft.</p>	--	Signs must not project more than 6' into the public right-of- way

Upper level projecting signs	<p>2 story: 30 sq. ft. with maximum 4' projection from the face of the building</p> <p>3 story: 80 sq. ft. with maximum 5' projection from the face of the building</p> <p>4 story and taller: 150 sq. ft. with a maximum of 6' from the face of the building</p> <p>May be double faced</p>	Cannot extend above the bottom of the cornice and/or roofline at the top of the building and no lower than the bottom of the second floor windowsill	<p>Only permitted when a use occupies the entire building and the building frontage is greater than 60' or when the use is an indoor commercial recreational use or a hospitality oriented retail use</p> <p>Sign can be no closer than 5' from adjacent buildings and no closer than 15' from adjacent upper level and storefront projecting signs</p> <p>Internal and external illumination is allowed except as set forth in subsection E4 of this section</p>
Wall mural painted sign	1.5 times the length in feet of the street- facing facade of the building	--	Sign must be incorporated into a larger mural and can only be placed on an alley facade or a nonstreet-facing facade when it contains a public entrance to a business
Window signs	25% of window area	--	<p>Only permitted in first floor windows</p> <p>If located on or in required storefront windows, window signs shall be displayed or affixed in a manner that does not block views into the interior of the storefront</p> <p>In CB-10 Zones, an indoor recreational use may have an electronic changeable copy window sign. Maximum size permitted is 75 sq. ft. or 25% of the window area, including all other window signs, whichever is less. Subject to all regulations found in section <a href="#">14-5B-4</a> of this article</p>

(Ord. 16-4685, 11-15-2016; amd. Ord. 17-4702, 4-18-2017; Ord. 18-4735, 1-2-2018)

F. Sign Standards In Industrial And Research Park Zones:

1. All signs in the I-1, I-2, RDP, and ORP Zones are subject to the standards specified in [table 5B-5](#) of this section.
2. The total number of freestanding signs and monument signs on a lot or tract is limited as follows. Any combination of these types of signs is allowed within the stated limits.
  - a. For lots or tracts with less than one hundred sixty feet (160') of frontage on a single street, only one such sign is permitted along that frontage.
  - b. For lots or tracts with frontage in excess of one hundred sixty feet (160') of frontage along a single street, up to two (2) such signs are permitted, provided the signs are located at least one hundred fifty feet (150') apart as measured along the frontage.
  - c. For lots or tracts with frontage along more than one street, each frontage is allowed signs based on the formulas stated in subsections F2a and F2b of this section.
3. Masonry wall signs and entranceway signs are limited according to the provisions specified in [table 5B-5](#) of this section.
4. Other than for the types of signs listed in subsections F2 and F3 of this section, any number of signs may be installed, provided the maximum sign area for each type of sign is not exceeded and the provisions specified in [table 5B-5](#) of this section, are met.  
(Ord. 08-4319, 11-3-2008)

**Table 5B-5: Sign Specifications And Provisions In The Industrial And Research Park Zones**

<b>Permitted Signs</b>	<b>Maximum Sign Area</b>	<b>Maximum Height</b>	<b>Provisions</b>
Awning signs	Must not exceed 25% of awning surface or 12 sq. ft. per sign, whichever is less	Top of first story	--
Canopy signs	Sign cannot exceed 90% of street-facing canopy length and no more than 24" in height	Top of first story	Signs may be mounted on the face of the canopy, upright on the top of the canopy or underneath the canopy. See applicable dimensional provisions for each type
			Signs mounted under a canopy may not project beyond the outer edge of the canopy
			Signs mounted on the face of the canopy may not project beyond the face of the canopy and must not extend above or below the top and bottom edges of the canopy
			Signs mounted on the top of the canopy must consist of individual letter forms and may not extend more than 24" in height above the canopy
			Canopy signs may be internally or externally illuminated or halo backlit
Directional signs	<p>In industrial zones: 15 sq. ft. per sign face</p> <p>May be double faced for total area of 30 sq. ft.</p> <p>In research park zones: 3 sq. ft. per sign face</p> <p>May be double faced for total area of 6 sq. ft.</p>	--	--

Entranceway signs	<p>For signs located above or across the top of the subject archway, the area of the sign may not exceed 25% of the area delineated by the subject archway</p> <p>For a sign located on the side of the archway, the area of the sign may not exceed 33% of the surface area of the side of the archway support on which the sign is located. (See section <a href="#">14-5B-7</a>, "Measurement Standards", of this article.)</p>	20'	<p>Up to 1 sign per facade of the entranceway arch</p> <p>The sign may not contain changeable copy</p> <p>Sign copy may not extend beyond the edges of the entranceway structure</p> <p>Minimum clearance height is 10' for entranceway signs across driveways and 8' for entranceway signs across walkways</p> <p>An entranceway sign is not allowed if the property has a masonry wall sign</p>
Fascia signs	15% of sign wall area	--	--
Flags	--	--	<p>1 additional flag may be displayed in conjunction with city, county, state and federal flags</p> <p>No permit is required</p>
Freestanding signs	<p>1 sq. ft. per linear foot of lot frontage, not to exceed 50 sq. ft. except as allowed in provisions for common signs</p> <p>May be double faced for a total of 100 sq. ft. or as allowed in provisions for common signs</p>	25'	<p>When 2 or more uses are located on a lot, a common sign may be installed. The maximum area of the common sign may be 50% larger than the area of the maximum individual sign allowed</p> <p>Freestanding signs are limited to identification only</p>
Identification and integral signs	2 sq. ft.	--	<p>Up to 1 of these signs is allowed per building</p> <p>No permit is requiredMasonry wall signsUp to 2 sq. ft. per linear foot of lot frontage, not to exceed 75 sq. ft. per sign face</p>



			<p>May be double faced for a total area of 150 sq. ft.</p> <p>In addition, the sign may not exceed 15% of the total area of the face of the masonry wall 1' less than the height of the masonry wall At each entranceway, up to 2 masonry wall signs may be established, if no freestanding, entranceway, monument or other nonbuilding signs are located at that entranceway</p> <p>In the ORP Zone, masonry wall signs up to 12' in height may be established in the required front setback, provided the signs are located a minimum of 20' back from street right-of-way lines</p>
Monument signs	<p>Up to 2 sq. ft. per linear foot of lot frontage, not to exceed 75 sq. ft. per sign face</p> <p>May be double faced for a total area of 150 sq. ft.</p>	5'	<p>When 2 or more uses are located on a lot, a common sign may be installed. The maximum area of the common sign may be 50% larger than the area of the maximum individual sign allowed</p> <p>Monument signs are limited to identification only</p>
Window signs	25% of window area	--	--

(Ord. 16-4685, 11-15-2016)

#### G. Sign Standards For Riverfront Crossings And Eastside Mixed Use Zones:

1. In the South Downtown, University, Central Crossings, Park, South Gilbert Subdistricts of Riverfront Crossings and Eastside Mixed Use Zone, signage on mixed use and nonresidential buildings shall be allowed according to the standards that apply in the CB-10 Zone, except that in the South Gilbert Subdistrict the maximum sign area for fascia signs for Cottage Industries and associated uses located in existing buildings that are legally non-compliant with storefront frontage standards is fifteen percent (15%) of the sign wall.
2. In the Gilbert Subdistrict, signage for mixed use and nonresidential buildings shall be allowed according to the standards that apply in the CN-1 Zone.
3. In the West Riverfront Subdistrict, signage on mixed use and nonresidential buildings shall be allowed according to the standards that apply in the CC-2 Zone, except that new freestanding signs shall be limited to fifteen feet (15') in height.
4. Signage for residential buildings shall be allowed according to the standards that apply in residential zones. For multi-family buildings, the larger sign area for fascia and monument signs as specified in multi-family zones applies.
5. Signs shall be integrated into the architectural design of the building and not dominate the facade or interfere with adjacent buildings. For buildings with multiple storefronts, a sign plan is required at the time of development that ensures that signage allowances are fairly apportioned according to the relative width of the individual storefronts and that the signage type and designs are consistent and complementary along the building frontage.
6. On storefront and urban flex frontages, storefront level signs shall be primarily oriented to pedestrians and scaled appropriately. Window signs and temporary signs in windows shall not block views into the interior and shall not cover more than twenty five percent (25%) of the storefront window area.
7. Sign installations shall comply with all other generally applicable sign regulations, standards, and requirements as set forth in this article. (Ord. 17-4702, 4-18-2017)

#### H: Sign Standards and Types for Form-Based Zones

1. Purpose: This Section ensures that all signs installed in Form-Based Zones subject to Article 14-2H are compatible with the intended physical character, and in compliance with all applicable plans of the City. This Section promotes public health, safety, and welfare through a comprehensive system of reasonable, effective, consistent, content-neutral, and nondiscriminatory sign standards to:

a. Promote and accomplish the goals, policies, and actions of applicable City plans;

b. Balance public and private objectives by allowing adequate avenues for effective messaging;

c. Improve pedestrian, bicycle, and traffic safety from injury or property damage caused by, or which may be fully or partially attributed to, cluttered or distracting signage;

d. Prevent property damage, personal injury, and litter caused by signs that are improperly constructed or poorly maintained;

e. Protect property values, improve the local economy and quality of life by preserving and enhancing the appearance of the streetscape; and

**f. Provide clear and unambiguous sign standards that enable fair and consistent enforcement of these sign standards.**

**2. The sign types established in this Section are intended to be viewed from the public right-of-way and from outdoors in areas of public and private property used for public pedestrian access.**

**3. Sign Types: Table 14-5B-8H-1 (Sign Types Allowed in Form-Based Zones) establishes the allowed sign types and standards for the identified zones. Any allowed sign type may be established on any design site within the zone, subject to a Sign Permit in compliance with Section 14-8B-9 (Sign Permit).**

**Table 14-5B-8H-1: Sign Types Allowed in Form-Based Zones**

<b>Sign Type</b>	<b>T3</b>			<b>T4</b>					<b>Sign Standards</b>
	<b>NE</b>	<b>NG</b>	<b>NG-O</b>	<b>NS</b>	<b>NS-O</b>	<b>NM</b>	<b>NM-O</b>	<b>MS</b>	
<b>-</b>									<b>-</b>
<u>Awning Sign</u>	-	-	P <sup>1</sup>	-	P <sup>1</sup>	-	P <sup>1</sup>	P <sup>2</sup>	<u>14-5B-8C</u>
<u>Canopy Sign</u>	-	-	-	-	-	-	-	P <sup>2</sup>	<u>14-5B-8C</u>
<u>Directional Sign</u>	-	-	-	-	-	-	-	P <sup>2</sup>	<u>14-5B-8C</u>
<u>Masonry Wall Sign</u>	-	-	-	-	-	-	-	P <sup>2</sup>	<u>14-5B-8E</u>
<u>Monument Sign</u>	-	-	-	-	-	-	-	-	<u>Not Applicable</u>
<u>Porch Sign</u>	-	-	P <sup>1</sup>	-	P <sup>1</sup>	-	P <sup>1</sup>	P <sup>2</sup>	<u>14-5B-8H-4a</u>
<u>Portable Sign</u>	-	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>2</sup>	<u>14-5B-8E</u>
<u>Post Sign</u>	-	-	P <sup>1</sup>	-	P <sup>1</sup>	-	P <sup>1</sup>	P <sup>2</sup>	<u>14-5B-8H-4b</u>
<u>Small Identification Sign</u>	-	-	-	-	P <sup>1</sup>	-	P <sup>1</sup>	P <sup>2</sup>	<u>14-5B-8B</u>
<u>Storefront Projecting Sign</u>	-	-	-	-	-	-	P <sup>1</sup>	P <sup>2</sup>	<u>14-5B-8C</u>
<u>Temporary Sign</u>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>2</sup>	<u>14-5B-9</u>
<u>Wall Mural Painted Sign</u>	-	-	-	-	-	-	-	P <sup>2</sup>	<u>14-5B-8E</u>
<u>Window Sign</u>	-	-	-	-	-	-	P <sup>1</sup>	P <sup>2</sup>	<u>14-5B-8E</u>

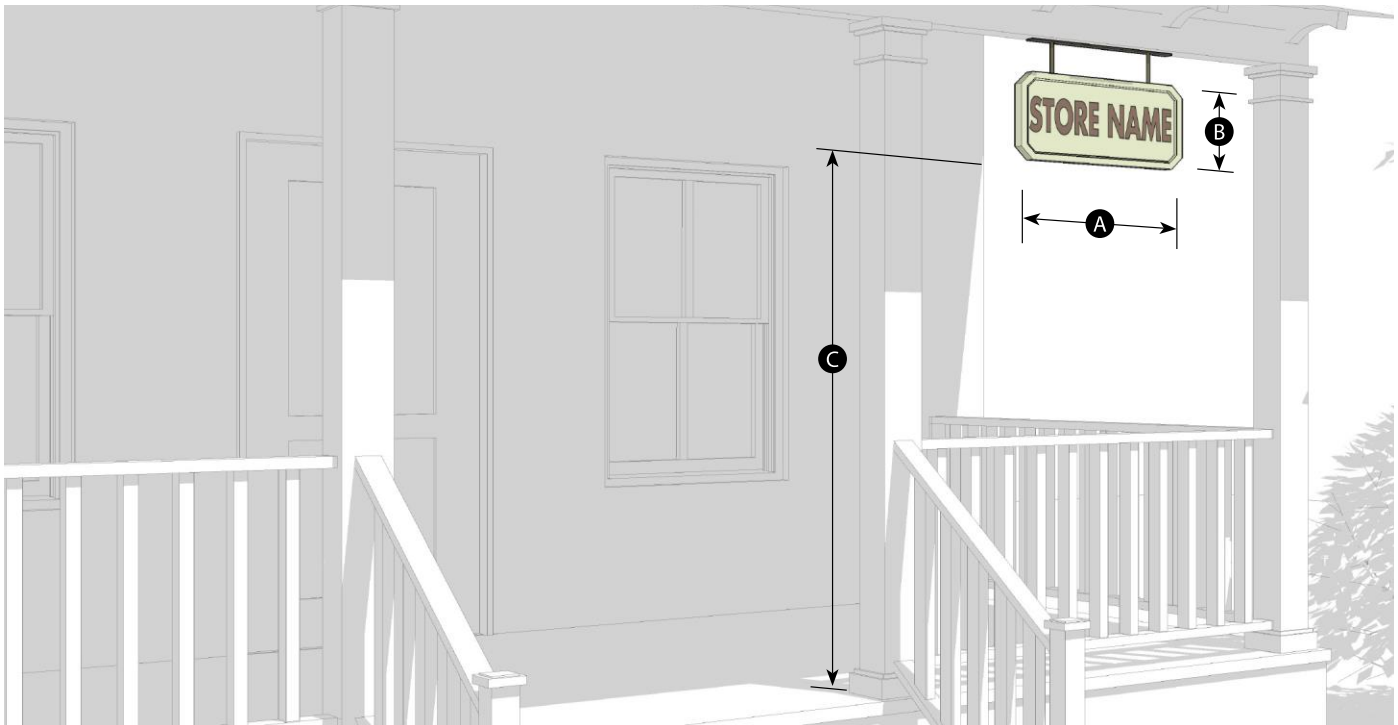
<sup>1</sup> Illumination shall be consistent with Section 14-5B-4E (Illumination Requirements) and the applicable provisions in Table 5B-1 (Sign Specifications And Provisions In Residential And The ID And OPD Zones).

<sup>2</sup> Illumination shall be consistent with Section 14-5B-4E (Illumination Requirements) and the applicable provisions in Table 5B-2 (Sign Specifications And Provisions In The CO-1, CN-1, And MU Zones).

**Key**                      P = Allowed with a Sign Permit                      - = Not Allowed

**4. Certain sign types are only allowed in Form-Based Zones Those sign types and their applicable standards are as follows.**

## a. Porch Sign



### 1. Description

A sign that is mounted on a porch parallel to the main facade, pedestrian-scaled, and intended for viewing from the sidewalk.

### 2. Size

Signable Area                      6 sf max. total

Width                                4' max.                      (A)

Height                               2' max.                      (B)

Max 1 sign per building.

### 3. Location

a. Mounted on a beam of other structure parallel to the face of the building.

Clear Height                      6' 8" min.                      (C)

If located above a                8' min.  
pedestrian walkway

General Note: Photos on this page are illustrative not regulatory.

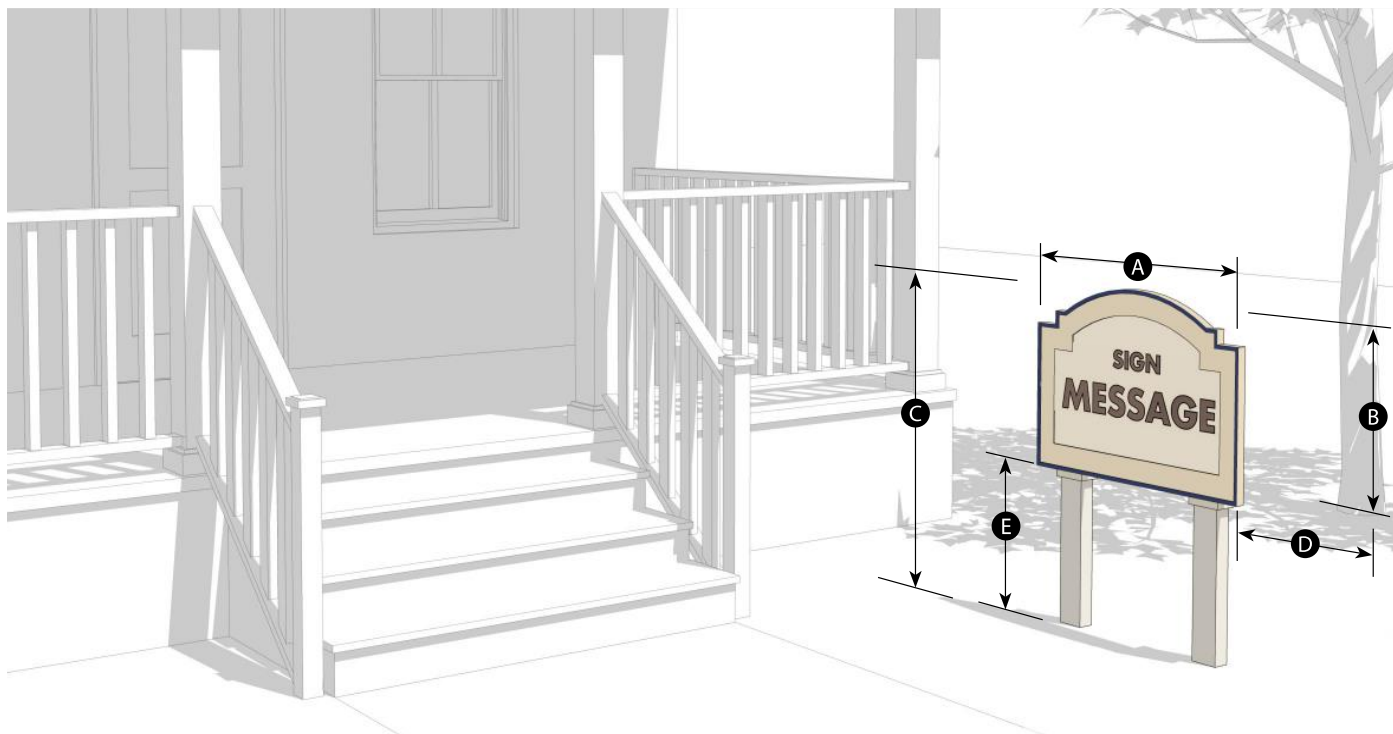


*Example of a Porch Sign.*



*Example of a Porch Sign.*

## b. Post Sign



### 1. Description

A sign that is mounted on a porch parallel to the main facade, pedestrian-scaled, and intended for viewing from the sidewalk.

### 2. Size

<u>Signable Area</u>	12 sf max. per side;	
-	2 sides max	
<u>Width</u>	4' max.	A
<u>Height</u>	3' max.	B
<u>Overall Height</u>	5' max.	C
<u>Signs per building.</u>	1 max.	-

### 3. Location

<u>Clear Height</u>	2' min.	D
<u>Setback from sidewalk</u>		E
<u>T4MS</u>	5' min.	-
<u>T3NG-O<sup>1</sup></u>	15' min.	-
<u>T4NS-O<sup>1</sup></u>	15' min.	-
<u>T4NM-O<sup>1</sup></u>	15' min.	-

<sup>1</sup> If utility easement along alley, 8' min.

General Note: Photos on this page are illustrative, not regulatory.



Example of a Post Sign.



Example of a Post Sign.

**14-5B-9: OFF PREMISES AND TEMPORARY SIGNS:**

A. In addition to the signage permitted in each zone, as described in section [14-5B-8](#) of this article, the following signs may be installed in any zone according to the specifications and provisions contained in [table 5B-6](#) of this section. These signs shall not be applied toward the maximum sign area specified in section [14-5B-8](#) of this article, except as otherwise indicated in [table 5B-6](#) of this section. (Ord. 08-4319, 11-3-2008)

**Table 5B-6: Sign Specifications And Provisions For Off Premises And Temporary Signs**

Permitted Signs	Maximum Sign Area	Maximum Height	Provisions
Billboards and other off premises signs	<p>Not to exceed the maximum sign area for the subject sign type as specified in the applicable zone and will be deducted from the maximum sign allowance for the subject property</p> <p>Billboards: 72 sq. ft.</p> <p>May be double faced for a total area of 144 sq. ft.</p>	<p>Not to exceed the maximum sign height for the subject sign type as specified in the applicable zone</p> <p>Billboards: 25'</p>	<p>Not permitted in residential, CO-1, CN-1, CB-5, CB-10, ORP and RDP Zones</p> <p>May take the form of any type of sign allowed in the zone in which the sign is located and must comply with all other provisions specified for the subject zone</p> <p>Only 1 off premises sign is allowed per lot or tract</p> <p>2 or more uses may install a common off premises directional sign</p> <p>Shall not be located within 300' of another off premises sign</p> <p>Shall not be located within 120' of a residential zone, parks and open space use, educational facility, religious/private group assembly use, public museum or government administrative or judicial office</p> <p>Billboard signs shall not apply toward maximum sign allowance for the lot or tract</p>
Temporary signs	--	--	<p>No permit is required</p> <p>No illumination is allowed</p>
	<p>In ID and residential zones: 4 sq. ft.</p> <p>In all other zones: 32 sq. ft.</p>	<p>In residential zones: 5'</p> <p>In all other zones: 10'</p>	<p>1 sign may be located on a lot and/or parcel when being advertised for sale or lease</p> <p>Must be displayed in yard or window. Cannot be affixed to building</p>



	May be double faced for a total of 8 sq. ft. and 64 sq. ft. respectively		Must be removed 48 hours after the sale or lease of property
	All zones: 32 sq. ft. May be double faced for a total of 64 sq. ft.	In residential zones: 5' In all other zones: 10'	1 sign may be located on a lot and/or parcel when construction and/or development is occurring on said lot or parcel. Must be removed upon issuance of certificate of occupancy or upon completion of construction
	All zones: 32 sq. ft. May be double faced for a total of 64 sq. ft.	In residential zones: 5' In all other zones: 10'	1 sign may be located on a development area of 2 acres or more. Must be removed upon the sale or lease of 50% of the lots or units in the development
	100 sq. ft. allowed in all zones except residential zones	10'	1 sign may be located on a lot and/or parcel for a period not to exceed 60 days when a business has recently opened or is in the process of closing or when events of civic interest, a philanthropic or nonprofit organization are occurring on the property  Banners are permitted for these situations
	4 sq. ft. May be double sided for a total of 8 sq. ft.	In all zones: 5'	1 sign may be located on a lot and/or parcel for a period not to exceed 14 days and no more than 2 occasions in any calendar year
Temporary signs in windows	--	--	No permit is required  Posters and other nonpermanent signs in windows are allowed, but may only be displayed for a temporary period of time, not to exceed 60 days. If located in or on required storefront windows, window signs shall be displayed in a manner that does not block views into the interior of the storefront

(Ord. 16-4685, 11-15-2016)



#### **14-5B-10: PRIVATELY OWNED SIGNS IN PUBLIC PLACES:**

A. Purpose: In order to promote the health, safety and general welfare of the population, no privately owned signs shall be placed on or over a "public place", as defined in [chapter 9, article C](#) of this title, except as permitted by this Code.

B. Removal: Existing privately owned signs currently located on or over a public place that are not in compliance with this Code shall be eliminated and removed. If the sign owner fails to remove the sign after so ordered by the City, the City may remove the sign and assess the costs against the sign owner.

#### **C. Special Provisions:**

1. Signs associated with parades, marches, public entertainment, public demonstrations, or the commercial use of sidewalks that are located on or over a public place are subject to the provisions of title 10, chapters 1, 2, and 3 of this Code. Any signs located on or over the City Plaza are subject to the provisions of title 10, chapter 5 of this Code.

2. The City Manager or designee may approve and execute applications on the City's behalf for the placement of privately owned signs on or over a public place upon finding that the signs:

a. Provide information and guidance to locations of general public interest; and

b. Will not create a hazard to movement along or within a public place, restrict access to a public place, or interfere with the convenience and tranquility of the area adjacent to a public place.  
(Ord. 08-4319, 11-3-2008)

## ARTICLE G. OUTDOOR LIGHTING STANDARDS

### 14-5G-1: PURPOSE:

...

### 14-5G-2: APPLICABILITY:

...

### 14-5G-3: STANDARDS FOR SINGLE-FAMILY AND TWO-FAMILY USES:

...

### 14-5G-4: PHYSICAL CONTROLS:

#### A. Height Limitations:

1. Light fixtures located within three hundred feet (300') of a residential zone, Neighborhood Form-Based Zone, riverfront crossings zone, or the eastside mixed use district must be mounted no higher than twenty five feet (25') above grade.

2. Light fixtures located farther than three hundred feet (300') from a residential zone, Neighborhood Form-Based Zone, riverfront crossings zone, or the eastside mixed use district must be mounted no higher than thirty five feet (35') above grade.

#### B. Glare Control:

1. All bulbs that exceed two thousand (2000) lumens must be fully shielded as installed.

2. Unshielded or partially shielded bulbs that are two thousand (2000) lumens or less must be frosted glass or be installed behind a translucent cover.

3. All under canopy lights or lights mounted in eaves must either be recessed into the canopy/eave and fully shielded or use flat lenses instead of drop lenses.

4. The city may permit the use of light reflectors, refractors or house shields as a substitute for fully shielded light fixtures on lower wattage or low voltage ornamental or pedestrian light fixtures. The shielding on such fixtures must control for uplighting. These substitute shielding options are not permitted for general illumination of large areas, such as parking, service, or outdoor product display areas. Fixtures used to illuminate such areas must be fully shielded.

C. Light Trespass: The trespass standards are intended to prevent light from one property extending beyond the property line onto adjacent properties. Compliance with this subsection is achieved with fixture shielding, directional control designed into the fixture, fixture location, fixture height, fixture aim, or a combination of these methods.

1. Except for lighting of loading areas, service areas, and for architectural emphasis, floodlighting is prohibited. Floodlights are not permitted for the illumination of parking or outdoor product display areas.

2. Floodlights, when permitted, are exempt from subsection B2 of this section, but must be aimed no higher than forty five degrees (45°) from vertical. Floodlights must also comply with subsections C3, C4 and C5 of this section.

3. Lighting fixtures must be located and shielded such that the bulb is not directly visible from any adjacent residential use or public right of way. The right of way trespass standard does not apply in the CB-2, CB-5, or CB-10 zones.

4. Illumination must not exceed 0.5 initial horizontal foot- candle and 2.0 initial maximum foot-candles as measured at any point along a property boundary that is adjacent to or across the street from properties that are zoned residential, CN-1, or CO-1, **or is adjacent to or across the street from a Neighborhood Form-Based Zone.** The city may increase the maximum up to 1.0 horizontal foot- candle for building code required lighting on buildings located on or close to the property line. However, lighting must be located and shielded in a manner that will be least obtrusive to any abutting residential properties.

5. On any property containing multi-family uses or group living uses, lighting fixtures must be located and shielded such that the bulbs are not visible from any residential window on the property.

6. Light fixtures used to illuminate flags, statues, or objects mounted on a pole or pedestal must use a narrow cone of light that does not extend beyond the illuminated object. Lights that are intended to architecturally highlight a building or its features must use a limited pattern of light that does not extend beyond the wall of the building.

#### **14-5G-5: TOTAL OUTDOOR LIGHT OUTPUT STANDARDS:**

##### **A. Maximum Outdoor Light Output:**

1. Total Outdoor Light Output Defined: The "total outdoor light output" on a property is the total amount of light, measured in initial lumens, from all bulbs used in outdoor light fixtures. It includes all lights and luminous tubing used for display lighting, general illumination, architectural/accent lighting, and lights used for external illumination of signs, but does not include lights used to illuminate internally illuminated signs or luminous tubing used in neon signs. For bulb types that vary in their output as they age, such as high pressure sodium, fluorescent and metal halide, the initial lumen output, as defined by the manufacturer, is the value to be considered when calculating total outdoor light output.

2. Applicability: The total outdoor light output on any property that is subject to the provisions of this article may not exceed the limits in [table 5G-1](#) of this section, except for those that are exempted in subsection A3 of this section and in section [14-5G-7](#) of this article. The values in this table are upper limits and not design goals; design goals should be the lowest light levels that meet the requirements of the task.

##### **3. Exemptions:**

a. Seasonal decorations, permitted between Thanksgiving and the end of January, are not counted toward the total outdoor light output.

b. In the E2 and E3 districts, properties where the building coverage is eighty percent (80%) or greater are exempt from the maximum total outdoor light output standard, but are subject to the limitation on unshielded fixtures, as stated in [table 5G-1](#) of this section.

B. Lighting Environment Districts: All zones, except public (P) zones, are grouped into three (3) lighting environment districts that control lighting output on applicable lots in each zone. Uses, for which the lighting standards are applicable, located within the public (P) zone must comply with the lighting requirements of the adjacent zone; those on the border between two (2) or more zones must comply with the standards of the strictest adjacent zone. Zones are grouped into the lighting environment districts as follows:

1. Low illumination district, E1: Areas of low ambient lighting levels. This district includes single-family and low density multi-family residential zones. This district applies to the following zones: ID-RS, ID-RM, RR-1, RS-5, RS-8, RS-12, RM-12, **and RNS-12, T3NE, T3NG, T4NS, and T4NM.**

2. Medium illumination district, E2: Areas of medium ambient lighting levels. This district includes higher density multi-family zones and lower intensity commercial and office zones. This district applies to the following zones: ID-C, ID-I, ID-RP, CN-1, CO-1, PRM, RM-20, RM-44, RNS-20, MU, **T4MS,** EMU, and all RFC zones, except the RFC-WR.

3. High illumination district, E3: Areas of high ambient lighting levels. This district includes higher intensity commercial, industrial, and research zones. This district applies to the following zones: CC-2, CH-1, CI-1, CB-2, CB-5, CB-10, I-1, I-2, RDP, ORP, and the RFC-WR.

C. Measuring Total Outdoor Light Output:

1. The maximums in [table 5G-1](#) of this section are based on a calculation of initial lumens per net acre. The lot size less the total building coverage of the lot determines the number of net acres used for this calculation.

2. Lumen output from an under canopy or under eave light fixture mounted fifteen (15) or more feet from any edge of the eave or canopy will be measured at 0.5 its full value.

**Table 5G-1: Maximum Outdoor Light Output Standards**

Shielding Combinations	Lighting Environment District		
	E1, Low Ambient Lighting (In Initial Lumens Per Acre)	E2, Medium Ambient Lighting (In Initial Lumens Per Acre)	E3, High Ambient Lighting (In Initial Lumens Per Acre)
Maximum total outdoor light output (including both fully shielded and unshielded fixtures)	50,000	100,000	200,000
Maximum outdoor light output from unshielded fixtures	4,000	10,000	10,000

**14-5G-6: PROHIBITED LIGHTING AND BULBS:**

The following types of lighting are prohibited:

...

**14-5G-7: EXEMPTIONS FOR SPECIAL USES:**

...

**14-5G-8: MEASUREMENT:**

...

## ARTICLE I. SENSITIVE LANDS AND FEATURES

14-5I-9C. Woodland Retention And Replacement Requirements: Regulated woodlands must be retained according to the following provisions. The percentage of the regulated woodland that must be retained is specified in [table 5I-1](#) of this section according to the underlying base zone.

**Table 5I-1: Woodland Retention Requirements**

Base Zone	Retention Requirement
ID, RR-1	70 percent
RS-5, RS-8, RS-12, RNS-12, <b><u>T3NE, T3NG, T4NS, T4NM</u></b>	50 percent
RM-12, RM-20, RM-44, RNS-20, <b><u>T4MS</u></b>	20 percent
RDP, ORP	20 percent
C and I	10 percent

1. The required woodland area to be retained must include a buffer area that extends fifty feet (50') outward from the trunks of the trees to be preserved, unless otherwise allowed by subsection C2 of this section. This buffer area is intended to protect the trees within the specified retention area. Since trees within this buffer area may be prone to damage during construction, they may not be included when calculating the required retention area.

2. Alternatively, a fifty foot (50') buffer area need not be provided if an on site tree survey is completed and the construction limit line is established at least five feet (5') beyond the drip line of trees to be preserved. The tree survey must identify the species, size and location of trees at the perimeter of the woodland to be protected. Said on site tree survey and a map delineating the drip line of the trees located near the construction limit line must be submitted to the city for verification by the city forester or designee. Additional spacing from the drip line (beyond the minimum 5 feet) may be required if needed to protect the health of trees specified for protection, as determined by the city forester or designee.

3. All efforts shall be made during construction to protect the woodlands and groves designated for retention, including placement of durable fencing or other sturdy barrier along the designated construction limit line.

4. If the city determines that the required woodland area cannot be retained due to site constraints or infrastructure requirements, replacement trees must be planted. At the discretion of the city, replacement trees may also be allowed in cases where woodlands are determined to be of low quality, such that planting replacement trees would improve the health of a wooded area or create a new grove or wooded area of

higher quality. One tree must be planted for every two hundred (200) square feet of woodland removed from the otherwise required retention area. Existing healthy trees (not located within the woodland) may be counted as replacement trees, at the discretion of the city, based on the health, species, maturity, location, and likelihood of survival during and after construction. Existing trees approved for preservation will count toward the required replacement trees at the ratio of substitution stated in [table 5E-2](#) within article E, "Landscaping And Tree Standards", of this chapter. (Ord. 13-4530, 5-14-2013)

5. Where it is not feasible to replace trees on site, replacement trees may be planted to supplement reforestation of an off site woodland approved by the city. Any designated off site woodland must be either publicly owned property or property subject to a conservation easement.

6. Replacement trees must be approved by the city, and to the extent possible, should be of the same or equivalent species as the trees being removed, unless it is determined that the trees being removed are of a species that is considered low quality. In such a case, alternative tree species will be considered by the city.

7. Replacement trees must meet the specifications set forth in general tree planting requirements contained in article E, "Landscaping And Tree Standards", of this chapter, and must be secured by a performance guarantee for a period of twelve (12) months.

#### D. Design Standards For Wooded Areas:

1. Woodlands, groves, and existing trees designated for protection according to the approved sensitive areas site development plan, shall be protected from construction activity with durable fencing or other sturdy barrier approved by the city. Said protective fencing shall be placed a minimum of five feet (5') beyond the drip line of the tree or trees to be preserved. Additional spacing of protective fencing from the drip line (beyond the minimum 5 feet) may be required if needed to protect the health of trees specified for protection, as determined by the city forester or designee. The drip line is an imaginary circle that could be drawn on the soil around a tree directly under the tips of its outermost branches. The drip line encompasses the ground area under the entire spread of the tree canopy.

2. Measures must be taken to protect and retain groves of trees, as defined in this title, to the extent practicable.

3. Trees preserved within groves may be counted as replacement trees, if it is determined that the required woodland retention ratio on a site cannot be met as allowed in subsection C4 of this section. Preserved trees within groves may count toward replacement trees at the ratio of substitution stated in [table 5E-2](#) within article E, "Landscaping And Tree Standards", of this chapter.

4. When other environmentally regulated sensitive features are present in combination with a regulated woodland, the regulations related to all the sensitive areas contained on the property will be considered, with the most stringent regulations applying.

5. To the extent possible, woodlands located on steep or critical slopes or within 100-year floodplains must be given the highest retention priority when meeting the woodland retention and replacement requirements.
6. Street right of way, public utility corridors and building sites should be located so as to minimize their impact on woodlands and groves.
7. Where possible, woodlands and groves to be protected should be located within designated public or private open space, either through dedication, a conservation easement, or control by a homeowners' association.



## CHAPTER 9: DEFINITIONS

### ARTICLE A. GENERAL DEFINITIONS

#### SECTION:

#### 14-9A-1: Definitions

##### **14-9A-1: DEFINITIONS:**

Except when alternate definitions apply as specified in articles B through F of this chapter, the following definitions shall apply to terms used in this title. Descriptions and definitions of land use categories are set forth in [chapter 4, article A](#), "Use Categories", of this title; although, where it is deemed necessary for clarification, more specific definitions of certain land use category subgroups and specific land uses are defined in this section.

**ABUT/ABUTTING:** Contiguous; having a common boundary, wall, or property line.

**ACCESS:** The place, means or way by which pedestrians or vehicles have ingress and egress to a property or parking area.

**ACCESSORY APARTMENTS:** A temporary accessory dwelling unit located within an owner occupied, single-family home or in an accessory building and meeting the requirements of this title.

**ACCESSORY BUILDING/USE/STRUCTURE:** A building, structure, or use which:

A. Is subordinate to the principal use of the property and contributes to the comfort, convenience or necessity of occupants, customers, or employees of the principal use; and

B. Is under the same ownership as the principal use or uses on the property; and

C. Does not include structures, structural features, or activities inconsistent with the uses to which they are accessory; and

D. Except for off street parking located on a separate lot as approved through a special exception, is located on the same lot as the principal use or uses to which it is accessory.

**ADDITION:** An extension or increase in floor area or height of a building or structure.

**ADULT:** A person that is eighteen (18) years of age or older.

**ADULT BUSINESS USE:** See "adult business use", as defined in [chapter 4, article A](#), "Use Categories", of this title.

**ADULT DAYCARE:** An organized program of short term supportive daycare in a group environment for adults who need supervision, assistance or both. Services may include, but shall not be limited to, nursing and rehabilitative services, personal care, transportation services, social or recreational activities and preventative or restorative services. See "daycare uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

AGRICULTURE USE: See "agricultural uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

AISLE: A permanent, durable surface connected directly to a parking or loading space and designed to permit ingress or egress of a vehicle. An "aisle" is not the same as a drive. (See definition of drive/driveway.)

ALCOHOL SALES ORIENTED RETAIL USE: See "retail uses" as defined in [chapter 4, article A](#), "Use Categories", of this title.

ALLEY: An open public way intended for use as a means of vehicular access to abutting property.

ALTER/ALTERATION: A structural alteration, enlargement or remodeling of a building or the moving of a building from one location to another.

ANIMAL DAYCARE: A nonresidential facility offering care for domestic animals during daytime hours, not during overnight hours.

ANIMAL RELATED COMMERCIAL USE: See "animal related commercial use", as defined in [chapter 4, article A](#), "Use Categories", of this title.

APARTMENT HOUSE: See "household living, multi-family uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

ARCADE: A continuous, covered passageway parallel to and open to a street, private or public open space, or building, and typically accessible and open to the public.

**ARCHITECTURAL FEATURES. Exterior building elements intended to provide ornamentation to the building massing, including, but not limited to: eaves, cornices, bay windows, window and door surrounds, light fixtures, canopies, and balconies.**

**ARCHITECTURAL TREATMENT. Exterior finish(es) applied to a building facade and intended for ornamentation or to reduce the visual size and scale of a building.**

ARTERIAL STREET: See definition of street, arterial.

**ARTISANAL INDUSTRIAL BUSINESS. A business that makes food and/or products by hand.**

ASSESSED VALUE: The value of real property as established by the City Assessor. It is the value upon which the next fiscal year's Real Estate Taxes are based.

AVIATION RELATED USE: See "aviation related uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

BALCONY: A covered or uncovered platform area projecting from the wall of a building, enclosed by a railing, accessible from above grade and not attached to the ground.

**BASEMENT:** A portion of a building located partially underground but having three and one-half feet (3.5') or more of its floor to ceiling height above grade. A "basement" is counted as a story for the purpose of height and setback regulations.

**BASIC UTILITIES:** See "basic utility uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

**BAY WINDOW. A window that projects from the building facade or elevation that begins on the ground floor and can extend to upper floors.**

**BED AND BREAKFAST HOMESTAY:** An accessory use within an owner occupied, single-family dwelling unit, in which no more than three (3) bedrooms are provided to guests who stay for periods not to exceed fourteen (14) consecutive days.

**BED AND BREAKFAST INN:** An accessory use within an owner occupied, single-family dwelling unit with a maximum of five (5) bedrooms provided to guests who stay for periods not to exceed fourteen (14) consecutive days.

**BLOCK FACE. The aggregate of all the building facades on one side of a block.**

**BLOCK LENGTH. The horizontal distance measured from one end of the block to the other end along the same street. Typically measured from one right-of-way to another right-of-way.**

**BLOCK PERIMETER. The aggregate of all sides of a block measured along the adjacent streets.**

**BLOCK SCALE, BUILDING. A building that is individually as large as a block or individual buildings collectively arranged along a street to form a continuous facade running the length of most or all of a block.**

**BOARD OF ADJUSTMENT:** A quasi-judicial board, the creation of which is authorized by the Code of Iowa, as amended. The "Board of Adjustment" is authorized to grant variances and special exceptions and is authorized to hear appeals of administrative decisions of the City Manager or designee in the enforcement of this title or of any ordinance adopted pursuant thereto.

**BUILD:** To construct, assemble, install, convert, enlarge, reconstruct or structurally alter a building or structure.

**BUILDABLE AREA:** The area remaining on a lot after the minimum open space requirement for setbacks has been met.

**BUILDING:** Any structure with a roof and designed or intended to support, enclose, shelter or protect persons, animals or property.

**BUILDING AREA:** **Sometimes referred to as building footprint** The area of a building within its largest outside dimensions, computed on a horizontal plane at the first floor level, exclusive of open porches, breezeways, terraces and exterior stairways.

**BUILDING COVERAGE:** The amount of land covered or permitted to be covered by building area, usually measured in terms of lot percentage.

BUILDING, DETACHED: A building that is not connected to another building.

**BUILDING FACADE.** The exterior wall of a building adjacent to a street, the front or side along a private street, or civic space.

**BUILDING FORM.** The overall shape and dimensions of a building.

**BUILDING FRONTAGE.** The length of the design site line of any one premises parallel to and along each street and/or open space which it borders.

BUILDING HEIGHT:

**1. General:** The vertical distance from grade to the roofline. (See definitions of grade and roofline.)

**2. In Form-Based Zones subject to Article 14-2H:** The vertical distance between the point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the streetside property line(s), or when the streetside property line is more than five feet (5') from the building, between the building and a line five feet (5') from the building, and the roofline. (See definition of roofline.) Grade shall be calculated measuring the level of the surface of the ground at least every 20' along the entire frontage of the property.

BUILDING LINE: The front setback line as specified for principal buildings.

BUILDING OFFICIAL: The city employee designated to enforce this title.

BUILDING PERMIT: Official certification that a proposed improvement complies with the provisions of this title and other applicable ordinances. A "building permit" is required for new construction, demolition, and for alterations or additions to existing structures, prior to commencement of construction or demolition. (See title 17, "Building And Housing", of this code.)

**BUILDING TYPE.** A structure defined by its combination of configuration, disposition and function.

**CARSHARE PARKING SPACE.** A parking space dedicated for use by a carshare service.

**CARSHARE SERVICE.** A service that provides a network of motor vehicles available to rent by members by reservation on an hourly basis, or in smaller intervals.

**CEILING HEIGHT, UPPER FLOOR(S).** The height from finished floor to finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms including, but not limited to: bathrooms, closets, utility rooms, and storage spaces.

CELLAR: A portion of a building located partially or wholly underground and having less than three and one-half feet (3.5') of its floor to ceiling height above grade. A "cellar" is not counted as a story for the purpose of height and setback regulations.

CERTIFICATE OF OCCUPANCY: Official certification that a premises conforms to provisions of this title and other applicable ordinances and may be used or occupied. A "certificate of occupancy" is granted upon completion of new construction or completion of alterations or additions to existing structures.

**CHAMFERED CORNER. An external wall of a building joining two perpendicular exterior walls, typically at a symmetrical, 45 degree angle creating a beveled edge to the building rather than a 90 degree corner.**

CHILDCARE CENTER: A nonresidential daycare use which provides less than twenty four (24) hours' per-day care or supervision for twelve (12) or more children, and is licensed by the state. (See "daycare", as defined in [chapter 4, article A](#), "Use Categories", of this title.)

CHILDCARE HOME: A daycare use that is accessory to a household living use, which provides less than twenty four (24) hours' per- day care or supervision in a residence for a maximum of sixteen (16) children at any one time. (See "daycare", as defined in [chapter 4, article A](#), "Use Categories", of this title.)

CITY: The city of Iowa City, Iowa.

CITY COUNCIL: The city council of Iowa City, Iowa.

**CIVIC. A term defining not-for-profit organizations that are dedicated to arts, culture, education, religious activities, recreation, government, transit, and public parking facilities.**

**CIVIC BUILDING. A structure operated by governmental or not-for-profit organizations and limited to civic and related uses.**

**CIVIC SPACE. Open space that is accessible and dedicated for public use. Civic spaces may be privately or publicly maintained.**

**CIVIC SPACE TYPE. One of the allowed types in Section 14-2H-5 (Civic Space Types Standards) of this Article.**

COLLECTOR STREET: See definition of Street, Collector.

COLLEGES AND UNIVERSITIES: See "colleges and universities", as defined in [chapter 4, article A](#), "Use Categories", of this title.

COMMERCIAL PARKING: See "commercial parking uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

COMMERCIAL RECREATIONAL USE: See "commercial recreational uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

COMMUNICATIONS/BROADCAST TOWER: A structure that is intended to support equipment used to transmit or receive telecommunications signals. Examples of such towers include monopoles and lattice steel structures. (See "communication transmission facility uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.)

COMMUNICATIONS TRANSMISSION FACILITY USES: See "communications transmissions facility uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

COMMUNITY SERVICE USE: See "community service uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

CONFINEMENT FEEDING OPERATIONS: One or more roofed or partially roofed enclosures intended to confine animals for feeding and growth prior to slaughter and which are designed to contain liquid or semiliquid animal waste.

CONSERVATION DISTRICT: See section [14-3B-2](#), "Conservation District Overlay Zone", of this title for a detailed definition of a "conservation district".

CONSIGNMENT STORE: A retail establishment engaged in selling used merchandise, such as clothing, furniture, books, shoes or household appliances, on consignment, or a retail establishment engaged in selling donated used merchandise which is operated by an organization granted federal tax exemption pursuant to section 501(c)(3) of the internal revenue code, as amended. Merchandise is brought to the establishment and processed by marking, cleaning, sorting and storing as a major part of the principal use. Such stores do not include those selling vehicles, auto parts, scrap or waste.

CONVERSION: Any change from one principal use to a principal use in another use category. "Conversion" also includes any change from one principal use to another principal use in a different use category subgroup. For example, it is considered a "conversion" if the use of a site is changed from a single-family use to a multi-family use or if a sales oriented retail use is changed to a repair oriented retail use.

**CORNER ELEMENT. A physical distinction in a building at the corner of two streets or a street and public space. The physical distinction is from the ground floor through the top of the facade.**

COTTAGE INDUSTRY: A firm that manufactures and/or assembles goods that are intended for retail sale to the general public. The goods may also be sold at wholesale to other outlets or firms, but retail sales is a significant component of the operation. The manufacturing component for such a firm is small in scale. Size limitations may apply to such uses in commercial zones to keep the uses in scale and character with surrounding land uses.

**COURTYARD. An unroofed area that is completely or partially enclosed by walls or buildings on at least two sides and often shared by multiple residential units or non-residential suites.**

CREMATORIUM/CREMATORY: A furnace or establishment for the cremation of corpses. "Crematoriums" for human corpses are sometimes established as accessory uses to a cemetery, mortuary, funeral home, or hospital; however, if established as a principal use on a property, will be considered a personal service oriented retail use for purposes of this title. "Crematoriums" for pets are sometimes established as an accessory use to a cemetery, mortuary, funeral home, or veterinary clinic; however, if



established as a principal use on a property, will be considered a general animal related commercial use for purposes of this title.

CUL-DE-SAC: See definition of Street, Cul-De-Sac.

DAYCARE: See "daycare uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

DECK: A covered or uncovered platform area abutting the wall of a building, accessible at or from above grade and attached to the ground.

DELAYED DEPOSIT SERVICE USE: An individual, group of individuals, partnership, association, corporation, or any other business unit or legal entity, who for a fee accepts a check dated subsequent to the date it was written or a check dated on the date it was written and holds said check for a period of time prior to deposit or presentment pursuant to an agreement with, or any representation made to, the maker of the check, whether express or implied. For purposes of this title, this definition includes only those individuals and entities to which Iowa Code chapter 533D is applicable. For the purposes of this title, "check" means a check, draft, share draft, or other instrument for the payment of money.

DENSITY, GROSS: The number of dwelling units per unit area of land, usually expressed as "dwelling units per acre".

**DEPTH, GROUND-FLOOR SPACE. The distance from the street-facing facade to the rear interior wall of the ground-floor space available to an allowed use.**

DESIGN REVIEW DISTRICT: An area designated by the city council that contains contiguous parcels of real property, the built portions of which:

A. Are expressive of the defining architectural and other physical and aesthetic properties that give evidence to the physical traditions of Iowa City and/or unique features of the area; or

B. Lack any defining physical or aesthetic qualities but constitute areas in which the city wishes to establish such qualities.

**DESIGN SITE. A portion of land delineated on a preliminary plat and neighborhood plan from others to accommodate no more than one primary building type (except as allowed by Article 14-2H). A lot may have multiple design sites when each design site meets the minimum width and depth required by the zone.**

**DESIGN SITE DEPTH. The horizontal distance between the front design site line and rear design site line measured perpendicular to the front design site line.**

**DESIGN SITE LINE. The perimeter and geometry of a parcel of property demarcating one design site from another.**

**DESIGN SITE LINE, FRONT. The design site line that abuts a civic space or thoroughfare other than an alley and is the narrowest of the design site's sides.**

**DESIGN SITE WIDTH. The horizontal distance between the design site lines measured parallel to the front design site line.**

DETENTION FACILITIES: See "detention facilities", as defined in [chapter 4, article A](#), "Use Categories", of this title.

DEVELOPMENT/DEVELOPMENT ACTIVITY: Any humanmade change to improved or unimproved property, including, but not limited to, placement of manufactured housing, buildings or other structures, construction, demolition, clearing, mining, dredging, filling, grading, paving, excavating or drilling. "Development activity" does not include transfer of ownership.

**DIRECTOR. Director of Neighborhood and Development Services, or designee.**

DISABILITY/HANDICAP: With respect to an individual person, a verifiable physical or mental impairment that substantially limits one or more of such person's major life activities and is expected to be long continued and of indefinite duration.

DOWNZONING: A change in the zoning classification of land to a classification permitting less intensive or less dense development, such as from a multi-family zone to a single-family zone or from a commercial or industrial zone to a residential zone.

DRINKING ESTABLISHMENT: See "eating and drinking establishments" as defined in [chapter 4, article A](#), "Use Categories", of this title.

DRIVE/DRIVEWAY: A permanent, durable surface designed to provide vehicular access from a street to a lot or to provide vehicular access between different parts of a lot or parking area. A drive that is internal to a parking area is not the same as an aisle. (See definition of aisle.)

DWELLING: A building wholly or partially used or intended to be used for residential occupancy.

DWELLING, DETACHED SINGLE-FAMILY: A single-family use that is not attached to any other dwelling unit. (See "single-family use", as defined in [chapter 4, article A](#), "Use Categories", of this title.)

DWELLING, DUPLEX: A "two-family use", as defined in [chapter 4, article A](#), "Use Categories", of this title. **Or as outlined in Sub-Section 14-2H-6F (Duplex Side-by-Side) or Sub-Section 14-2H-6G (Duplex Stacked).**

DWELLING, FARM: A detached single family dwelling located on a farm and occupied by the household that maintains and operates, owns or leases the farm on which the dwelling is located.

DWELLING, MULTI-FAMILY: See "multi-family uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

DWELLING, SINGLE-FAMILY: See "single-family uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.



**DWELLING UNIT:** Any habitable room or group of adjoining habitable rooms located within a dwelling and forming a single unit with facilities used or intended to be used by one household for living, sleeping, cooking and eating meals. Multiple dwelling units exist if there is more than one meter for any utility, more than one address to the property, more than one kitchen, and/or if there is a lockable, physical separation between rooms within the dwelling unit such that a room or rooms on each side of the separation could be used as a dwelling unit.

**DWELLING UNIT, EFFICIENCY:** A dwelling unit within a multi-family use consisting of one principal room, in addition to a bathroom, hallway and closets, which serves as the occupant's living room and bedroom. The kitchen may be located in this principal room or may be located in a separate room.

**DWELLING, ZERO LOT LINE:** A single-family use with one or more walls located on a side lot line that is not a street or alley right-of-way line. Zero lot line dwellings may be attached or detached. (See "single-family uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.)

**EASEMENT:** A right given by the owner of land to another person or persons for specific limited use of that land, e.g., to allow access to another property or for utilities.

**EATING ESTABLISHMENT:** See "eating and drinking establishments" as defined in [chapter 4, article A](#), "Use Categories", of this title.

**EDUCATIONAL FACILITIES, GENERAL:** Elementary and secondary schools below university grade (ordinarily grades 1 through 12), including denominational and sectarian schools, kindergartens and military academies. (See "educational facilities", as defined in [chapter 4, article A](#), "Use Categories", of this title.)

**EDUCATIONAL FACILITIES, SPECIALIZED:** Schools primarily engaged in offering specialized trade, business, or commercial courses, but not academic training. Also specialized nondegree granting schools, such as music schools, dramatic schools, dance studios, martial arts studios, language schools and civil service and other short term examination preparatory schools. (See "educational facilities", as defined in [chapter 4, article A](#), "Use Categories", of this title.)

**ELDER:** A person at least fifty five (55) years old.

**ELDER APARTMENT HOUSING:** A multi-family use intended for use and occupancy by elders and persons with disabilities.

**ELDER FAMILY HOME:** A group household that is managed or owned by a responsible party and offers a social living arrangement for at least two (2), but for no more than eight (8), persons living in the residence, the majority of whom are elders, who are essentially capable of physical self-care.

**ELDER GROUP HOME:** A group household that is the residence of a person who is providing room, board and personal care for up to five (5) elders who are not related to the caregiver. Personal care, in this case, means assistance with the essential activities of daily living which the recipient can perform personally only with difficulty, and may

include bathing, personal hygiene, dressing, grooming and the supervision of self-administered medications, but does not include the administration of medications.

ELDERLY HOUSING: A multi-family use, group household use, or group living use intended for use and occupancy by elders and persons with disabilities.

**ENCROACHMENT. Any architectural feature, structure, or structural element that breaks the plane of a vertical or horizontal regulatory limit extending into a setback, or beyond the build-to-line into the public frontage, or above a height limit.**

ENLARGEMENT/EXPANSION: An increase in the volume of a building, an increase in the area of land or building occupied by a use, an increase in the number of bedrooms within a dwelling unit or an increase in the number of dwelling units. For nonresidential buildings, an increase in the occupancy load of a building is considered an enlargement/expansion. For alcohol sales oriented retail uses, any change in the type of liquor license that would increase the types of alcohol or alcoholic beverages that can be sold is considered an enlargement/expansion of the use. For group living uses, any alteration that allows an increase in the number of residents is considered an enlargement/expansion of the use. For nonconforming drinking establishments, neither sidewalk cafes nor any alteration or addition to a commercial kitchen that does not result in an increase in the allowable occupancy load shall be considered an enlargement/expansion of the use.

EXTRACTION USE: See "extraction uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

**FACADE. See Building Facade.**

**FACADE ZONE. The area between the minimum and maximum setback lines along the front of a design site and along the side street of a corner design site where a specified amount of the building facade is required to be placed.**

FAMILY: One person or two (2) or more persons related by blood, marriage, adoption or placement by a governmental or social service agency, occupying a dwelling unit as a single housekeeping organization. A "family" may also include the following:

A. Two (2), but not more than two (2), persons not related by blood, marriage or adoption; or

B. Up to eight (8) persons with verifiable disabilities, as defined by the fair housing amendments act of 1988, who are occupying a dwelling unit as a single housekeeping organization.

FAMILY CARE HOME: A type of group household, such as a residential care facility, a child foster care facility, a supervised apartment living arrangement or other small group residential arrangement for not more than eight (8) persons with verifiable disabilities, as defined by the federal fair housing act, as amended, that are occupying a dwelling unit as a single housekeeping unit. Certain types of "family care homes" may require a government license or approval and may provide room and board, personal care, rehabilitation services, and supervision by counselor(s) or a resident family. An

individual foster care family home licensed under chapter 237 of the code of Iowa, as amended, is not considered a "family care home"; such a living arrangement would be considered a "family" under this title. Alternatives to incarceration, such as halfway houses, where residents of the facility are placed by order of the court and are under twenty four (24) hour supervision of employees or contractees of the Iowa department of corrections are classified under this title as "detention facilities" and not as "family care homes".

**FARM:** An area of not less than ten (10) acres for which the principal use is growing farm products, such as vegetables, fruits and grain, for sale and storing those products on the land. The term "farm" includes the necessary accessory uses and buildings for treating and storing the food produced.

**FEEDLOT:** A lot, yard, corral or other area where livestock are confined, primarily for the purposes of feeding and growth prior to slaughter. The term does not include areas which are used for raising crops or other vegetation or upon which livestock are allowed to graze.

**FINISH LEVEL, GROUND FLOOR. Height difference between the finished floor on the ground floor and the adjacent sidewalk. In the case of a terrace frontage that serves as the public right-of-way, the floor finish level is the height of the walk above the adjacent street. Standards for ground floor finish level for ground floor residential uses do not apply to ground floor lobbies and common areas in buildings.**

**FLOOR AREA:** The total area of all floors of a building, or a portion of a building, measured to the outside surface of exterior walls or to the centerline of walls of attached buildings or uses. Floor area includes all space within the building, including space in the basement or cellar, if such space is used for a principal or accessory use. However, floor area does not include the area of porches, balconies and other appurtenances. When calculating the floor area of a principal dwelling, the area of any attached garage is excluded. Floor area of basements and cellars is excluded from the calculation of FAR. (See definition of Floor Area Ratio.)

**FLOOR AREA RATIO (FAR):** The numerical value obtained by dividing the floor area within a building or buildings on a lot by the area of such lot. The floor area of a basement or cellar is not included in this calculation.

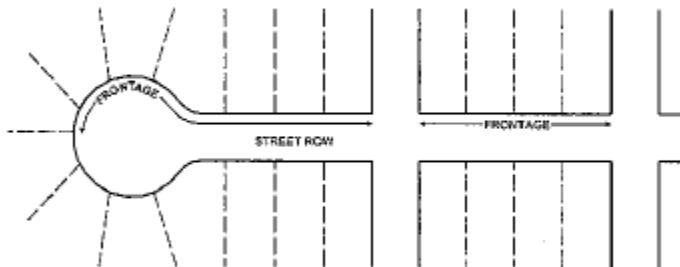
**FORM-BASED ZONES: Zones listed in Article 14-2H "Form-Based Zones and Standards". It does not include Article 14-2G "Riverfront Crossings and Eastside Mixed Use Districts Form Based Development Standards". Neighborhood Form-Based Zones include the T3NE, T3NG, T4NS, and T4NM zones.**

**FRATERNITY/SORORITY:** A fraternal group living use used as a residence and as a center for activities and operations by a chapter of a nonprofit fraternity or sorority recognized by a "college" or "university", as defined in [chapter 4, article A](#), "Use Categories", of this title. This definition does not include a rooming house.

**FREE STANDING WALL. A wall that is separate from a building and supported by independent means.**

**FRONT. See Design Site Line, Front.**

FRONTAGE: The distance as measured along a right of way line from one intersecting street to another, from one intersecting street to the end of a dead end street or from one intersecting street to the end of a cul-de-sac.



**FRONTAGE, PRIVATE. The area between the building facade and the back of the sidewalk abutting a street or public open space.**

**FRONTAGE, PUBLIC. The area between the on-street parking and the back of the sidewalk.**

**FRONTAGE TYPE. Physical element(s) configured to connect the building facade to the back of the sidewalk abutting a street or public open space.**

FUNERAL HOME: A personal service oriented retail use where the deceased are prepared for burial, funerals are conducted, and which provides for viewing of the deceased. Funeral homes may include crematoriums as an accessory use subject to compliance with any state or federal regulation.

**GABLE. A vertical wall in the shape of a triangle formed between the cornice or eave and the ridge of the roof.**

GARAGE, PRIVATE: An accessory building that is used primarily for storing motor vehicles and which is under the control of and used by the occupants of the principal building on the site.

**GLAZING. Openings in a building in which glass is installed.**

GRADE (Adjacent Ground Elevation): The average point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line or, when the property line is more than five feet (5') from the building, between the building and a line five feet (5') from the building. When the finished surface of the ground has been raised by adding fill to create a higher grade around a building, the slope of the fill within twenty feet (20') of the building shall not exceed four (4) horizontal to one vertical or twenty five percent (25%).

**GROSS FLOOR AREA. The total floor area inside the building envelope, including the external walls, but not including the roof.**

**GROUND FLOOR/FIRST FLOOR:** The lowest floor of a building having its floor to ceiling height at or above the grade.

**GROUP CARE FACILITY:** An assisted group living use that is government licensed or approved and that provides services in a residential setting to more than eight (8) individuals, not including resident staff. These individuals are persons with one or more disabilities, as defined by the Federal Fair Housing Act, as amended, who are in need of adult supervision and who are provided services in accordance with their individual needs. This definition also includes facilities, such as nursing homes, that provide residential services and skilled care to convalescents or the elderly.

**GROUP HOUSEHOLD:** A "family care home", "elder family home", "parental group home", or "elder group home", as defined in this title, wherein a collective number of individuals live together in one dwelling unit as a single housekeeping unit, where the relationship between the individuals is of a regular and permanent nature and has a distinct domestic character, similar to a family.

**GROUP LIVING USE:** See "group living uses", as defined in [chapter 4, article A](#), "Use Categories", of this title. "Group living uses" include assisted group living uses, independent group living uses, and fraternal group living uses.

**GUEST:** An individual who shares a dwelling on a temporary basis for not more than thirty (30) days in any given calendar year; or a person who stays in a hospitality oriented retail use.

**GUESTHOUSE:** A small hospitality oriented retail use containing nine (9) or fewer bedrooms providing lodging for guests, which is licensed as a hotel by the State and subject to City inspection and compliance with the Iowa City Housing Code.

**HEDGE:** A boundary formed by a row of closely planted shrubs or bushes.

**HEIGHT. See "Building Height".**

**HISTORIC DISTRICT:** See definition of "historic districts" in section [14-3B-1](#), "Historic District Overlay Zone", of this title.

**HISTORIC LANDMARK:** See definition of "historic landmark" in section [14-3B-1](#), "Historic District Overlay Zone", of this title.

**HOME OCCUPATION:** An accessory use consisting of an occupation or profession carried on by a person residing on the premises.

**HOSPITAL:** See "hospitals", as defined in [chapter 4, article A](#), "Use Categories", of this title.

**HOSPITALITY ORIENTED RETAIL USE:** See "retail uses, hospitality oriented", as defined in [chapter 4, article A](#), "Use Categories", of this title.

**HOTEL:** A hospitality oriented retail use that is licensed by the State and occupied and used principally as a place of lodging for guests. "Hotels" may or may not provide meals and there are usually no cooking facilities in the guestrooms.

**HOUSE SCALE, BUILDING. A building that is the size of a small-to-large house and detached from other buildings, typically ranging from 24 feet to as large as 80 feet overall, including secondary wings.**

HOUSEHOLD: An individual or group of individuals that reside within a single family dwelling or within a dwelling unit of a two family dwelling or multi-family dwelling as a single housekeeping organization, where the responsibilities and expenses of maintaining the household are shared among the members; also a group of individuals that meet the definition of a group household, as defined in this title.

HOUSEHOLD LIVING USE: See "household living uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

INDOOR ANIMAL RECREATION: An indoor facility used for the exercise, recreation, or training of domestic animals.

INDUSTRIAL SERVICE USE: See "industrial service uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

KENNEL: An establishment where small animals are bred, raised, trained, groomed, or boarded for compensation, sale or other commercial purposes.

**LIVE/WORK. A unit that combines and accommodate both residential and the place of business for the resident(s) of the unit. Typically characterized with having the “work” function at the ground level and the “live” function on upper levels.**

LIVESTOCK: Cattle, sheep, swine, poultry and other animals or fowl that are produced primarily for use as food or food products for human consumption.

LOADING SPACE, OFF STREET: Space logically and conveniently located and designed for bulk pick ups and deliveries and accessible to delivery vehicles from aisles.

LOCAL STREET: See definition of Street, Local.

LODGING HOUSE: See definition of Rooming House.

LONG TERM CARE FACILITY: See definition of Group Care Facility.

LOT: A plot, separate tract or parcel of land with fixed boundaries suitable for occupancy by a use.

LOT AREA: The total area within the lot lines of a lot, excluding any public or private street rights of way.

LOT, CORNER: A lot located at the intersection of two (2) or more streets.

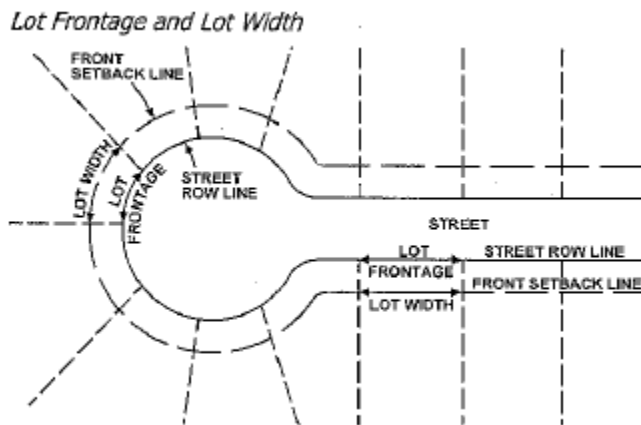
LOT COVERAGE: The percentage of the lot area covered by certain specified elements of development. There are a number of lot coverage standards within this title, including building coverage standards, setback coverage standards, and standards related to the amount of land that can be covered by accessory uses.



**LOT DEPTH:** The average horizontal distance between the front lot line and the rear lot line or the distance between the midpoint of the front lot line and the midpoint of the rear lot line. On a double frontage lot, lot depth is the average horizontal distance between the two parallel or approximately parallel front lot lines.

**LOT, DOUBLE FRONTAGE:** A lot having frontage on two (2) parallel or approximately parallel streets.

**LOT FRONTAGE:** The continuous width of a lot measured along the street right of way line.



**LOT, INTERIOR:** A lot bounded by a street on only one side.

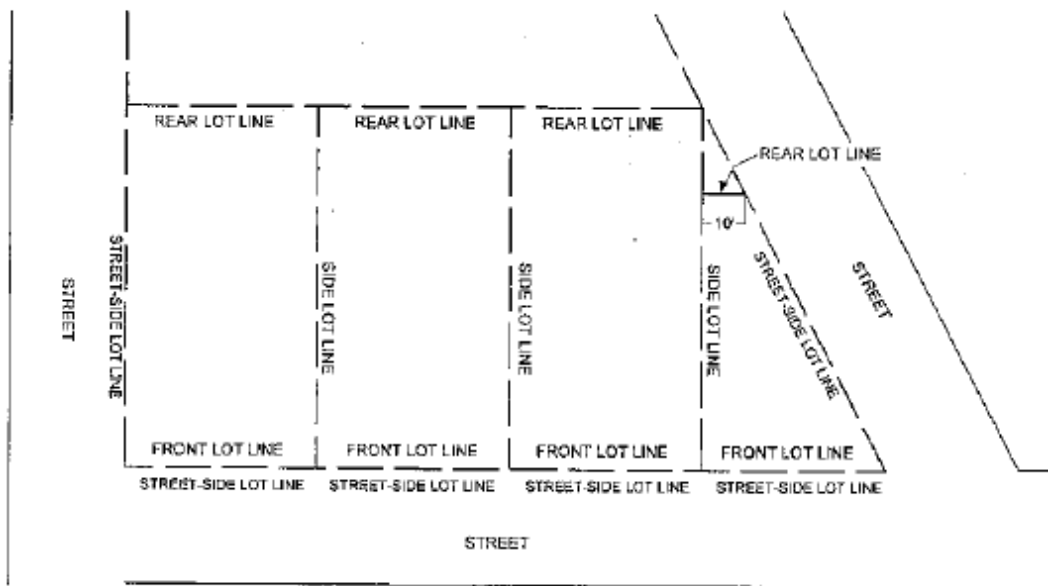
**LOT LINE:** A line oriented by stable points of reference which establishes one boundary of a lot.

**LOT LINE, FRONT:** A lot line separating a lot from the street right of way. On corner lots, the front lot line is the shortest street dimension, unless the lot is square or almost square, having dimensions at a ratio between three to two (3:2) and three to three (3:3). In that case, the front lot line may be along either street. On double frontage lots, there are two (2) front lot lines.

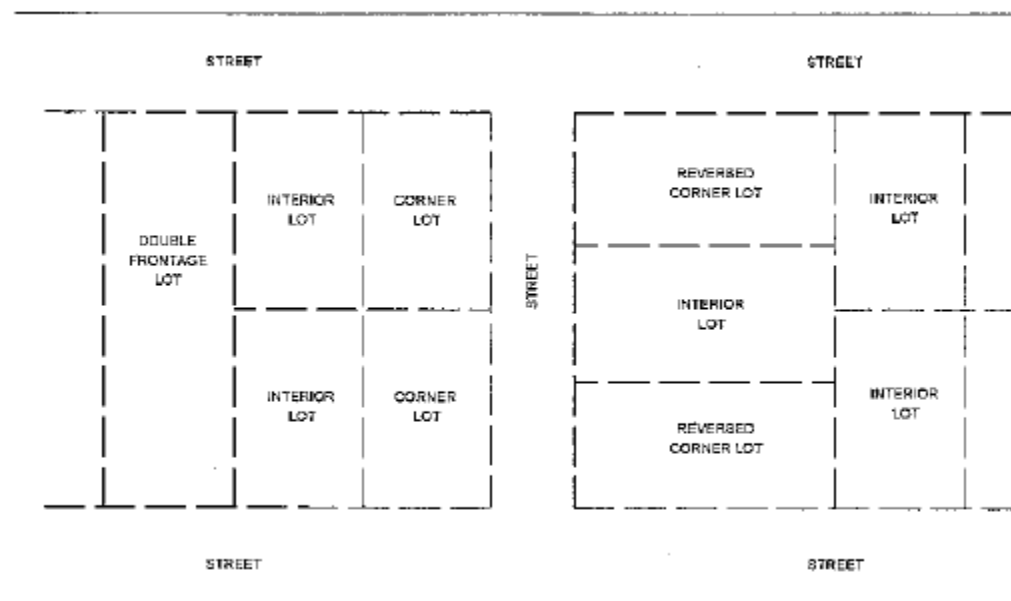
**LOT LINE, REAR:** The lot line opposite and most distant from the front lot line. In the case of a triangular shaped lot, it is an imaginary line within the lot, ten feet (10') long, parallel to and farthest from the front lot line. However, on a double frontage lot, there is no rear lot line.

**LOT LINE, SIDE:** Any lot line that is not a street-side lot line, front lot line or rear lot line.

**LOT LINE, STREET-SIDE:** Any lot line that separates a lot from a public or private street (not including alleys or private rear lanes).



LOT, REVERSED CORNER: A corner lot, the rear of which abuts the side of another lot.





LOT WIDTH: The length of the front setback line. On corner and double frontage lots, the "lot width" is measured along the shortest street frontage, unless the lot is square or almost square, having dimensions at a ratio between three to two (3:2) and three to three (3:3). In that case, the lot width may be measured along either street.

**MAIN BODY. The primary massing of a main building.**

**MAIN FACADE. The front facade of a primary building.**

MAIN ENTRANCE (To A Residential Use): The primary entrance located on the exterior wall of a building used by residents of a dwelling to gain access to their dwelling unit. Such an entrance is typically located on a street-facing wall of the dwelling. An entrance to a dwelling from a parking garage is not a "main entrance".

MANUFACTURED HOME: A detached single-family dwelling which is manufactured or constructed under the authority of 42 USC section 5403, federal manufactured home construction and safety standards, as amended, which is not constructed with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site and which does not have permanently attached to its body or frame any wheels or axles. A mobile home constructed to the federal manufactured home construction and safety standards, as amended, is not a "manufactured home" unless it has been converted to real property and is taxed as a site built dwelling as provided in the code of Iowa, as amended.

MANUFACTURED HOUSING LEASE LOT: A plot of ground in a manufactured housing park designed to accommodate one dwelling unit and which is leased to the owner or tenant of the dwelling unit.

MANUFACTURED HOUSING PARK: A tract of land which has been planned and improved for the placement of manufactured homes, mobile homes or modular homes on leased lots.

MANUFACTURING AND PRODUCTION USE: See "manufacturing and production uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

**MASSING. The overall shape or arrangement of the bulk or volume of a building.**

**MISSING MIDDLE HOUSING. House-scale buildings with multiple units in walkable neighborhoods.**

MIXED USE BUILDING: A building that contains a mix of residential dwelling units and commercial or institutional uses.

MOBILE HOME: Any vehicle without motive power used, manufactured or constructed so as to permit its conveyance upon the public streets and highways and designed, constructed or reconstructed so as to permit its use for year round occupancy as a dwelling. The vehicle must contain water supply, waste disposal, heating and electrical conveniences. A "mobile home" is factory built housing built on a chassis. A "mobile home" shall not be construed to be a travel trailer or other form of recreational vehicle. A "mobile home" shall be construed to remain a "mobile home", subject to all regulations applying thereto, whether or not wheels, axles, hitch or other appurtenances of mobility

are removed and regardless of the nature of the foundation provided. "Mobile homes" are classified as detached single-family dwellings if converted to real property and taxed as a site built dwelling, as provided in the code of Iowa, as amended, or if they are located within a manufactured housing park approved through a planned development overlay rezoning process.

**MODEL DWELLING UNIT:** A permanent structure within a residential zone, which is primarily intended to be used as a dwelling unit, but which is temporarily being used for marketing purposes as an example of other units to be built in the same development. "Model dwelling units" are considered provisional temporary uses as set forth in [chapter 4, article D](#), "Temporary Uses", of this title.

**MODULAR HOME:** Any detached single-family dwelling manufactured, in whole or in components, at a place other than the location where it is to be placed; which is assembled, in whole or in components, at the location where it is to be permanently located; which rests on a permanent foundation or slab; which does not have wheels or axles affixed as a part of its normal construction; and which does not require a license by any agency as a motor vehicle, special equipment, trailer, motor home or mobile home.

**MOTEL:** A hospitality oriented retail use that is licensed by the State, usually located along highways, occupied by and used principally as a place of lodging for guests. The term "motel" includes "motor hotel".

**MUNICIPAL PARKING FACILITY:** A commercial parking facility owned and operated by the City, and designed to accommodate the off street parking of motor vehicles as a capital improvement. Such parking may be located in a structured parking facility, a surface lot or a combination thereof.

**NEAR SOUTHSIDE PARKING FACILITY DISTRICT:** That area of Iowa City bounded by Burlington Street on the north, Gilbert Street on the east, the Iowa Interstate Railway Main Line on the south and Madison Street on the west, except for Blocks 10 and 21 of County Seat Addition; Lots 5 and 6 of Block 13, County Seat Addition; Lots 3, 4, 5, the east 50 feet of Lot 6, and the south 40 feet of Lot 2, Block 11, County Seat Addition; and Lots 10-15, Lyon's First Addition.

**NEIGHBORHOOD CENTER:** A use owned and operated by a nonprofit organization, as defined by section 501(c)(3) of the Internal Revenue Code, as amended, providing a place for social services, such as childcare, supervised recreation, counseling referral for children and adults or support groups for children and adults. Such services should be intended primarily, though not exclusively, for those persons living within a mile radius of the center.

**NONCONFORMING DEVELOPMENT:** An element of a development, such as a parking area, a loading area, outdoor lighting, landscaping, screening, or signage, that was established in conformance with this title, but which subsequently, due to a change in the zoning or to the requirements of this title, is no longer in conformance with the current applicable standards.

**NONCONFORMING LOT:** A lot of record that was established in conformance with the minimum lot area, width, and frontage requirement of this title, but which subsequently, due to a change in the zone or the requirements of this title, is no longer in conformance with one or more of these requirements.

**NONCONFORMING STRUCTURE:** A structure or portion of a structure that was established in conformance with the setback, building height, building width, and lot coverage standards, or other requirements or standards of this title that relate to the design of the building or structure, but which subsequently, due to a change in the zone or to the requirements of this title, is no longer in conformance with one or more of these standards.

**NONCONFORMING USE:** A use that, when established, was a permitted use, was allowed as a provisional use, or was approved as a special exception, but which subsequently, due to a change in the zone or to the requirements of this title, is no longer allowed. This definition includes residential uses that exceed the allowable residential density of a zone (minimum lot area per unit requirements) and uses that exceed the maximum floor area ratio or maximum floor area standards specified for a particular use or zone.

**NURSING HOME:** See definition of group care facility.

**OFFICIALLY APPROVED PLACE:** A private street permitted prior to 1984. Such streets were established either by the City Council or by the Board of Adjustment as a variance to the requirement that a lot front on a public street.

**OPEN SPACE, PRIVATE:** Open space used by occupants of the dwelling unit or units on one lot or design site. Such open space and any private recreational facilities located therein are considered an accessory use to the principal use of the property.

**OPEN SPACE, PRIVATE, SHARED:** Open space, the use of which is shared by occupants of an entire subdivision or planned development, but which is not generally open to the public. Such open space is typically managed and maintained by an owners' association.

**OPEN SPACE, PUBLIC:** Open space that has been dedicated for public use or for which an easement has been granted for public use.

**OPEN SPACE USE:** See "parks and open space uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

**Oriel Window (Syn Upper Story Bay Window). A window that projects from the building facade or elevation, located on upper floors and may extend for multiple stories.**

**OUTDOOR DISPLAY:** Includes the outdoor display of products, vehicles, equipment, and machinery for sale or lease. "Outdoor display" is an outdoor showroom for customers to examine and compare products. There is variety or a distinction among the goods on display, through different products, brands, or models. The display area does not have to be visible to the street. "Outdoor display" does not include goods that are being stored or parked outside. It does not include damaged or inoperable vehicles,

vehicles or equipment being serviced, bulk goods and materials, and other similar products. Examples of uses that often have "outdoor display" are car and boat sales, and plant nurseries. See also definition of outdoor storage.

**OUTDOOR STORAGE:** Includes the outdoor storage of goods that generally have little or no differentiation by type or model. The goods may be for sale or lease, but if so, they are the type that customers generally do not inspect and compare. "Outdoor storage" includes the storage of raw or finished goods (packaged or bulk), including gravel; mulch; building materials, packing materials, salvage goods; machinery, tools and equipment; and other similar items. Examples of uses that often have "outdoor storage" are lumberyards, vehicle repair; tool and equipment rental, bark chip and gravel sales, salvage yards; and recycling processing facilities. See also definition of outdoor display.

**OUTDOOR STORAGE AND DISPLAY ORIENTED RETAIL:** See "retail uses, outdoor storage and display oriented", as defined in [chapter 4, article A](#), "Use Categories", of this title.

**OVERLAY ZONE:** A set of zoning requirements imposed in addition to those of the underlying base zone. Development in overlay zones must conform to the requirements of the overlay zone as well as those of the underlying base zone, unless modifications to base zone requirements are approved as a part of the overlay rezoning process.

**OWNER:** The person holding fee simple or equitable title to the property.

**PARAPET. A wall along the edge of a roof or the portion of a wall that extends above the roof line.**

**PARCEL:** See definition of lot.

**PARENTAL GROUP HOME:** A type of group household containing not more than three (3) teenagers or adults and up to four (4) children under five (5) years of age, each of whom is related by blood to at least one of said teenagers or adults, placed in a residential dwelling unit by a government or social service agency and occupying said dwelling unit as a single housekeeping unit for purposes of social and/or economic support.

**PARKING AREA:** An off street facility intended and designed for the parking of more than four (4) motor vehicles. A parking area includes parking spaces, aisles, landscaped islands and medians, and drives that provide circulation within a parking area or around the perimeter of a parking area. Drives that are external to a parking area are not considered a part of the parking area.

**PARKING DRIVEWAY WIDTH. The horizontal measurement of an access driveway to a parking area, beginning at the sidewalk, measured perpendicular to the direction of travel.**

**PARKING SPACE:** A permanent, durable surface intended for off street vehicular parking.

**PARKING, SHARED. Any parking spaces assigned to more than one user, where different persons utilizing the spaces are unlikely to need the spaces at the same time of day.**

PARKS AND OPEN SPACE USES: See "parks and open space uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

PATIO: A covered or uncovered, surfaced outdoor living area located at grade, adjacent to and accessible from a dwelling.

PEDESTRIAN ORIENTED: "Pedestrian oriented" streets and developments are those that are designed to provide a safe, comfortable environment for pedestrians. Important elements include sidewalks that are separated and buffered from vehicular traffic with limited interruption from driveways; the provision of street trees and appropriate street furniture; and buildings that visually address the street with visible entranceways and windows, and, in the case of commercial buildings, may include awnings or canopies that protect pedestrians from the weather. Buildings with blank facades along the street, long stretches of repetitive building designs, entranceways that are difficult to find or identify, unscreened surface parking lots, and other expanses of paving are contrary to a "pedestrian oriented" design.

PERFORMANCE STANDARD: Regulatory language stating the minimum requirement or the maximum allowable limit on the effects or characteristics of a use.

PERMITTED USE: A principal use allowed in the zone in which it is listed, subject to compliance with the dimensional requirements, development standards, and any other special requirement of the zone and the general requirements of this title.

PERSON: Any individual or group of individuals, corporation, partnership, association or any entity, including state and local governments and agencies.

PERSONAL SERVICE: See "retail uses, personal service oriented", as defined in [chapter 4, article A](#), "Use Categories", of this title.

PLANTING AREA: An unpaved pervious area intended or used for the placement of a tree or other required landscaping elements.

**PLANTING STRIPS. A landscaped or grassy area located between a street and a sidewalk.**

PORCH: A covered entrance to a building consisting of a platform area, with open or enclosed sides, projecting from the wall of a building.

PREMISES: See definition of Lot.

**PRIMARY BUILDING. The building that serves all activities related to the principal use of the design site.**

PRIMARY STREET FRONTAGE: The frontage of a lot to which the address is assigned.

PRINCIPAL BUILDING: A building containing the principal use.

**PRINCIPAL USE:** The primary use of land or a structure as distinguished from an accessory use, e.g., a dwelling is a principal use on a lot in a residential zone, while a garage or pool is an accessory use.

**PRIVATE OUTDOOR ANIMAL RECREATION:** An outdoor facility used for the exercise, recreation, or training of domestic animals.

**PROJECTIONS (INTO SETBACKS):** Parts of buildings, such as architectural features, which protrude into required setback areas.

**PROVISIONAL USE:** A principal use allowed in the zone in which it is listed, subject to compliance with the specific requirements mentioned with the use and all other dimensional and development requirements and special requirements, if any, of the zone as well as the general requirements of this title.

**PUBLIC REALM. The combined area along the front and side street portions of design sites, visible to the pedestrian, that is between the facades of buildings on both sides of a thoroughfare or between the facades on one side of the thoroughfare and the edge of the adjacent open or civic space.**

**PUBLIC RIGHT OF WAY:** Property dedicated to public use and intended for the movement of the public.

**PUBLIC UTILITY:** A system owned and operated by a licensed public utility company or by a railroad company. Such systems do not include those owned and operated by the city of Iowa City or other governmental agency.

**PUBLIC VIEW, WITHIN:** Visible from a public street, public sidewalk, public access easement, or other public way, or from a public park or other public open space area.

**QUARRY:** Land used for excavating stone or slate.

**QUICK VEHICLE SERVICING USES:** See "quick vehicle servicing uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

**REAL ESTATE SALES CENTER:** A provisional temporary use consisting of an on site office within a model dwelling unit that is used as a real estate office for the sale of dwelling units or lots within the same subdivision or development in which the sales center is located.

**REAR. Opposite of front.**

**REAR-LOADED (REAR ACCESS). Design sites that provide vehicular access from the rear of the design site.**

**RECESSED ENTRY. An entrance to a building that is set back from the facade of the building.**

**RECYCLABLE MATERIALS:** Reusable materials including, but not limited to, metal, glass, plastic, cardboard, and paper products which are intended for reuse, remanufacture or reconstitution for the purpose of using the altered form. "Recyclable materials" does not include automobiles or other vehicles or machinery and their components, structural steel materials and equipment, hazardous chemicals or



materials such as used motor oil and discarded automobile batteries, or biodegradable materials such as yard waste.

**RECYCLING PROCESSING FACILITY:** A waste related use where recyclable materials are collected, stored, and processed for efficient shipment, or to an end user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, sorting, shredding or cleaning, but not by processes involving heat for melting, smelting or burning. A "recycling processing facility" does not include "salvage operations", as defined in this title.

**RELIGIOUS INSTITUTION:** Any religious/private group assembly use primarily intended to provide a place of assembly for the practice of religion, which has been granted a federal tax exemption as a section 501(c)(3) organization under the internal revenue code, as amended. For purposes of this title, not all facilities, businesses, and institutions owned and operated by a "religious institution" are categorized as religious/private group assembly. (See "religious/private group assembly uses", "educational facilities", "hospitals", "colleges and universities", as defined in [chapter 4, article A](#), "Use Categories", of this title.)

**RELIGIOUS/PRIVATE GROUP ASSEMBLY USE:** See "religious/private group assembly uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

**REMODEL/REPAIR:** Any improvement in a building that is not a structural alteration.

**RESPONSIBLE PARTY:** A person who resides in and provides room and board in an elder family home. The "responsible party" may be, but is not required to be, an elder.

**RESTAURANT:** An eating establishment as defined in [chapter 4, article A](#), "Use Categories", of this title.

**RETAIL ESTABLISHMENT:** See "retail uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

**REZONING:** An amendment to the text of this title, including any amendment or change to any maps, graphic representations, or tables incorporated herein; and/or an amendment to the zoning map, i.e., a change in the zoning designation of a particular parcel or parcels of land. Overlay rezonings are considered a type of "rezoning".

**ROOF:** The top covering of a building constructed to shield the area beneath from the weather. The term "roof" includes the term "canopy".

**ROOFLINE:** The highest point of the coping of a flat roof, the deck line of a mansard roof or the midpoint between the eaves and ridge of a saddle, hip, gable, gambrel or ogee roof.

**ROOFTOP ROOM. A room, with or without a roof, limited in size that is located on the uppermost roof of certain house-scale buildings to provide views across a neighborhood or the community. See Sub-Section 14-2H-7F (Rooftop Room).**

**ROOFTOP SERVICE AREA (RSA):** An accessory use to an eating or drinking establishment, commercial recreational use, hospitality oriented retail use or similar principal use that is designed as an outdoor seating or gathering space located on a

rooftop or upper floor terrace of a building, and that is open to the public for events, entertainment, meetings, and/or as a food and beverage service area. Rooftop patios or upper floor terraces intended for private use by the residents or occupants of a building are not considered RSAs. If the RSA is accessory to an establishment that is licensed by the State to sell alcoholic beverages, it is considered a type of "outdoor service area" as defined in section [4-1-1](#) of this Code, and is subject to the applicable regulations in title 4, "Alcoholic Beverages", of this Code.

**ROOMER:** An individual who leases and resides within a rooming unit of a group living use. Staff, including live-in staff of an assisted group living use, are not considered "roomers".

**ROOMING HOUSE:** Any dwelling containing two (2) or more rooming units in which space is let by the owner or operator to four (4) or more roomers. A rooming house is categorized as an independent group living use.

**ROOMING HOUSE COOPERATIVE:** A fraternal group living use that is organized as a nonprofit entity and that is an active member of North American Students of Cooperation (NASCO) or one of its affiliates, whose primary mission is to provide a cooperative living environment for its members. Said use is governed by a board that is democratically elected by members of the cooperative, with all members and board members having as their primary residence a rooming unit governed by the cooperative.

**ROOMING UNIT:** Any habitable room or group of adjoining habitable rooms that form a single, private residential unit intended to be used primarily for living and sleeping, but not for cooking, located within a group living use.

**SALVAGE OPERATION:** See "salvage operations", as defined in [chapter 4, article A](#), "Use Categories", of this title.

**SCREENING:** Structures and/or plantings that obscure an area from public view or from view of neighboring properties.

**SELF-SERVICE STORAGE:** See "self-service storage uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

**SERVICE STATION:** See "quick vehicle servicing uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

**SETBACK:** The distance between a specified object, such as a building, and another point. "Setbacks" are usually measured from lot lines to a specified object. Unless otherwise indicated, an unspecified setback refers to a building setback.

**SETBACK AREA:** A required area on a lot unoccupied by structures above grade, except for projections and specific accessory uses or structures allowed in such area under the provisions of this title. A "setback area" extends from the grade upward.

**SETBACK (AREA), FRONT:** The area on a lot between the street-side lot line(s) and the front setback line.

**SETBACK (AREA), REAR:** On an interior lot, the rear setback is the area extending from one side lot line to another side lot line and between the rear setback line and rear



lot line. On a corner lot, the rear setback is the area extending from the side lot line to the front setback line between the rear lot line and rear setback line. On a double frontage lot, there is no rear setback.

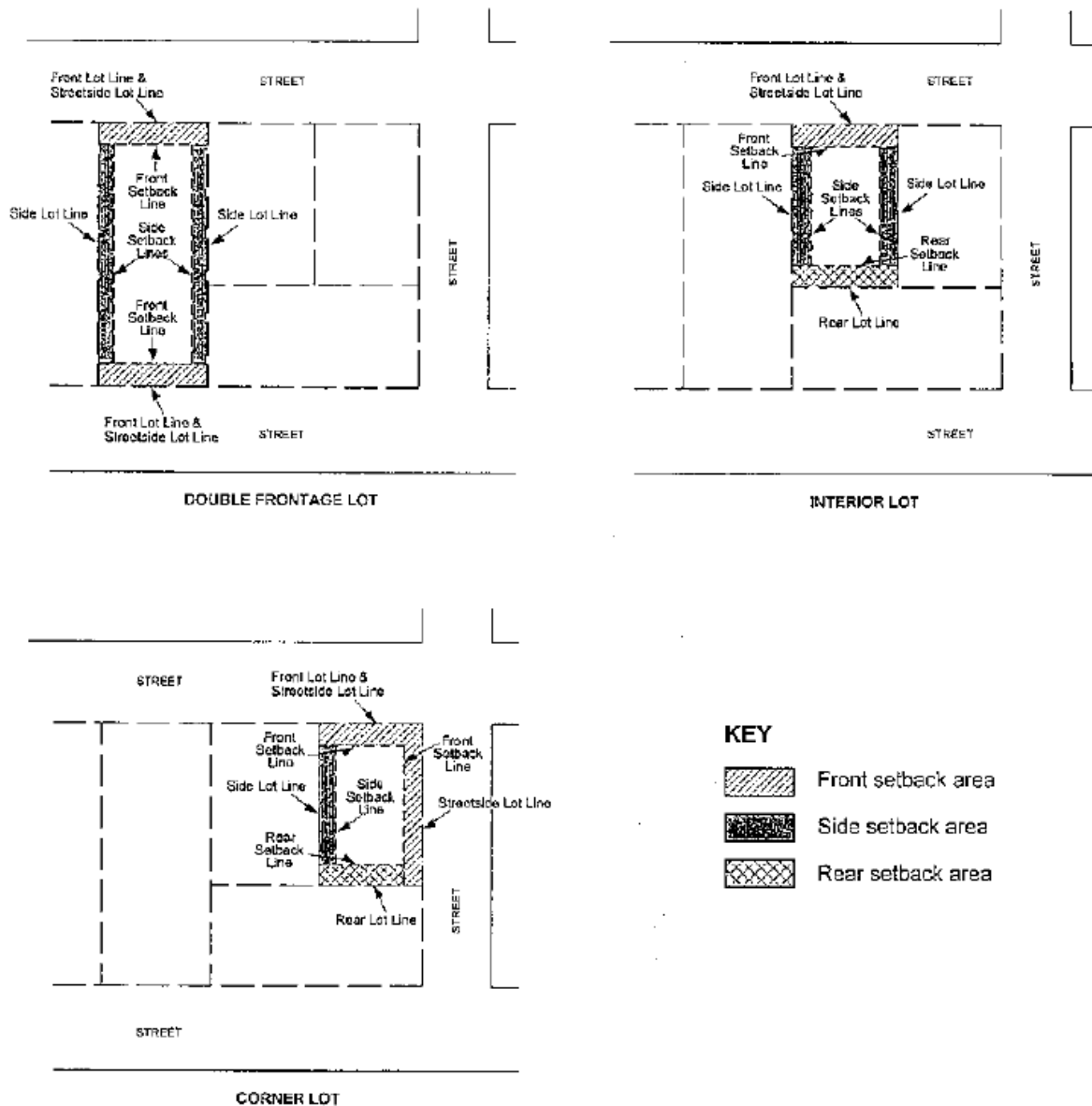
SETBACK (AREA), SIDE: Any setback area between a side lot line and a side setback line that is not a front setback area or a rear setback area.

SETBACK LINE: The line beyond which a specified use, object, building or structure shall not project, except as specified in this title.

SETBACK LINE, FRONT: A line drawn parallel to the street and as far back from the street as specified for the principal building, front setback.

SETBACK LINE, REAR: A line drawn parallel to the rear lot line and as far forward from the rear lot line as specified for the principal building, rear setback.

SETBACK LINE, SIDE: A line drawn parallel to the side lot line and as far from the side lot line as specified for the principal building, side setback.



**SETBACK, PARKING.** The mandatory clear distance between a design site line and parking.

**SHOPFRONT BASE.** A very low wall , that does not include glass, between the display window(s) of a shopfront and the adjacent sidewalk.

**SHRUB:** Any woody, perennial, bushy plant that branches into several stems or trunks at the base and is smaller than a tree. "Shrubs" are important features in permanent landscape planting, being used for formal decorative groups, hedges, screens, and background plantings, to which they contribute pattern, color, fragrance, or utility.

**SOLAR ENERGY SYSTEM:** A device, array of devices, or structural design feature, the purpose of which is to provide for generation of electricity, the collection, storage and distribution of solar energy.

**SPECIAL EXCEPTION:** A principal or accessory use allowed in a particular zone only upon showing that such use in a specified location will comply with all the general and specific approval criteria for such a use as specified in this title and as approved by the board of adjustment. A "special exception" may also mean an adjustment or waiver of certain zoning requirements allowed in certain circumstances specifically enumerated in this title, subject to compliance with all the general and specific approval criteria for such an adjustment or waiver as specified in this title and as approved by the board of adjustment.

**STACKING SPACE:** A permanent, durable surface designed to accommodate a motor vehicle waiting for entry to part of a development or use, such as a loading or unloading area, drive- through, car wash, or other auto oriented use.

**STOREFRONT:** The ground level frontage of a building in which there is located a single business directly behind the frontage. A building may have more than one storefront. The length of the storefront is measured from the outside edge of the exterior walls of the building, or if there are multiple storefronts located in a single building, from the centerline of the wall that separates the business from another business, public area, or other area not occupied by the subject business. Narrow storefronts are those that are less than or equal to forty feet (40') in width. Medium storefronts are those that are greater than forty feet (40') and less than or equal to sixty feet (60') in width. Wide storefronts are those greater than sixty feet (60') in width.

**STORY:** The portion of a building included between the upper surface of any floor and the upper surface of the next floor above. The topmost "story" shall be that habitable portion of a building included between the upper surface of the topmost floor and the ceiling above.

**STORY, HALF. A conditioned space that rests primarily underneath the slope of the roof, usually having dormer windows. The half story is identified by the ".5" in the description of maximum height (2.5). A half-story becomes a full story when its top wall plates, on at least two opposite exterior walls, are four feet or more above the floor of such story.**

**STREET, ARTERIAL:** A street, the principal function of which is to provide for through traffic and which is designed to carry large volumes of traffic. Arterial streets, as referenced in this title, are those streets shown on the Iowa City arterial street map as provided in [chapter 5, article C](#), "Access Management Standards", of this title.

**STREET, COLLECTOR:** A street, the principal function of which, is carrying traffic from local streets to arterial streets.

**STREET, CUL-DE-SAC:** A local street terminating in a turnaround.

**STREET, FRONT. Street located along the front design site line.**

**STREET FRONTAGE, PRINCIPAL.** The horizontal area of a design site parallel to and along the public right-of-way which it borders and which is identified by an officially assigned street address. On rectangular design sites at a street corner, the Principal Street Frontage shall have the narrower width in comparison to the other street frontage.

**STREET FURNITURE:** Manmade objects, other than buildings, which are part of the streetscape. Examples include, but are not limited to, benches, litter containers, planting containers, sculptures, and bus shelters.

**STREET, LOCAL:** A street used primarily for access to abutting property and for moving local traffic.

**STREET, PRIVATE:** A way that is intended to afford a means of access to abutting lots and for moving local traffic. A private street is not owned or controlled by a government entity.

**STREET, PUBLIC:** A right of way, dedicated to and accepted for public use, which affords a means of access to abutting property and a means of vehicular travel. A public street is owned or controlled by a government entity.

**STREET, SIDE.** Street located along a design site line that is not the front design site line.

**STREET TREE.** A tree of any species or size planted in open spaces, parkways, sidewalk areas, easements, and streets.

**STREETSCAPE:** The scene of a street or way composed of natural and manmade elements, including buildings, paving, plantings, street furniture and miscellaneous structures.

**STRUCTURE, ACCESSORY BUILDING/USE.** A building, structure, or use which:

- a. **Is subordinate to the principal use of the property and contributes to the comfort, convenience or necessity of occupants, customers, or employees of the principle use;**
- b. **Is under the same ownership as the principal use or uses on the property;**
- c. **Does not include structures, structural features, or activities inconsistent with the uses to which they are accessory; and**
- d. **Except for off street parking located on a separate design site as approved through a special exception, is located on the same design site as the principal use or uses to which it is an accessory.**

**STRUCTURAL ALTERATION:** Any change in the configuration of the exterior walls, foundation or roof of a building that results in an increase in the area, height or volume of the building.

**STRUCTURE:** Anything constructed or installed on the ground or which is attached to something located on the ground. "Structures" include buildings, radio and TV towers, sheds and permanent signs. "Structures" exclude vehicles, sidewalks and paving.

SUBSTANDARD LOT: See definition of Nonconforming Lot.

SURFACE PASSENGER SERVICES: See "surface passenger services", as defined in [chapter 4, article A](#), "Use Categories", of this title.

TAILGATING: A home football game day informal social gathering that is noncommercial and may include eating and drinking beverages (alcoholic or nonalcoholic) as part of the activities. Temporary parking on unimproved surfaces located on private property is allowed during tailgate events. No alcohol is sold at a tailgate, nor is any admission fee charged, goods sold or given away, nor services provided for a fee.

**TANDEM PARKING. A parking space deep enough to allow two cars to park, one behind the other.**

TOWNHOUSE: Attached single-family dwellings containing not less than three (3) side by side, attached dwelling units (townhouse units), with each dwelling unit being located on a separate lot. **Or as outlined in Sub-Section 14-2H-6K (Townhouse).**

TOWNHOUSE STYLE APARTMENTS/CONDOMINIUMS: A multi-family dwelling containing not less than three (3) side by side, attached dwelling units, each with its own exterior entrance, and with all dwelling units located on the same lot.

TRACT: An abutting group of lots developed for a use or uses which share common facilities, e.g., off street parking, loading and driveways. A "tract" shall be considered a single lot in the application of the requirements of this title.

TRANSIENT HOUSING: A community service shelter use owned and operated by a nonprofit organization, as defined by section 501(c)(3) of the internal revenue code, as amended, providing a temporary residence, for a period of not more than ninety (90) days, for persons in need of emergency shelter and temporarily unable to pay for housing. (See "community service - shelter", as defined in [chapter 4, article A](#), "Use Categories", of this title.)

TREE: Perennial woody plant with a single main stem (the trunk or bole) from which branches and twigs extend to form a characteristic crown of foliage. "Trees" are important features in permanent landscape planting, being used to define street edges, to lessen heat island effects through shading, and by contributing pattern, color and utility. Small trees generally attain a height at maturity of up to fifty feet (50'). Large trees generally attain a height at maturity greater than forty feet (40'). See the list of recommended "trees" for Iowa City, available through the city forester's office.

TRUCK TERMINAL FACILITY: A warehouse and freight movement use intended to provide storage of truck trailers, and for the loading and unloading and temporary storage of goods and materials.

**UPPER FLOOR. A floor in a building containing habitable space that is located above the ground floor.**

UPZONING: The opposite of downzoning. (See definition of Downzoning.)

USE: A purpose or activity for which land, structures, or a portion thereof, are designed, occupied and maintained.

USE, ACCESSORY: See definition of Accessory Building/Use/Structure.

USE, PERMITTED: See definition of Permitted Use.

USE, PRINCIPAL: See definition of Principal Use.

USE, PROVISIONAL: See definition of Provisional Use.

UTILITY-SCALE GROUND-MOUNTED SOLAR ENERGY SYSTEM: A solar energy system that is structurally mounted on the ground and is not roof mounted, and the system's footprint is at least 1 acre in size. Utility-scale ground-mounted solar energy systems may be used for both on-site and off-site consumption of energy.

UTILITY SUBSTATION FACILITY: An assemblage of equipment used for the purpose of changing the strength, volume, or configuration of the utility flow from a bulk quantity to smaller quantities to be used in the local distribution system. "Utility substation facilities" include, but are not limited to, electric substations, gas regulator stations, telecommunications switching and relay facilities, and water and sewer pumps or lift stations. A "utility substation facility" is classified as a "basic utility use" for purposes of this title.

VACATION: The process by which the city discontinues the use of a street, alley or easement as a public way.

VARIANCE: A means of granting a property owner relief from certain provisions of this title where, owing to special conditions, a literal enforcement of the provisions of this title will result in unnecessary hardship, and so that the spirit of this title shall be observed and substantial justice done. The authority to grant "variances" is vested in the board of adjustment pursuant to the code of Iowa, as amended.

VEHICLE: Every device in, on or by which any person or property is or may be transported or drawn upon a street or highway.

VEHICLE REPAIR USE: See "vehicle repair uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

VEHICLE STORAGE: A vehicle or portion thereof which is parked in the same position for a period of forty eight (48) hours or more.

**WALKABLE NEIGHBORHOOD. Areas that are pedestrian-oriented in nature, with a highly interconnected network of streets, where bicycling and walking are viable daily options because services, shopping, or food uses are within a short walking distance of most dwellings.**

**WALKABILITY. The condition when an area is highly interconnected to other areas and appeals to pedestrians for recreational walking or for walking to work, transit, errands, shopping, or restaurants.**

WAREHOUSE AND FREIGHT MOVEMENT USE: See "warehouse and freight movement uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

WASTE RELATED USE: See "waste related uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

**WING. A structure physically attached to, and smaller in footprint and height to, the Main Body of a building.**

WHOLESALE SALES USE: See "wholesale sales uses", as defined in [chapter 4, article A](#), "Use Categories", of this title.

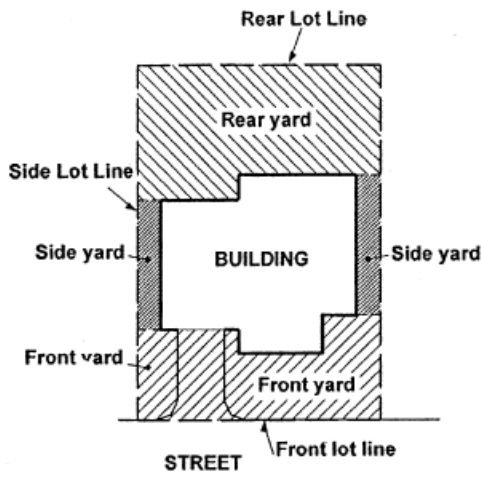
YARD/COURTYARD, INTERIOR: An open area on a lot, which is bounded on at least three (3) sides by the exterior walls of one or more buildings and is not open toward a street-side lot line. An interior courtyard is not a side yard.

YARD, FRONT: The area on a lot between the street-side lot line(s) and a line drawn parallel to and flush with the plane of any building facade of a principal building that faces a street- side lot line. On lots with multiple buildings, there is no front yard adjacent to buildings that are behind or surrounded by other buildings, such that there is no facade directly facing the street.

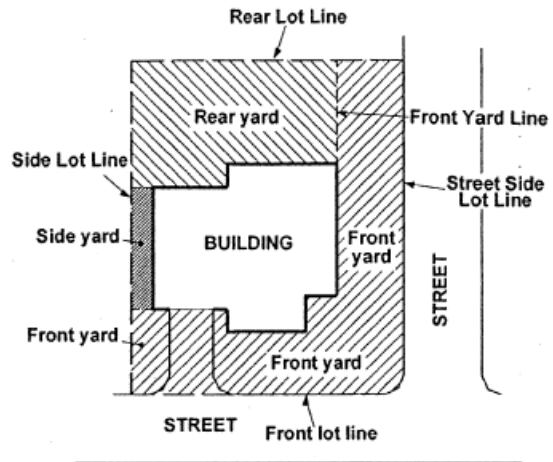
YARD, REAR: On an interior lot, the rear yard is the area extending from one side lot line to another side lot line and between the rear lot line and a line drawn parallel to and flush with the plane of the rear building facade(s) of the principal building(s) on a lot. On a corner lot, the rear yard is the area extending from the side lot line to the front yard line that is opposite the side lot line and between the rear lot line and a line drawn parallel to and flush with the plane of any building facade(s) of the principal building(s) that faces a rear lot line. On a double fronting lot there is no rear yard.

YARD, SIDE: The area on a lot bounded by any facade of the principal building that faces a side lot line and that same side lot line and excluding any area that is front yard, rear yard, or interior courtyard.

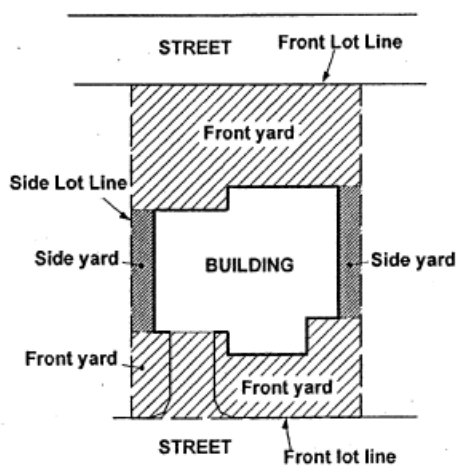




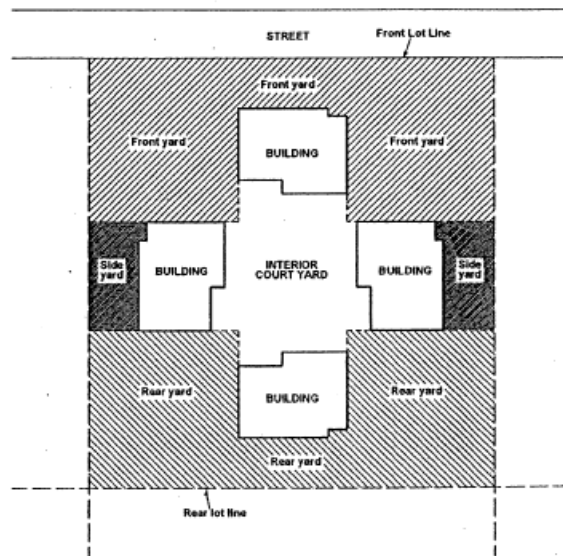
**Interior Lot**



**Corner Lot**



**Double-Frontage Lot**



**Interior Court Yard**

**ZONING CODE INTERPRETATION PANEL:** A staff panel designated by the City Manager to interpret the provisions of this title in such a way as to carry out its intent and purpose.



ZONING MAP: The map delineating the boundaries of zoning districts, which, along with the zoning text, comprises this title.

## ARTICLE C. SIGN DEFINITIONS

### SECTION:

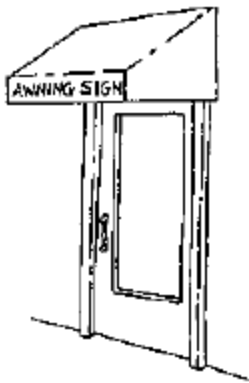
#### 14-9C-1: Definitions

##### **14-9C-1: DEFINITIONS:**

As used in [chapter 5, article B](#), "Sign Regulations", of this title, the following definitions shall apply. The general definitions contained in article A of this chapter shall apply to all terms used in [chapter 5, article B](#) of this title that are not defined in this section.

**ANIMATED SIGN:** Any sign or part of a sign which, through the use of moving structural elements, flashing or sequential lights, lighting elements, or other automated method, results in movement, or the appearance of movement.

**AWNING SIGN:** A building sign placed on the surface of an awning.



**BALLOON:** An inflatable bag filled with gas or hot air and displayed in such a way as to attract attention to the premises on which it is located.

**BANNER:** A strip of flexible material, such as cloth, paper or plastic, securely fastened on all corners to a building or structure.

**BILLBOARD:** An off premises sign on which poster panels or bulletins are mounted. For purposes of this title, billboard signs are not considered freestanding signs or monument signs.

**BUILDING SIGN:** Any sign attached to a building or to an appurtenance of a building in any way.

**CABINET SIGN:** A sign constructed like a cabinet with a flat translucent face and structural and lighting components located within the cabinet.

**CANOPY SIGN:** A building sign attached to or in any way incorporated with the face, underside or roof of a canopy, marquee or any other similar building projection. Extensions of a flat topmost roof past a building wall are not considered canopies for purposes of this section.

**CHANGEABLE COPY/CHANGEABLE COPY SIGN:** A sign, or part of a sign, such as a reader board, where the copy is easily changed manually or by electronic means as specified in [chapter 5, article B](#), "Sign Regulations", of this title.

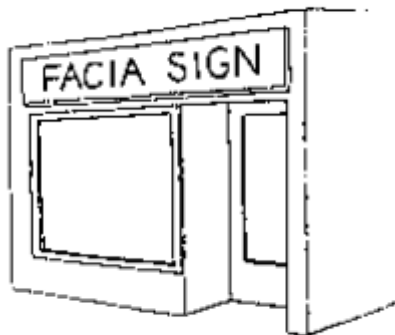
**COMMON SIGN:** A sign that serves two (2) or more uses.

**DIRECTIONAL SIGN:** A sign designed to guide or direct pedestrian or vehicular traffic.

**ELECTRONIC SIGN:** A sign that displays a changing message through the use of an electronically controlled and illuminated medium. An "electronic sign" is considered an animated sign.

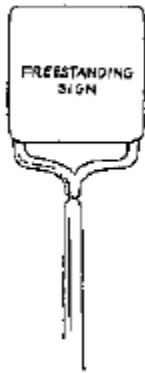
**ENTRANCEWAY SIGN:** A nonbuilding sign incorporated into or mounted on the face of, or affixed above or below an entranceway arch that extends over a walkway or driveway. Said sign type is intended to identify and direct traffic to a place, grounds, or parking lot.

**FASCIA SIGN:** A single faced building sign parallel to or at an angle of not more than forty five degrees (45°) from the wall of the building on which it is mounted. Such signs do not extend more than one foot (1') out from vertical walls nor more than one foot (1') out at the sign's closest point from nonvertical walls.



**FLAG:** A generally rectangular piece of fabric or vinyl displaying a name, insignia, logo or emblem.

**FREESTANDING SIGN:** A sign supported by one or more uprights or braces firmly and permanently anchored in or on the ground and not attached to any building or wall.



**FREESTANDING WIDE BASE SIGN:** A freestanding sign in which the uprights or braces are clad in a permanent material such that the entire base has a monolithic or columnar line that maintains essentially the same contour.



**HAZARDOUS SIGN:** A sign which, because of its construction or state of disrepair, may fall or cause possible injury to passersby, as determined by the city; a sign which, because of its location, color, illumination or animation, interferes with, obstructs the view of or is confused with any authorized traffic sign, signal or device; or a sign which makes use of the words "stop", "go slow", "caution", "drive in", "danger" or any other word, phrase, symbol or character in such a way as to interfere with, mislead or confuse traffic.

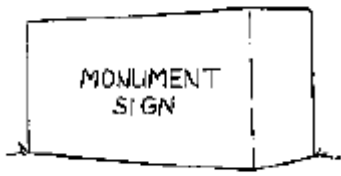
**IDENTIFICATION SIGN:** A sign displaying the name, address, crest, insignia or trademark, occupation or profession of an occupant of a building or the name of any building on the premises.

**ILLUMINATED SIGN:** Any sign in which a source of light is used to make the message readable. An "illuminated sign" need not be an electronic sign.

**INTEGRAL SIGN:** A sign carved into stone, concrete or other building material or made of bronze, aluminum or other permanent type of construction and made a part of the building to which it is attached.

**MASONRY WALL SIGN:** An identification sign mounted on the face or inset into a fence or wall constructed of masonry materials. Such identification sign or set of two (2) signs shall identify one entity or one group of entities, such as identifying an office research park or industrial park.

**MONUMENT SIGN:** A permanent sign, not attached to a building, which is mounted low to the ground and does not exceed five feet (5') in height.



**NONCONFORMING SIGN:** A sign, other than a prohibited sign, that does not comply with the regulations of the zone in which it is located by reason of these or any other regulations adopted after the installation of the sign.

**OBSOLETE SIGN:** A sign, or any portion of a support for that sign, that advertises an activity, business, product or service no longer conducted.

**OFF PREMISES SIGN:** A sign that directs attention to a use conducted off the lot on which the sign is located.

**ON PREMISES SIGN:** A sign with the primary purpose of identifying or directing attention to the lot on which the sign is located.

**PAINTED WALL SIGN:** A sign painted directly on an exterior surface of a building other than the windows.

**PARAPET SIGN:** A fascia sign installed on a parapet or a parapet wall.

**PERMITTED SIGN:** A sign allowed in the zone in which it is listed, subject to compliance with the requirements of the sign regulations.

**PLASTIC TRIM CAP LETTERS:** A three-dimensional channel letter with a plastic or acrylic face affixed to the channel with a plastic trim piece.

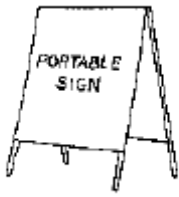
**POLITICAL SIGN:** A sign promoting candidates seeking public office, a political issue or containing other election information, such as "vote today". "Political signs" shall not be considered off premises signs.

**PORCHSIGN: A sign that is mounted on a porch parallel to the main facade, pedestrian-scaled, and intended for viewing from the sidewalk.**



*Example of a Porch Sign.*

**PORTABLE SIGN:** A sign not firmly and permanently anchored or secured to either a building or the ground and not expressly permitted in [chapter 5, article B](#), "Sign Regulations", of this title.



**POSTSIGN: A sign that is mounted on a porch parallel to the main facade, pedestrian-scaled, and intended for viewing from the sidewalk.**







*Example of a Post Sign.*

**POSTER:** A temporary sign on a card or sheet of paper, plastic or other similar material.

**PROHIBITED SIGN:** A sign, other than a nonconforming sign, not permitted by this title.

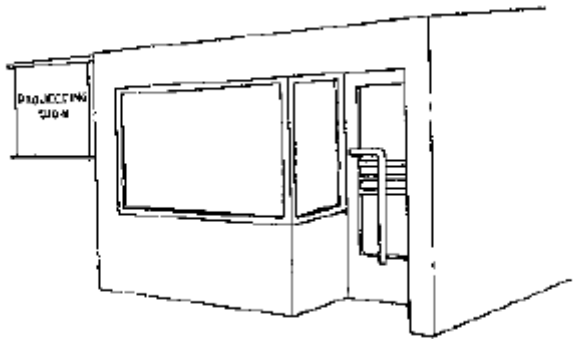
**PROJECTING SIGN:** A building sign extending more than one foot (1') out from the wall of the building on which it is mounted. Subtypes include:

**Banner:** A fabric projecting sign located above the second floor windowsill and below the bottom of the roofline cornice or roofline if no cornice exists.

**Storefront:** A projecting sign installed on the ground floor street-facing facade of a building and located below the second floor windowsill.

**Upper Level:** A projecting sign made of solid durable materials located above the second floor windowsill and below the bottom of the roofline cornice or roofline if no cornice exists.

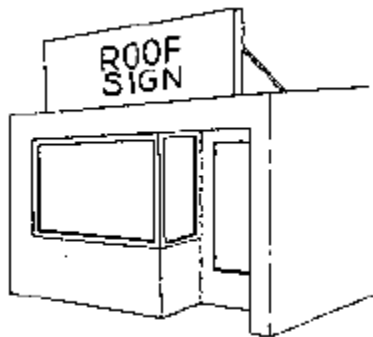




**PUBLIC ART:** Any work of art exposed to public view from any street right of way which does not contain any advertising, commercial symbolism, such as logos and trademarks, or any representation of a product.

**PUBLIC PLACE:** Any public street, way, place, alley, sidewalk, square, plaza, pedestrian mall or city owned right of way, or any other public property owned or controlled by the city and dedicated for public use.

**ROOF SIGN:** A sign installed on or above a roof of a building and affixed to the roof.



**SEASONAL DECORATION:** A display, which does not constitute a sign, pertaining to recognized national, state or local holidays and observances.

**SIGN:** Any structure or medium, including its component parts, visible to the public from a street or public right of way and used or intended to be used to direct attention to a business, product, service, subject, idea, premises or thing. "Signs" shall not include buildings or landscaping. The term "sign" includes, but is not limited to, all reading matter, letters, numerals, pictorial representations, emblems, trademarks, inscriptions and patterns, whether affixed to a building or separate from a building. This definition does not include public art, seasonal decorations and directional symbols on paved surfaces.

**SIGN FACE:** The surface of the sign on which reading material, letters, numerals, pictorial representations, emblems, trademarks, inscription or patterns are affixed.

**SIGN WALL:** The wall of a building on which a sign is mounted, including elements of the wall or any member or group of members which defines the exterior boundaries of the side of the building on which the sign is mounted and which has a slope of forty five degrees (45°) or greater with the horizontal plane.

**SPINNER:** A device shaped like a propeller and designed to rotate in the wind to attract attention to the premises on which it is located.

**SWINGING SIGN:** A sign that, because of its design, construction, suspension or attachment, is free to swing or move noticeably because of pressure from the wind.

**TEMPORARY SIGN:** Temporary signs are constructed of temporary materials, such as paper, cardboard, wallboard or plywood, with or without a structural frame, and are intended for a temporary period of display.

**TIME AND TEMPERATURE SIGN:** A projecting identification sign that shows the current time and temperature in an electronic, changeable copy format in a manner similar to the following illustration:



**WALL MURAL PAINTED SIGN:** An identification sign painted directly on an alley wall or on a nonstreet-facing building wall that contains the main entrance to a business and is incorporated into a larger painted mural.

**WINDOW SIGN:** A sign affixed to a window, embedded in a window, or hanging adjacent to a window and obviously intended to be viewed by the public through the window. This type of sign is designed to be more permanent in nature and is intended to be displayed for an extended and indeterminate period of time. This definition does not include merchandise or product displays, posters, temporary signs painted on windows or other temporary signs. (Ord. 16-4685, 11-15-2016)