

7.3.9 Monument Sign

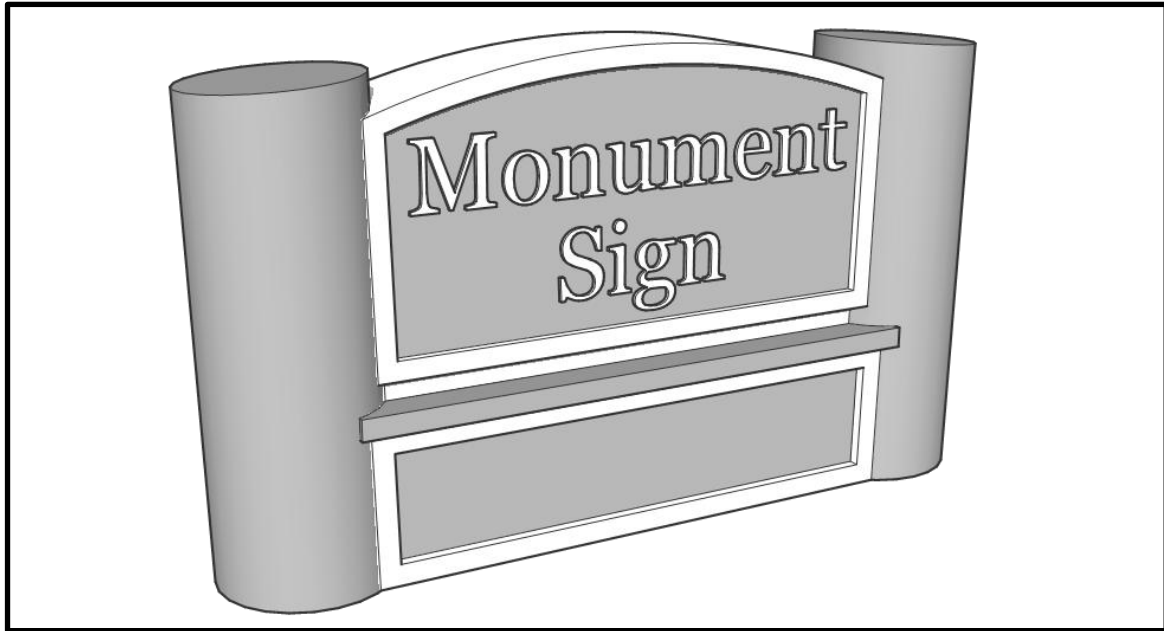


Figure 7.3.9-1: Monument Sign

A. Dimensional Standards

Table 7-6: Monument Sign					
	Number Allowed (max.)	Area per Sign (max., sq ft)	Height (max., ft)	Setback (min., ft)	Illumination Allowed?
<b>Residential Zoning Districts<sup>[1]</sup></b>					
One- to Four-Family Districts <sup>[2]</sup>	1 per frontage	40 sq ft / sign face	6	5	External only
Non-Residential use in One- to Four-Family Districts	1 per lot	32	8	5	External only
Multi-Family Districts	1 per frontage	32	8	5	External only
<b>Mixed-Use Zoning Districts</b>					
MXT	1 per lot	32	8	5	External only
MXC	1 per frontage	48	10	10	Internal or external
MXR	1 per frontage	48	10	10	Internal or external
<b>Commercial and Industrial Zoning Districts</b>					
D	1 per lot	32	8	5	Internal or external
All other commercial	1 / 300 linear ft of street frontage	48	10	5	Internal or external
Industrial	1 / 300 linear ft of street frontage	48	10	10	Internal or external
<b>Other Districts<sup>[1]</sup></b>					
AG / PO	1 per lot	32	8	10	External only

Table 7-6: Monument Sign					
	Number Allowed (max.)	Area per Sign (max., sq ft)	Height (max., ft)	Setback (min., ft)	Illumination Allowed?

**Notes**

[1] EMD not allowed in these districts.

[2] This applies only to a subdivision entrance sign for an entire development, and not to any individual residential lot or property. See §7.3.9B.3.

**B. Design Standards**

**1. General**

- a. The sign shall have only two sign faces.
- b. A monument sign shall have zero clearance above the existing finish grade level and shall be installed in or on the ground.
- c. The base of the sign shall be constructed of materials and colors compatible with those on the primary building's facade.
- d. If more than one monument sign is located on the same property, there shall be a minimum separation distance of 100 feet between the monument signs on the same frontage.



**Monument Sign Examples**

**2. Multi-Tenant Monument Signs**

Developments containing two or more businesses, whether in a single building or multiple buildings, shall share a sign structure for all businesses located within the development. This provision is applicable to businesses located on the same lot upon which the sign is located as well as to businesses located upon different lots within the development. Such signs shall comply with the following:

- a. The lot or lots involved shall be contiguous with one another and constitute a single cohesive development.
- b. The sign(s) shall be located on a lot occupied by one of the businesses on the site.
- c. In the MXC, MXR, commercial districts except D, and industrial districts, multi-tenant monument signs are allowed a maximum sign area of 64 square feet.
- d. The sign shall be designed in the overall architectural style of the buildings within the development.
- e. Private streets within the boundaries of a development shall be treated as public rights-of-way for purposes of determining allowable signage.

- f. Individual pad or lease sites shall be treated as separate lots for purposes of determining allowable signage; however, no business shall be included in the shared multi-tenant sign and have its own individual detached sign.



**Multi-Tenant Sign Example**

**3. Subdivision Entrance Sign**

Subdivision entry signs are allowed at any entrance into a subdivision, subject to the following standards:

- a. The sign shall be constructed of material(s) compatible with corresponding development.
- b. A landscaped area equal to twice the area of one sign face is required, providing one five-gallon shrub for every ten square feet of landscaped area. One of the following irrigation methods shall be used to ensure the survival of the required plant material in the landscaped areas.
  - i. **Conventional System**  
An automatic or underground irrigation system that may be a conventional spray or bubbler type heads.
  - ii. **Drip or Leak-Pipe System**  
An automatic or underground irrigation system in conjunction with a water-saving system such as a drip or a leaky-pipe system.
  - iii. **Temporary and Above-Ground Watering**  
Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses, wildflowers and trees may use a temporary and above ground system, and shall be required to provide irrigation for the first three growing seasons.
- c. No irrigation is required for undisturbed natural areas or undisturbed trees.

## **Article 7: Signs**

### **7.3 Standards for Permanent On-Premises Signs**

#### 7.3.9 Monument Sign

- d.** The owners of the landscaped property shall be responsible for the maintenance of the landscaped area.