

SECTION

25

SIGN REGULATIONS

Sections:

- 25-1 Purpose
- 25-2 New or Rebuilt Signs: Permits
- 25-3 General Standards
- 25-4 Exemptions
- 25-5 District Regulations
- 25-6 Nonconforming Signs

Section 25-1. Purpose

25-1.01 The purpose of this section is to protect, preserve, and promote the beauty, safety and general welfare of the City by establishing certain minimum standards and procedures for the erection of signs in various zoning districts.

25-1.02 No sign or other advertising structure regulated by this Section shall be erected at the intersection of any street in such a manner as to obstruct free and clear vision, or at any location where, by reason of its position, shape and color, it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device.

25-1.03 No sign shall indicate the presence of adult videos or materials in an establishment, unless such use is permitted by Section 19 of these regulations.

25-1.04 The following types of signs shall be considered to be functional sign types:

1. Advertising (Billboard) Sign: A sign that directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located or to which it is affixed.
2. Bulletin Board Sign: A sign that indicates the name of an institution or organization on whose premises it is located and that contains the name or names of persons connected with it, and announcements of persons, events or activities

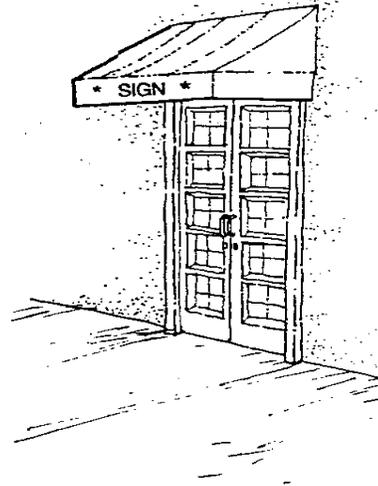
occurring at the institution. Such signs may also present a greeting or other similar message.

3. Business Sign: A sign that directs attention to a business or profession conducted, to a commodity or service sold, offered or manufactured or an entertainment offered, on the premises where the sign is located or to which it is affixed.
4. Identification Sign: A sign giving the name and/or address of a building, business, development or establishment. Such signs may be wholly or partly devoted to a readily recognized symbol.
5. Nameplate Sign: A sign giving the name and/or address of the owner or occupant of a building or premises on which it is located and, where applicable, a professional status.
6. Temporary Event Sign: A sign for an activity having a specific duration or the end of which is related to a specific action, usually lasting for less than twelve (12) months at a time. Temporary events include such activities as:
 - a. A political campaign, referendum or ballot proposition put to the voters as part of city, state or federal governance.
 - b. The construction of a building or development project, or the rehabilitation, remodeling or renovation of a building.
 - c. A fund-raising or non-commercial event held outside an enclosed permanent structure anywhere in the City.
 - d. Special seasonal events such as Christmas tree sales when such sign is located on the same property as the event. Signs for seasonal events that are not located on the same property as the event shall be considered temporary sign as defined in Section 2-1.05.
 - e. Public attractions intended primarily for entertainment or amusement, such as carnivals, concerts or festivals.
 - f. The sale or lease of the lot or tract of land on which the sign is located, or to the sale or lease of one or

more structures, or portion thereof, that is located thereon.

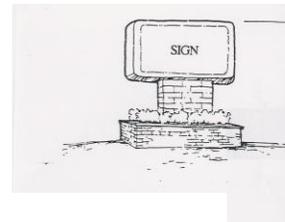
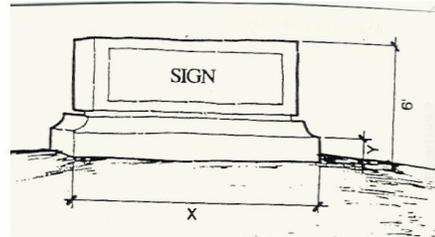
25-1.05 The following types of signs shall be considered to be structural sign types:

1. Awning, Canopy and Marquee Sign: A sign that is mounted or painted on or attached to an awning, canopy or marquee that is otherwise permitted by these regulations. No such sign shall project farther below than seven (7) feet from the ground level or beyond the physical dimensions of the awning, canopy or marquee.



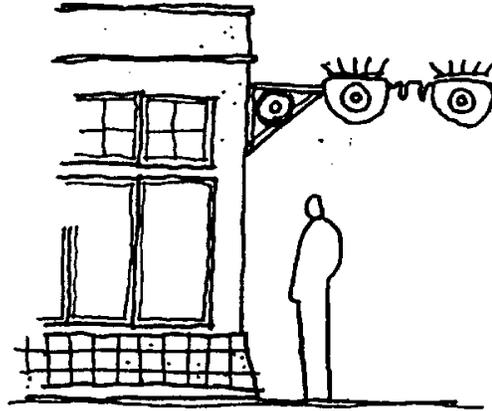
2. Ground Sign: See definition of monument sign.

3. Monument Sign: Any sign placed upon or supported by the ground independently of any building or structure on the property and whose supports are not visible, Signs on accessory structures shall be considered monument signs.

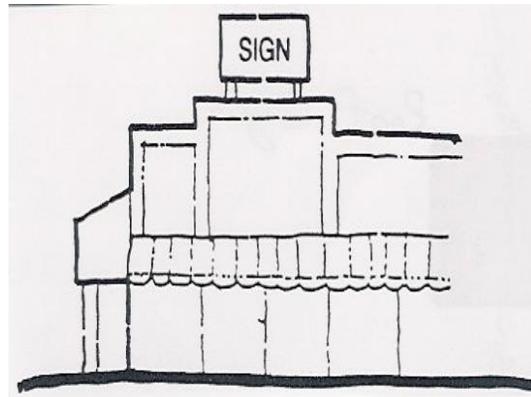


4. Pole Sign: A sign that is mounted on a freestanding pole(s), which are visible.

5. Projecting Sign: A sign that is wholly or partly dependent upon a building for support and that projects more than twelve (12) inches from such building.

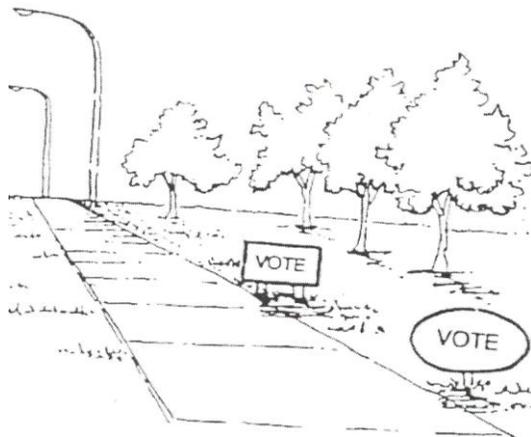


6. Roof Sign: A sign that is erected, constructed and maintained above the roof of a building, with the principal support on the roof of the building. A roof sign also includes signs painted on the roof of a building.

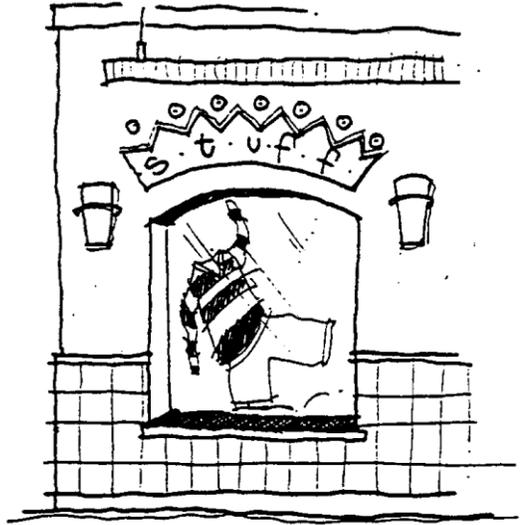


7. Temporary Sign: A sign in the form of a banner, pennant, inflatable display, valance or other advertising display constructed of cardboard, wall-board or other light-weight materials, with or without a frame, intended for temporary display. All banners are considered to be

temporary signs.



8. Wall Sign: A sign fastened to or painted on a wall of a building or structure, which does not project more than twelve (12) inches from such building, and is attached to the building in such a manner that the wall becomes merely the supporting structure or forms the background surface.



Section 25-2. New or Rebuilt Signs: Permits

25-2.01 Permit Required: Unless otherwise provided in these regulations, no new, permanent or temporary sign shall hereafter be hung, erected, attached or supported on a building or structural support, and no existing sign shall be altered, rebuilt, extended, replaced or relocated until a permit has been issued by the Director of Community Development or the Director=s designee. All signs legally existing at the time of passage of these regulations may remain in use including those in the status of legal non-conforming sign.

25-2.02 Application for Permit: Applicants for sign permits shall submit an application form (furnished by the Director of Community Development), appropriately filled out. Said application shall include, or have attached, the following information:

1. The name, address, and telephone number of the applicant.
2. The location of the building, structure or lot where the sign is to be located.
3. Position of the sign(s) in relation to nearby buildings and structures.
4. Two sets of prints showing the plans and specifications of the proposed sign and sign structure along with the method of construction and attachment to the building or in the ground.

5. The name of the person, firm, corporation or association erecting the sign.
6. Written consent of the owner of the building, structure or land to which or on which the sign is to be erected.
7. Additional information as the Director of Community Development shall require to show full compliance with this and all other applicable laws and regulations of the City.
8. A sign permit fee. Said fees shall be set by the Board of Aldermen.

25-2.03 Issuance of Sign Permit: If in the opinion of the Director of Community Development, the application meets the requirements of this section, a sign permit shall be issued. If the work authorized by such permit is not started within one hundred twenty (120) days from the date of its issuance, such permit shall become null and void. When work is started but delayed, the permit shall remain valid for an additional one hundred and twenty (120) days.

25-2.04 Permit Revocation: If the Director of Community Development shall find that any sign subject to these regulations is unsafe or insecure, is a menace to the public, has been constructed or erected or is being maintained in violation of the provisions of these regulations, written notice shall be given to the person or entity in possession and control of the premises on which the sign is located, specifying the problem. If such person fails to remove or alter the sign so as to comply with the provisions of these regulations within thirty (30) days of such notice, the Director of Community Development may cause such sign to be removed or altered to comply with these regulations at the expense of the permittee or owner of the property on which said sign is located. If, in the opinion of the Director of Community Development, a sign is an immediate hazard to the public health, safety, or welfare, the Community Development Director may cause the sign to be removed immediately and without notice.

Section 25-3. General Standards

25-3.01 Gross Surface Area of Sign: The entire area within a single continuous perimeter enclosing the extreme limits of such sign, which includes the sum of all individual sign faces, and in no case passing through or between any adjacent elements of same. Such perimeter shall not include any structural elements lying outside the limits of such sign and that do not form an integral part of the display. If both sides of

a structure are utilized for sign purposes, the area shall be calculated for only the larger of the two sides. When two or more signs are located on a zoning lot, the gross surface area of all signs on the lot shall not exceed the maximum gross surface per street frontage set by the applicable district regulations, except as is provided by Section 25-3.02.

25-3.02 Corner and Through Lots: On corner and through lots, each lot line that abuts a street or highway shall be considered a separate street frontage. On corner and through lots, restrictions that are phased in terms of "signs per zoning lot" shall be deemed to permit the allowable number of signs facing each street or highway that abuts the lot.

25-3.03 Height of Sign: The maximum height of signs shall be measured from ground level at the base of or below the sign to the highest element of the sign and shall be determined for purposes of this section as independent from the maximum height for zoning districts.

25-3.04 All signs shall be designed, constructed, and maintained in accordance with the following standards:

1. All signs shall comply with the applicable provisions of the Building Code, Electrical Code, and Fire Code, as adopted by the City of Raytown.
2. Except for temporary signs, and temporary event signs conforming in all respects with the requirements of this Ordinance, all signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame or structure.
3. All signs shall be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this ordinance at all times.

25-3.05 Aesthetic Standards: All signs shall be reviewed by the Director of Community Development for compliance with the provisions contained herein and in regards to the signs compatibility with the property on which the sign is located and surrounding property. Such review shall occur prior to installation of any sign requiring a Sign Permit under these regulations. Compatibility of the proposed sign shall be determined based upon the following:

1. Use of similar or complimentary materials, shapes and/or colors as existing or proposed on the principle building(s) on the property.

2. The sign shall be in scale with the structure and/or the property on which it is located.

25-3.06 Monument Signs: Monument signs shall conform to the following standards:

1. All support structures, poles, and wiring related to a monument sign shall be enclosed within the base or sign face of said monument sign so that they are not visible.
2. The color of the base and the materials enclosing the base of a monument sign shall be consistent with the exterior color and materials of the building(s) on the property unless otherwise required by design standards specified elsewhere within the Zoning Ordinance.
3. The maximum number of monument signs allowed on a property is specified in the applicable zoning district regulations in Section 25-5.
4. Monument signs having a base greater than 18-inches in height shall have a base that is constructed of the same materials and incorporates the same colors as the principle structure(s) on the property. Monument sign bases that are 18-inches or less in height may have a base constructed of the same material as the exterior of the sign cabinet.
5. Landscaping shall be installed around the base of the monument sign.
6. The maximum height of a monument sign is as follows unless a lower height is required elsewhere within these regulations:
 - a. Residential Districts: Five (5) feet.
 - b. Neighborhood Commercial District: Five (5) feet.
 - c. Highway Commercial District: Eight (8) feet.
 - d. Industrial District: Eight (8) feet.
7. The minimum base width of a monument sign shall not be less than two-thirds (2/3) the cumulative height of the sign face and base.

8. The base of the monument sign shall not have a depth greater than the depth of the sign face.

25-3.07 Illuminated Signs. Signs shall be shaded wherever necessary to avoid casting bright light upon property located in any residential district or upon any public street or park. Illumination shall be restricted to the face of the signboard.

25-3.08 Flashing or Moving Signs: No flashing signs, rotating or moving signs, animated signs, signs with moving lights, or signs that create the illusion of movement shall be permitted. A sign whereon the current time and/or temperature are indicated by intermittent lighting shall not be deemed to be a flash-sign if the lighting changes are limited to the numerals indicating the time and/or temperature. Electric changeable copy shall be allowed on signs subject to the following requirements:

1. Electric changeable message copy may change no more than one time in a twenty-four (24) hour period and shall not include any flashing, flowing, alternating or blinking lights;
2. Electric changeable message copy shall be integral to and a part of an approved structural type of sign for the applicable district in which the sign is located.
3. Electric changeable message copy shall be limited to one (1) color.

25-3.09 Metal Signs: Signs constructed of metal and illuminated by any means requiring internal wiring or electrically wired accessory fixtures attached to a metal sign shall maintain a free clearance to grade of ten (10) feet. Accessory lighting fixtures attached to a non-metal frame sign shall maintain a clearance of ten (10) feet to ground.

25-3.10 Location: No sign shall be permitted to project over the public right-of-way, except with the approval of the Board of Aldermen as a conditional use or as a permitted use in the Town Square Overlay District (TS) when the lowest part of such sign is at least eight (8) feet above the sidewalk area.

25-3.11 Accessway or Window: No sign shall block any accessway or window required by any applicable building, housing, fire or other codes or regulations.

25-3.12 Signs on Trees or Utility Poles: No sign shall be attached to a tree or utility pole whether on public or private property.

25-3.13 Traffic Safety:

1. No sign shall be maintained at any location where by reason of its position, size, shape or color, it may obstruct, impair, obscure, interfere with the view of, or be confused with, any traffic control sign, signal or device, or where it may interfere with, mislead or confuse traffic.
2. No sign shall be located in any vision triangle as defined in these regulations, except official traffic signs or other signs mounted eight (8) feet or more above the ground whose supports (not exceeding two (2)) do not exceed twelve (12) inches at the widest dimension and thus do not constitute an obstruction.

25-3.14 Abandoned Signs:

1. Any sign structure used for the purpose of advertising a business that has not been conducted for a period exceeding sixty (60) days shall be taken down and removed by the permittee, owner, agent or person having the beneficial use of the sign, or of the building, structure or land on which such sign is located within ten (10) business days after receiving written notification thereof if such sign is not in conformity with the provisions of Section 23-3.04, 25-3.05, 25-3.06 and 25-5. Additionally, as part of the removal of said sign the façade of the building, structure, or premise shall be restored to an appearance that is consistent with the remaining façade of the building, structure or premise and any support structure(s) of the sign shall be removed.
2. The face of any on-site sign used for a business that has ceased operating for a period of 30-days shall be removed within ten (10) business days upon notification.

Upon failure to comply with such notice(s) within the time specified, the City is hereby authorized to cause removal of such sign(s), and / or sign face, including any related support structures; restore the building, structure or premise to an appearance that is consistent with the remaining façade of the building, structure or premise and any expense incidental thereto shall be paid by the permittee or owner of the land, building or structure to which such sign is attached.

25-3.15 Temporary Signs: A temporary sign for any one (1) business may be placed on a lot subject to the following requirements:

1. Issuance of sign permit subject to the requirements specified in Section 25-2.
2. Length of Display:
 - a. Each temporary sign permit shall be valid for a maximum of thirty (30) days;
 - b. Temporary sign permits shall not exceed a maximum of sixty (60) days per calendar year for any one (1) business; and
 - c. No more than four (4) temporary sign permits may be issued within one (1) calendar year for any one (1) business.
3. Size of temporary signs.
 - a. Residential Districts. Temporary signs on properties occupied or zoned for residences shall not exceed eight (8) square feet in area.
 - b. Commercial and Industrial. Temporary event signs on properties occupied or zoned for commercial or industrial uses shall not exceed thirty-two (32) square feet in area.
4. Location of Temporary Signs:
 - a. Temporary Signs shall not be located in the public right-of-way;
 - b. Temporary signs shall not be painted on, attached to, or affixed to any trees, rocks, or other similar organic or inorganic natural matter including light poles, utility poles or similar apparatus;
 - c. Temporary signs shall not be painted on or attached to vehicles or trailers;

5. Prohibited Temporary Signs: The following type of signs and sign features are prohibited unless approved by the Board of Aldermen after review by the Planning and Zoning Commission:
 - a. Moving, flashing or animated signs;
 - b. Pennant streamers;
 - c. Accessory elements or features (such as computers, dolls, balloons or other inflatable devices, etc.) attached to the temporary sign.

25-3.16 Signs for Temporary Events: Signs for a temporary event as defined in this Article must comply with the following:

1. Duration. The sign may be placed upon initiation of the temporary event, and must be removed within ten (10) working days of the termination of the event. Initiation and termination of particular events shall be interpreted as follows:
 - a. Election. Initiation upon the last day of qualification of candidates or certification of a ballot question and termination upon the completion of the election.
 - b. Building construction or remodeling. Initiation upon issuance of a building permit and termination upon issuance of the certificate of occupancy or approval for connection to electric power for the work authorized by the building permit.
 - c. Fund-raising or non-commercial event; special seasonal event; public attractions. Initiation forty-five (45) days prior to first day of the event and termination on the last day of the event.
2. Size of temporary event signs.
 - a. Residential Districts. Temporary event signs on properties occupied or zoned for residences shall not exceed eight (8) square feet in area.
 - b. Commercial and Industrial. Temporary event signs on properties occupied or zoned for commercial or industrial uses shall not exceed thirty-two (32) square feet in area.

3. Additional requirements.

- a. Temporary event signs shall be located on the ground or wall of a building only.
- b. Temporary event signs shall not be illuminated.
- c. Temporary event signs shall not be located on public property;
- d. Temporary event signs shall not exceed a maximum height of ten (10) feet in multi-family, commercial and industrial districts and 5-feet in all other districts.
- e. Temporary event signs not meeting the requirements of this section require a conditional use permit.
- f. Temporary event signs must be authorized by a building permit if required under the Building Code adopted by the City of Raytown.
- g. These regulations shall not apply if the temporary event sign is placed on a legal sign structure such as a legal advertising (billboard) sign.

Section 25-4 Exemptions

25-4.01 The following signs shall be exempt from the requirements of this Section as long as no traffic safety issues are involved:

1. Signs of a duly constituted governmental body, including traffic or similar regulatory devices, legal notices, warnings at railroad crossings and other instructional or regulatory signs having to do with health, hazards, parking, swimming, dumping, etc.
2. Replacing or altering changeable copy of theater marquees, bulletin boards and similar signs.
3. Flags or emblems of a government or of a civic, philanthropic, educational or religious organization displayed on private property.
4. Garage sales signs, not exceeding four (4) square feet in area, and tablets and memorial signs that are all displayed on private property provided they are removed forty eight (48) hours after the conclusion of the sale.

5. Small signs, not exceeding five (5) square feet in area, displayed on private property for the convenience of the public, including signs to identify entrance and exit drives, parking areas, one-way drives, rest rooms, freight entrances and the like.
6. Address numerals and other signs required to be maintained by other laws, rules or regulations, provided, however, that the content and size of the sign do not exceed such requirements.
7. Scoreboards in athletic fields or stadiums.

25-4.02 The following signs are exempt from the sign permit requirements of this Section, but shall comply with all of the other regulations imposed by this Section:

1. Nameplate signs not exceeding two (2) square feet in gross surface area accessory to a residential dwelling.
2. Identification signs not exceeding forty (40) square feet in gross surface area accessory to a multiple dwelling.
3. One (1) bulletin board sign not exceeding forty (40) square feet in gross surface area for each street frontage accessory to a church, school or public or non-profit institution. Any sign may be either a monument or wall sign and must maintain a minimum eight (8)-foot setback from any property line.
4. Home occupation signs that are not illuminated and do not exceed two (2) square feet in gross area.
5. Temporary event signs meeting the requirements of section 25-3.16 do not require a sign permit.

Section 25-5 District Sign Regulations

25-5.01 The District Sign Regulations Table of this section provides a tabular summary of the type of functional signs and structural signs that are allowed within each zoning district.

1. Permitted: Functional signs and structural sign types identified with a "P" in a zoning district column of the District Sign Regulations Table below are permitted in the applicable zoning district, subject to such standards as specified for each applicable zoning district and all other requirements specified in this Zoning Ordinance.

2. Conditionally Permitted: Functional signs types and structural sign types that are identified with a “C” in a zoning district column of the District Sign Regulations Table below are allowed upon approval of conditional use permit as specified in Section 23 this Zoning Ordinance.
3. Not Permitted: Functional signs types and structural sign types that are identified with an “N” in a zoning district column of the District Sign Regulations Table below are not allowed.

	ZONING DISTRICTS								
	R-1	R-2	R-3	RE	MH	NC	HC	M	N
Functional Sign Type									
Advertising Sign (Billboard)	N	N	N	N	N	N	C	C	N
Bulletin Board Sign	C	C	C	C	C	P	P	P	P
Business Sign	N	N	N	N	N	P	P	P	P
Identification Sign	P	P	P	P	P	P	P	P	P
Memorial Sign	C	C	C	C	C	C	C	C	C
Nameplate Sign	P	P	P	P	P	P	P	P	P
Temporary Event Sign	P	P	P	P	P	P	P	P	P
	R-1	R-2	R-3	RE	MH	NC	HC	M	N
Structural Sign Type									
Awning, Canopy or Marquee Sign	N	N	N	N	N	P	P	P	P
Temporary sign	P	P	P	P	P	P	P	P	P
Monument Sign	C	P	P	P	P	P	P	P	P
Pole Sign	N	N	N	N	N	N	N	N	N
Projecting Sign	N	N	N	N	N	P	P	P	N
Roof Sign	N	N	N	N	N	N	N	N	N
Wall Sign	P	P	P	P	P	P	P	P	P

25-5.02 Low-Density Residential (R-1), Medium-Density Residential (R-2), High-Density Residential (R-3), Elderly Housing Residential (R-4), Manufactured Home Park Residential (MH) and Housing Opportunity Residential Overlay (HO).

1. Number of Signs Permitted:
 - a. One (1) of each functional type per zoning lot.

2. Maximum Gross Surface Area:
 - a. Bulletin board and identification signs: Sixteen (16) square feet.
 - b. Nameplate signs: Two (2) square feet.
 - c. Temporary Event Signs: See Section 25-3.16
3. Required Setback: Ten (10) feet from any property line.
4. Illumination: No sign shall be illuminated except that bulletin board signs may be indirectly illuminated with incandescent or fluorescent light.

25-5.03 Town Square Overlay District (TS)

1. All signs in the Town Square Overlay District (TS) shall comply with the requirements specified in Section 28.
2. Number of Signs Permitted:
 - a. Monument Signs: See Section 28.
 - b. Other structural types permitted: See Section 28.
3. Maximum Gross Surface Area:
 - a. Two (2) square feet of sign area for each one (1) foot of lineal building frontage along a street frontage provided no single sign shall exceed a gross surface area of two hundred (200) square feet unless otherwise specified in Section 28.
 - b. Temporary Event Signs: Section 25-3.16
4. Required Setback: See Section 28.
5. Illumination: See Section 28.

25-5.04 Neighborhood Commercial (NC) and Adult Entertainment Use (AE)

1. Number of Signs Permitted:
 - a. Monument signs: One (1) per zoning lot.

- b Other structural types permitted: No limit on the number of awning, canopy, marquee, projecting, or temporary signs, subject to maximum gross surface area. (Ord. #4714-01)
- 2. Maximum Gross Surface Area:
 - a Three (3) square feet of sign area for each one (1) foot of building lineage along a street frontage provided that no single sign shall exceed a gross surface area of three hundred (300) square feet.
 - b Temporary Event Signs: Section 25-3.16
- 3. Required Setback: No minimum required.
- 4. Illumination: Illuminated signs shall be permitted.

25-5.05 Highway Corridor Commercial (HC)

- 1. Number of Signs Permitted:
 - a Monument signs: One (1) per zoning lot. (Ord. #4713-01)
 - b Other structural types permitted: No limit on the number of awning, canopy, marquee, projecting, or temporary signs, subject to maximum gross surface area. (Ord. #4713-01)
- 2. Maximum Gross Surface Area:
 - a Three (3) square feet of sign area for each one (1) foot of building lineage along a street frontage provided that no single sign shall exceed a gross surface area of three hundred (300) square feet. (Ord. #4713-01)
 - b Temporary Event Signs: Section 25-3.16
- 3. Required Setback: No minimum. (Ord. #4713-01)
- 4. Illumination: Illuminated signs shall be permitted.

25-5.06 Industrial (M)

1. Number of Signs Permitted:
 - a Monument signs: One (1) per zoning lot.
 - b Other structural types permitted: No limit on the number of awning, canopy, marquee, projecting, or temporary signs, subject to maximum gross surface area. (Ord. #4713-01)
2. Maximum Gross Surface Area:
 - a Four (4) square feet of sign area for each one (1) foot of building lineage along a street frontage provided that no single sign shall exceed a gross surface area of four hundred (400) square feet.
 - b Temporary Event Signs: Section 25-3.16
3. Required Setback: No minimum required.
4. Illumination: Illuminated signs shall be permitted.

Section 25-6. Nonconforming Signs

25-6.01 Every sign in existence at the time these regulations become effective may continue in existence, subject to the following:

1. It shall not be altered structurally or moved unless it is made to comply with the provisions of these regulations. However, the changing of the movable parts of an existing sign that is designed for such changes, or the repainting or repasting of display matter shall not be deemed a structural alteration.
2. The lawful use of a sign existing on the effective date of these regulations, although such sign does not conform to the provisions hereof, may continue, but if such nonconforming use is discontinued for a period of sixty (60) days, any future use of such sign shall be in conformity with the provisions of these regulations.
3. No sign that has been damaged by fire, wind, explosion, or other act of God to the extent that fifty percent (50%) or more of the sign is destroyed shall be restored except in conformity with these regulations. Any sign that has been

damaged to an extent less than fifty percent (50%) may be restored to its condition that existed as a nonconforming use prior to its damage.