

Richland UDO

Chapter 3: Site Standards

A) Landscaping & Bufferyards

1. Landscaping & Bufferyards. The bufferyard is a unit of yard together with the planting thereon. Both the amount of land and the type and amount of planting specified for each bufferyard requirement are designed to minimize nuisances between adjacent land uses. The planting units required of bufferyards have been calculated to ensure that they do, in fact, function as “buffers”. Bufferyards shall be required to separate land uses from each other in order to eliminate or minimize potential nuisances such as dirt, litter, noise, glare of lights, signs, and unsightly building or parking areas, or to provide spacing to reduce adverse impacts of noise, odor, or danger from fires or explosions. Proposed uses in any district that are specifically agricultural, as defined under “agriculture” in *Chapter 10. General Definitions* are exempt from providing bufferyards unless otherwise specified.
2. Location, Maintenance, Planting Size, and Landscape Plan.
 - a. Bufferyards shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line.
 - b. At the discretion of the Administrator, the width of the bufferyard may include all or a portion of rights-of-way, drainage easements, and utility easements, however plantings shall not be located on any portion of these areas. With this discretion, the Administrator must ensure that the effectiveness of the required bufferyard shall not be compromised.
 - c. All plant material that dies must be replaced within six (6) months so as to maintain the approved bufferyard and landscape plan.
 - d. Deciduous trees are to be a minimum of two (2) inches in diameter or eight (8) feet tall at the time of planting. Evergreen trees shall be a minimum of five (5) feet tall at the time of planting.
 - e. Any existing plant material which otherwise satisfies the requirements of this section may be counted toward satisfying all such requirements.
 - f. The following plant material substitutions shall satisfy the requirements of this section.
 - i) In all bufferyards evergreen, canopy or evergreen understory trees may be substituted for deciduous canopy trees without limitation.
 - ii) In all bufferyards, evergreen or conifer shrubs may be substituted for deciduous shrubs without limitation. A landscape plan shall be submitted with each applicable application. Such plan shall be a site plan drawn to scale showing the location, type, size, and category of each plant unit used.
 - g. When it has been proven that the required plantings of a bufferyard cannot be installed because of existing easements or other unavoidable site constraints, the Administrator shall have the discretion to allow the substitution of alternative vegetation, provided that the total number of plantings does not decrease.
3. Determination of Bufferyard Requirements.

- a. To determine the type of bufferyard required between two (2) adjacent parcels, the following procedure shall be followed.
 - i) Identify the zoning district of the proposed land use by referring to the horizontal column of the *Table 1, Bufferyard Requirements*.
 - ii) Identify the zoning district of the adjacent parcels by referring to the vertical column of the *Table 1, Bufferyard Requirements*.
 - iii) Determine the bufferyard required on each boundary of the subject parcel by referring to the *Table 1, Bufferyard Requirements* and then to the options for that bufferyard.
 - b. The required bufferyards constitute the total bufferyard required between the adjacent land uses. Any of the alternatives for the required bufferyard shall satisfy the requirement of buffering between adjacent land uses.
4. Bufferyard Requirements.
- a. Bufferyard requirements are stated in terms of the width of the bufferyard and the number of plant units required per one hundred (100) linear feet of bufferyard. The requirements of a bufferyard may be satisfied by any of the alternatives illustrated. The quantity and type of plant materials required by each bufferyard are specific and identified in the Appendix. The specifications of each bufferyard and its alternatives are illustrated in this section. Each alternative depicts the total bufferyard located between two (2) parcels.
 - b. Whenever a wall, fence, or berm is required within a bufferyard, these are shown as “Fence/Berm” in *Table 2 Bufferyard Planting Requirements*. The respective specifications are shown in *Table 3, Fence and Berm Standards*. Whenever a wall is required in addition to a berm, the wall shall be located between the berm and the higher intensity use, in order to provide maximum sound absorption.
 - c. If the development on the adjoining use is existing, planned, or deed-restricted for solar access, understory trees may be substituted for canopy trees where canopy trees would destroy solar access.
 - d. If the development borders a jurisdictional boundary outside that of this UDO, the bufferyard used shall be based on the district most comparable to that of this UDO, at the discretion and approval of the Administrator.
 - e. The exact placement of required plants and structures shall be the decision of each user except that the following requirements shall be satisfied.
 - i) Evergreen (or conifer) plant materials shall be planted in clusters rather than singly in order to maximize their chances of survival.
 - ii) Berms with masonry walls required of bufferyard J and K options are intended to buffer more significant nuisances from adjacent uses and, additionally, to break up and absorb noise, which is achieved by the varied heights of plant materials between the wall and the noise source.
 - iii) When berms with walls are required, the masonry wall shall be closer than the berm to the higher intensity use.

- iv) Within a bufferyard, a planting area at least five (5) feet wide containing fifteen percent (15%) of the total plant requirements (based on the multiplier = 1) shall be located between the masonry wall and the higher intensity class use. These plants shall be chosen to provide species and sizes to reduce noise in conjunction with the wall.
 - f. All bufferyard areas shall be live vegetation and seeded with lawn or prairie grasses unless such ground cover is already established.
 - g. Bufferyards may contain natural water amenities or areas established for drainage provided that planting requirements are still satisfied.
 - h. Bufferyards may overlap with drainage and utility easements, but required plantings must not be placed within the drainage and utility easements themselves.
- 5. Use of Bufferyards. A bufferyard may be used for passive recreation. It may contain pedestrian, bike, or equestrian trails, provided that no plant material is eliminated, the total width of the bufferyard is not reduced, and all other regulations of the UDO are met. In no event, however, shall permanent structures be permitted in bufferyards including ice-skating rinks, stables, swimming pools, and tennis courts.
- 6. Ownership of Bufferyards. Bufferyards may remain in the ownership of the original developer of a land use, or they may be subjected to deed restrictions and subsequently be freely conveyed, or they may be transferred to any consenting grantees, such as adjoining landowners, a park or forest preserve, or an open space or conservation group, provided that any such conveyance adequately guarantees the protection of the bufferyards for the purposes of this UDO.
- 7. Excess Bufferyard. Where the bufferyard required between a land use and vacant land turns out to be greater than that bufferyard which is required between the first use and the subsequently developed use, the following uses apply:
 - a. The subsequent use may provide one half (1/2) of the bufferyard required. The existing use may expand its use into the original bufferyard area, provided that the resulting total bufferyard between the two (2) uses meets the bufferyard requirements.
 - b. The existing use may enter into agreements with abutting landowners to use its existing bufferyard to provide some or all of the required bufferyard of both land uses. The total bufferyard shall equal the requirements. Provided that such an agreement can be negotiated, the initial use may provide the second use some or all of its required bufferyard and/or extra land on which it might develop. The existing use may reduce its excess bufferyard by transferring part or the entire excess bufferyard to the adjoining landowner to serve as its buffer. Any remaining excess bufferyard area may be used by the existing use for expansion of that use or for transfer by it to the adjoining landowner to expand that adjoining use.
- 8. Bufferyard Between Like Uses. Where a bufferyard is required in a zoning district where the proposed use is similar to existing, surrounding uses in terms of land use, size, density, and lot size, the bufferyard may be waived at the discretion of the Administrator. Such waiver (or denial of a waiver) by the Administrator shall be made in writing, justifying the decision.

Table 1. Bufferyard Requirements		Adjacent District				
Subject District	AG	SF	MF	GC	GI	EB
AG	/					
SF	A	B				
MF	A	D	B			
GC	A	E	E	B		
GI	A	H	H	D	B	
EB	@	@	@	@	@	@

/ = No bufferyard required

@ = As determined by Plan Commission

Table 2. Bufferyard Planting Requirements		Plant Units Required per 100 Linear Feet				
Bufferyard	Width (feet)	Canopy Trees	Understory Trees	Shrubs	Evergreen Trees	Fence / Berm
A	40	0	0	0	0	
B	5	1	1	0	0	
C	10	1	2	3	1	
D	15	2	4	6	3	
E	10	3	5	9	3	F1 or F2
F	20	4	8	12	5	F1 or F2
G	30	5	8	18	8	F1 or F2 and B1
H	50	6	9	18	12	F1 or F2 and B1

Table 3. Fence and Berm Standards		
Fence	Height (feet)	Material / Design
F1	8	Wood Stockade
F2	6	Masonry Wall
Berm	Height (feet)	Material / Design
B1	5	Earth

B) Lighting

1. Lighting. In any district, outdoor lighting, where provided, shall be of a design and size that is harmonious with the design of the building, the type of land use, and the type of adjacent land

uses. If external spot or flood lighting is used, the light source should be shielded and restrained in such a manner so as not to illuminate or intrude on surrounding properties. Excessive brightness, flashing lights, and brilliant colors are not permitted.

C) Lots and Setbacks

1. Lots. Every primary structure hereafter erected, except agricultural structures not used for human habitation, shall be located on an individual lot which fronts on a street or private drive. No building or structure shall hereafter be erected or located on a lot unless such lot conforms with the lot area regulations of the district in which it is located or in accordance with *Chapter 9. Non-conforming Uses*.
2. Setbacks.
 - a. In the case of a through or corner lot, any property line abutting a street shall be considered a front property line and the setback from that line shall conform to the front yard setback regulations of that district. Corner lots shall have two (2) front yard setbacks and two (2) side yard setbacks.
 - b. Where twenty-five percent (25%) or more of the lots in a block are occupied by buildings, the average setbacks of such buildings determine the front yard setback in the block. If there are no other buildings within three hundred thirty (330) feet of the proposed building in either direction, then the standard setback for the district shall apply.
 - c. Front yard setback lines established in recorded subdivisions establish the front yards in such subdivisions. After the adoption of this UDO, no subdivision shall be platted with building setback lines less than the required front yard of the district in which it is located.
 - d. One-half of an alley abutting the rear or side of a lot may be included in the rear yard setback or side yard setback, respectively, but such alley space shall not be included for loading and unloading berths.
 - e. Architectural features (cornices, chimney, eave, sill, canopy, or similar feature) or open platforms, porches, or landings may extend into a required side or rear yard not more than two (2) feet, and may project into a required front yard not more than three (3) feet.
3. Driveways. Driveways shall be adequately separated from roadway intersections in order to minimize conflict with intersection traffic. No driveway shall enter the adjoining street at a point closer than the distances shown below to the intersection of the street right-of-way lines, or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended:
 - a. Local Street: 50 feet
 - b. Collectors: 75 feet
 - c. Arterials: 100 feet

D) Parking & Loading

1. Purpose.

- a. To reduce traffic problems and hazards by eliminating unnecessary on-street parking and loading. Every use of land except those located in the TWN zoning district must include on-premises parking and loading sufficient for the needs normally generated by the use, as provided by this section.
- b. Off-street parking spaces shall be used only for the parking of vehicles of occupants, patrons, visitors, or employees and shall not be used for any kind of loading, sales, servicing, or continuous storage of vehicles for more than forty-eight (48) hours.
- c. Automotive vehicles or trailers of any type without plates in an inoperable condition so as to be deemed dead storage shall be prohibited in residential districts other than in completely enclosed buildings and shall not be parked or stored in any district unless specifically authorized under the terms of this UDO.
- d. Space allotted to loading berths and loading areas shall not be used to satisfy parking space requirements.

2. General Design

- a. Non-residential parking or loading areas along the street-front should be minimized. When possible, parking or loading areas should be placed to the rear of the structure. All parking or loading areas shall be designed with appropriate means of movement and shall be so arranged that movement can proceed safely without posing a danger to pedestrians or other vehicles. No parking area shall be so designed as to require backing into a public street, public or private pedestrian access way, or from a public alley.
- b. All parking or loading spaces shall be designed, arranged and regulated as to open directly upon an aisle or driveway without obstruction.
- c. All parking areas shall be striped and channelized as appropriate. Parking spaces shall be marked and access lines clearly defined, including directional arrows to guide internal movement and directional signs as necessary.
- d. All parking or loading areas shall be maintained in good condition and free of weeds, dirt, trash, and debris.
- e. Parking spaces shall be provided with bumper guards or wheel stops along the perimeter of the parking area so located that no part of a parked vehicle will extend beyond the boundary of the parking area.
- f. No more than fifteen (15) parking spaces shall be permitted in a continuous row.
- g. All parking areas consisting of more than sixty (60) spaces shall provide separate pedestrian walkways. Such walkways should generally be oriented perpendicular to and between parking bays.
 - i) One (1) walkway can serve as a collector for up to four (4) rows of parking spaces.
 - ii) The walkway should be a minimum of four (4) feet wide, allowing an additional thirty (30) inches on each side for overhanging of vehicles.
 - iii) All walkways should be constructed to be clearly defined through the use of material, landscaping or other form of delineation.

- h. Any use which fronts upon and utilizes access to a primary or secondary arterial shall provide and utilize a common frontage or access lane for the purpose of access, parking and loading.
 - i. Required parking spaces may be open to the sky or enclosed in a structure. Parking structures shall be treated as any major structure and shall be subject to all applicable structural requirements of this UDO and the issuance of an ILP.
 - j. Parking structures shall be designed to be architecturally compatible with their surroundings, including appearance, size, scale, building materials, and bulk.
 - k. All parking areas shall conform to state and federal requirements regarding handicap accessibility.
3. Design Flexibility
- a. Due to particularities of any given development, the inflexible application of required parking spaces may result in parking and loading spaces in excess of need. Upon the written request of the applicant, the Administrator may authorize a reduction of required parking spaces not to exceed ten percent (10%). Approval of reduction of required parking spaces by the Administrator shall be in writing and shall include justification for allowing such reduction.
 - b. Upon written request by the applicant, up to twenty-five percent (25%) of the dedicated parking area may remain unpaved and in greenspace until such time as the need for maximum parking is determined. This decision and determination shall be at the discretion of the Administrator. Such decision shall be ratified by or appealed to the PC. Such greenspace shall not be counted toward required landscaping or bufferyards.
4. Required Parking Spaces
- a. In determination of required parking spaces, any fraction of less than one-half (0.50) shall be disregarded, while a fraction one-half (0.50) or greater shall be counted as one (1) parking space.
 - b. For uses not specified in this section or in the instance requirements for an adequate number of spaces is unclear, the number of spaces shall be determined by the Administrator on the basis of similar requirements, the number of persons served or employed and the capability of adequately serving the visiting public. Such determination may be reviewed by the PC or appealed to the BZA.
 - c. Unless noted in accordance with this section, the number of required automobile parking spaces shall be considered the minimum allowable number of spaces for any particular use.

Table 4. Parking Requirements	
Education	
College & Universities Trade or Business School	1 per 3 students and employees
Elementary & Secondary Schools	3 per classroom
High School	6 per classroom
Libraries & Information Centers	1 per 250sqft
Government	

Municipal or Government Buildings	1 per 250sqft
Industrial Uses	
Commercial Facility for Breeding Non-farm Fowl Commercial Facility for Breeding Non-farm Animals	1 per 3 employees, plus 1 per 125 sqft of sales area
Industry, General Confined Feeding Slaughter House Warehouse (General) Warehouse (Grain Storage) Wholesale Business Wholesale Produce Terminal Non-industrial Farm, Agricultural, Animal Related Uses Commercial Greenhouse	1 per 2 employees
Commercial Greenhouse	1 per 3 employees, plus 1 per 125 sqft of sales area
Veterinary Animal Hospital	1 per 3 animal spaces (cages or pens)
Non-profit Membership Organizations	
Non-profit Membership Organizations	1 per 5 seats
Recreation, Amusement, Tourism	
Bowling Alleys	4 per lane
Golf & Country Clubs	3 per golf hole
Bed and Breakfast Hotel or Motel	1 per sleeping room
Lodge or Private Club	1 per 800sqft of gross floor area
Motion Picture Theater Stadium, Coliseum Theater, Outdoor	1 per 5 seats
Outdoor Recreation Facility	5 per acre
Stable, Public	1 per 5,000sqft of lot area
Residential	
Day Care Center	1 per 6 children, plus 1 per 2 employees
Group Residential Facility Nursing Home	1 per 4 residents
Dwelling – Single-family Dwelling – Multi-family	2 per dwelling unit
Government	
Municipal or Government Buildings	1 per 250sqft
Retail Trade - Food Stores	
Cafeteria, Restaurant Candy, Nut & Confectionary Carry Out Restaurant Dairy Products, Health Foods Dinner Theater Drive-In Restaurant Fruits & Vegetables Grocery, Bakery, Meat & Fish Night Club Tavern	1 per 3 seats
Trade - General Merchandise	
Antique Store Apparel Shop, Shoes, Custom Tailoring Bait Sales	1 per 200 sqft of gross floor area

Bicycle Shops Boat Sales Book & Stationary Store Camera & Photographic Supply China, Glassware, Metalware Department Store Drapery, Curtain & Upholstery Drug Store Electrical Supply Store Farm & Garden Supply Farm Implements & Equipment Sales Floor Coverings Florists, Furriers Gift, Novelty & Souvenir Shops Hardware or Variety Store Hobby, Toy & Game Shops Household Appliances, Furniture Jewelry Store Liquor Store Lumber & Building Materials Dealer Monument Sales Music & Video Stores News Dealers Paint, Glass & Wallpaper Store Pet Shops Plumbing, Heating & Air Conditioning Dealer Shopping Center Sporting Goods Studio Business Tobacco Stores	
Farm Implements & Equipment Sales	1 per 1,000 sqft of lot and floor area
Services - Medical	
Convalescent Homes	1 per 4 residents
Hospitals	1 per 4 beds, plus 1 per doctor, plus 1 per 3 employees, plus 1 per hospital vehicle
Clinic Medical Office	1 per 2 employees, plus 3 per doctor
Services – Personal	
Cemetery or Crematory Mortuary	1 per 2 employees, plus 1 per 6 seats
Utilities, Transportation, Communications	
Mass Transit Station	1 per 2 employees, plus 1 per 4 public seats
Vehicle Dealers, Repair, and Service	
Automobile or Motorcycle Sales Automobile Repair, Service Station	1 per 200sqft of gross floor area, plus 1 per employee, plus 1 per 1,000sqft of sales lot

5. Joint Use. Non-residential uses, within the same and/or separate structures, may provide joint parking provided the total number of spaces is not less than the sum of requirements for the various uses. To the extent that developments with joint parking operate at different times, such parking spaces may be credited to both uses.

6. Satellite Parking. Parking shall be required on site, except as provided in this section; however, the BZA may grant satellite parking to any non-residential use by Special Exception. At least part of such parking must be within three hundred (300) feet of the proposed use. A site plan must accompany any such application for Special Exception and must include the following:
- Adjacent streets, alleys and lots.
 - All uses to be served including the location, use and number of parking spaces provided.
 - A layout drawn to scale indicating aisles, driveways, entrances, exits, turn-off lanes, parking spaces, setbacks, drainage facilities, landscaping, lighting, pavement, and identification signs including location, size and design.
 - All satellite parking shall be developed, maintained and used in accordance with the approved site plan and all other requirements.
 - Any change or other modification of uses served or number or parking spaces shall require amendment and re-approval by the BZA.
7. Dimensions of Parking Spaces
- Each parking space shall contain a rectangular area ten (10) feet wide and twenty (20) feet long, exclusive of pedestrian passageways, access drives, aisles, ramps, or landscaped areas. Handicapped parking spaces shall conform to state and federal requirements regarding handicap accessibility.
 - Parking areas set aside for parallel parking shall contain a rectangular area nine (9) feet wide and twenty-two (22) feet long.
 - Parking aisle widths shall conform to the following table:

Table 5. Parking Aisle Width					
Parking Angle	0°	30°	45°	60°	90°
One-way Traffic (feet)	13	11	13	18	24
Two-way Traffic (feet)	19	20	21	23	24

- Each loading space shall be of a size not less than that required for parking space but scaled larger to delivery vehicles expected to be used.
 - Driveways shall be a minimum ten (10) feet wide for one-way traffic and eighteen (18) feet wide for two-way traffic, except that a ten (10) foot wide driveway is permissible for two-way traffic when the driveway is no longer than fifty (50) feet and provides access to a maximum of five (5) parking spaces.
8. Loading Areas
- Loading areas shall conform with the following requirements.

Table 6. Loading Berth Requirements and Distance from Residential Uses		
	Required Berths	Berth Distance from Residential Uses (feet)
Retail or Department Store, Wholesale Storage, Warehousing or other Business Use		

3,000 to 15,000 sqft gross floor area	1	-
Each 15,000 sqft or additional fraction of gross floor area	1 additional	-
Office Building		
25,000 to 100,000 sqft gross floor area	1	-
100,000 to 350,000 sqft gross floor area	2	-
Each 200,000 or additional fraction of gross floor area	1 additional	-
Industrial Use		
Less than 15,000 sqft gross floor area	1	100
15,000 to 40,000 sqft gross floor area	2	100
40,000 to 100,000 sqft gross floor area	3	100
Each 40,000 or additional fraction of gross floor area	1 additional	100
Commercial Greenhouse		
15,000 square feet or less	1	50
More than 15,000 square feet	2	-
Hospital		
200 beds or less	1	50
200 to 500 beds	2	50
more than 500 beds	3	50
Commercial facility for breeding/raising non-farm fowl and animals		
Commercial facility for breeding/raising non-farm fowl and animals	1	100
Stadium or Coliseum		
Stadium or Coliseum	2	50
Airport		
Airport	Same as Industrial	100
Mineral Extraction		
Mineral Extraction, Borrow Pit, Topsoil Removal and Their Storage Areas	Same as Industrial	300
Outdoor Commercial Recreational Enterprise		
Outdoor Commercial Recreational Enterprise	Same as Industrial	50
Truck Freight Terminal		
Truck Freight Terminal	Same as Industrial	100

9. Surface

- a. All parking or loading areas for five (5) or more automobiles shall be developed in accordance with the following standards:

- i) Parking and loading areas shall be graded and surfaced with an all-weather paving material such as asphalt, concrete, or other material that will provide equivalent protection against potholes, erosion, and dust. However, a gravel surface may be used for a period not exceeding six (6) months after the date of issuing the Certificate of Occupancy where ground conditions are not immediately suitable for permanent surfacing as specified in this section.
- ii) All areas shall be striped and channelized as appropriate. Parking stalls shall be marked and the access lines clearly defined, including directional arrows to guide internal movement.

10. Landscaping

- a. Parking lots should be effectively landscaped with trees and shrubs to reduce the visual impact of glare, headlights, and parking lot lights from the public right-of-way and from adjoining properties. In addition, parking lots should be adequately shaded to reduce the amount of reflected heat.
 - i) Perimeter Bufferyard. Parking or loading areas abutting any street-front or residential use shall provide a perimeter Bufferyard C for parking and Bufferyard E for loading areas or that required for the proposed use in Chapter 3, Section A. Landscaping and Bufferyards, whichever is greater.
 - ii) Interior Landscaping. Interior landscaping shall be comprised of one (1) canopy tree and three (3) shrubs for every fifteen (15) parking spaces.
 - iii) Maintenance. Maintenance of landscaping for parking and loading areas shall be in accordance with Chapter 3, Section A. Landscaping and Bufferyards.
 - iv) Lighting. Lighting provided to illuminate off-street parking areas shall be so arranged, shielded and directed upon the parking area in such a manner as to not reflect or cause glare into adjacent properties or interfere with street traffic.
 - v) Loading and Unloading. Uses, except those that do not receive or transport goods in quantity by truck delivery, shall be provided loading berths. Each loading and unloading berth must include a twelve (12) foot by forty-five (45) foot loading space with a fourteen (14) foot height clearance. Loading and unloading berths must be a minimum distance from the nearest residential use in accordance with *Table 6, Loading Berth Requirements and Distance from Residential Uses*.
 - vi) Inspections. At the time the structure receives its final inspection, the completion of the landscaping in accordance with these requirements shall also be a part of the final inspection. However, if seasonal circumstances do not permit the planting of the required landscaping, the final inspection of the landscaping shall be performed at a reasonable, later date as determined by the Administrator.

11. Non-Working/Inoperable, or Commercial Vehicles

- a. Two (2) or more commercial or non-working or inoperable vehicles will only be permitted in the AG, GC, GI and EB Zoning Districts.
- b. One (1) or more commercial, inoperable, or non-working vehicles will not be permitted in the SF or MF districts. Commercial vehicles, inoperable, or non-working vehicles should not be idle or parked in the SF or MF districts unless performing a service such as

plumbing, electrical, HVAC, construction work, etc. where such vehicles are necessary. These service vehicles should not be parked outside of an enclosed structure in a SF or MF zoning district for more than twenty-four (24) hours at a time and must be parked behind the front line of the primary residential structure.

12. Non-Conforming Parking, Enlargement, or Alteration of Existing Structure.

- a. No use lawfully established prior to the effective date of this section shall be required to provide and maintain the parking and loading requirements of this section, provided that parking and loading spaces required by any previous ordinance pursuant to state statutes shall be continued and maintained.
- b. For any non-conforming use which is hereafter damaged or partially destroyed, and which is lawfully reconstructed, re-established, or repaired, parking and loading facilities equivalent to those maintained at the time of such damage or partial destruction shall be restored and continued in operation, provided, however, it is not necessary to restore or maintain parking or loading facilities in excess of those required by this UDO for equivalent new uses.
- c. When the intensity of use of any building, structure, or premises shall be increased through the addition of dwelling units, floor area, beds, seating capacity, or other unit of measurement, parking and loading facilities shall be provided for such increase in intensity of use.
- d. When the existing use of a building, structure or premises shall be changed or converted to a new use permitted by this UDO, parking and loading facilities shall be provided as required for the new use.
- e. Parking and loading facilities in existence on the effective date of this section shall not be reduced below or if already less than, shall not be further reduced below, the requirements for a new use under this section.

E) Signs

1. General Sign Standards. These sign standards apply to uses that are permitted in each respective zoning district by right, special exception, or use variance. The intent of these sign standards is to accomplish the goals of the Comprehensive Plan; to regulate time, place and manner characteristics of signs; to avoid the proliferation of signs; to provide businesses with appropriate identification; to create a consistent streetscape; to maintain and enhance the aesthetic environment of the town; to eliminate potential hazards to motorists and pedestrians resulting from sign clutter; and, to promote the health, safety, and welfare of the residents of Richland.

- a. Sign Types. The different types of signs addressed in this UDO are defined in *Chapter 10. General Definitions*.
 - i) Permitted Signs. The types of signs specifically permitted in each in each zoning district and their respective regulations are listed in this article.
 - ii) Prohibited Signs. Type types of signs specifically prohibited in each zoning district are listed in this article. In addition, the following types of signs are prohibited in all districts:
 1. Animated Signs: Signs that gain attention through animation, including:

- a. Signs that utilize any motion picture, laser, or visual projection of images or copy.
 - b. Signs that emit audible sound, odor or visible matter.
 - c. Signs that have blinking, flashing, or fluttering lights or which has a changing light intensity, brightness or color, or give such illusion.
 - 2. Misleading Signs: Signs that are misleading, including:
 - a. Signs that purport to be or are in imitation of, or resemble an official traffic sign or signal or which bear the words "Stop", "Slow", "Caution", "Danger", "Warning", or similar words.
 - b. Signs that may be construed as or have on it a light of an emergency or road equipment vehicle.
 - 3. Roof Signs: Signs to be placed on the roofs of structures and signs that extends above the roof line or parapet of a building.
 - 4. Vehicle Signs: Vehicle signs are prohibited when the vehicle is parked on public or private property for the primary purpose of displaying the sign. Prohibited vehicle signs are not to be construed as vehicles with signs on them that:
 - a. Are lawfully parked overnight or during nonbusiness hours for that operation, on public or private property;
 - b. Are making deliveries, sales calls, or customary practices relating to doing business;
 - c. Are making trips to transport persons or property; or
 - d. Are in conjunction with customary construction operations on a construction site.
 - 5. Other Prohibited Signs:
 - a. Trailblazer or point of destination signs.
 - b. Search lights.
 - c. Pennants, streamers, and/or spinners.
 - d. Bench signs.
 - e. Signs with moving or movable parts.
 - f. Obscene signs that contain profane language, male genitalia and/or female genitalia are prohibited.
- iii) Signs Exempt from These Regulations. Signs that are specifically exempt from these regulations and their respective limitations include:
- 1. Building Addresses: Every building is required to post its numerical street address, and is exempt from needing a permit if installed as follows:
 - a. Single Family Residential Structure Addresses: Street addresses for single family residential structures shall consist of Arabic numerals (i.e. 1,2,3 ...) no less than three (3) inches in height and no more than eight (8) inches in height on its mailbox and/or at its main entrance door, whichever is more visible.

- b. Apartment Complex Addresses: Street addresses for apartment complexes shall consist of Arabic numerals (e.g. 1, 2, 3 ...) no less than five (5) inches in height and no more than ten (10) inches in height. Each apartment complex is required to have each building's address displayed in an obvious location if the entrance into each apartment unit is not clearly labeled with a street address.
 - c. Non-residential Use Addresses: The minimum and maximum height for address numbers varies according to front setback as follows:
 - i. If the address is posted one-hundred (100) feet or less from the road right-of-way, the numbers shall be between five (5) and twelve (12) inches in height.
 - ii. If the address is posted between one-hundred (100) and two-hundred (200) feet from the road right-of-way, the numbers shall be between eight (8) and sixteen (16) inches in height.
 - iii. If the address is posted over two-hundred (200) feet from the road right-of-way, the numbers shall be between twelve (12) and twenty (20) inches in height.
 - d. Legibility: All street addresses shall contrast to the color of the surface on which they are mounted and shall be clearly visible and identifiable from the street.
2. Directional Devices: Directional devices if installed as follows:
- a. Use: Directional devices shall be used to indicate points of entry or exit for a business, public amenity, or off-street parking area.
 - b. Area: Directional devices are limited to a maximum of four (4) square feet in area per entrance.
 - c. Height: Directional devices are limited to a maximum of forty-two (42) inches in height above the ground.
 - d. Placement:
 - i. Directional devices shall not interfere with safe vehicular or pedestrian traffic circulations.
 - ii. Directional devices shall not obstruct tile view of drivers entering or exiting the lot.
 - iii. Directional devices shall not be placed within a public right-of-way.
 - iv. Directional devices shall be on the property to which it refers.
 - e. Quantity: No more than two (2) directional devices shall be used per street frontage, with a maximum of four (4) per parcel.
 - f. Message: Directional devices without a logo may contain information such as "in", "enter", "entrance", "out", "exit", "do not enter" or directional arrows indicating desired traffic movement.

3. Flags: The flag, pennant, or insignia of any nation, state, city or other political unit are exempt, but shall not be mounted more than thirty-five (35) feet in height and be more than forty (40) square feet in area (e.g. a five (5) foot by eight (8) foot flag).
 - a. Residential: maximum area of a flag shall be twenty-five (25) square feet.
 - b. Non-residential: maximum area of a flag shall be thirty-five (35) square feet.
 4. Holiday Decorations: Holiday decorations are exempt and may include window painting, trees, wreaths, decorative lighting, and similar seasonal displays that do not contain the name or logo of an establishment or any type of advertising.
 5. Informational Signs: Informational signs are exempt.
 6. Murals: Murals are exempt provided that the mural does not contain the name or logo of an establishment or any type of advertising. Murals with non-commercial messages.
 7. Residential Private Property: Informational Signs are permitted on residential private property provided that they do not exceed one (1) square foot in area.
 8. Religious Symbols: Religious symbols that are incorporated into the architecture on places of worship or structures owned and operated by religious organizations that are not accompanied with text.
 9. Scoreboards: Scoreboards are exempt from needing a permit as follows: (1) when used in conjunction with a legally established sport field, and (2) when not containing any commercial messages, and (3) when the scoreboard does not exceed twenty (20) feet in height above the ground, and (4) when the total scoreboard area does not exceed one hundred (100) square feet, and (5) when the scoreboards are single sided.
 10. Wayfinding Signs: Wayfinding signs erected by the municipality.
- b. Sign Permits
 - i) Signs Requiring Permits. A sign permit is required for all signs located, erected, constructed, reconstructed, moved, and altered unless otherwise stated in the in this Article.
 - ii) Signs Exempt from Permits. See *Chapter 3, Section E.1.a.iii, Signs Exempt from These Regulations.*
 - c. Installation
 - i) The ground shall not be raised or lowered to artificially change the point at which a sign height is measured.
 - d. Location and Placement
 - i) Signs may not be installed at any of the following locations:
 1. In any public right-of-way, unless specifically authorized by the Town Council or their designee.

2. In any utility easement unless authorized by the Town Council or their designee.
 3. In any no-build or no-disturb zone.
 4. In any public park or other public property, with the exception of those signs specifically permitted in this UDO.
 5. On any traffic control signs, highway construction signs, fences, utility poles, street signs, trees or other natural objects.
 6. Obstructing any door, fire escape, stairway, or any opening intended to provide entrance or exit for any building or structure.
 7. In a manner that obstructs or interferes with safe movement of vehicular or pedestrian traffic.
- e. Materials
- i) Pole signs shall not have poles or support structures that are wooden.
- f. Computations
- i) Computation of Area of Individual Signs. The area of a sign face (which is also the sign area of a wall sign or other sign with only one (1) face) shall be computed by means of the smallest rectangle that will encompass the extreme limits of the sign, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets the regulations and is clearly incidental to the display itself.
 - ii) Computation of Area of Multifaceted Signs. The sign area for a sign with more than one (1) face shall be computed by adding together the area of all sign faces.
 - iii) iii. Computation of Height. The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign or structure supporting the sign. Normal grade shall be construed to be the lower of (1) existing grade prior to construction or (2) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the zone lot, whichever is lower.
 - iv) Computation of Maximum Total Permitted Sign Area for a Lot. The permitted sum of the area of all individual signs on a lot shall be computed by applying the regulations for the road frontage, building frontage or wall area for each respective sign and zoning district in which the lot is located. Lots fronting on two (2) or more streets are allowed the permitted sign area for each street frontage. However, the total sign area that is oriented toward a particular street may not exceed the portion of the lot's total sign area allocation that is derived from the lot, building, or wall area frontage on that street.

- g. Maintenance. All signs and components thereof shall be kept in good repair and in safe, neat, clean and working condition. A sign that is not properly maintained shall be classified as an “abandoned sign” and shall be regulated accordingly.
- h. Abandoned Signs. All on-site signs, their mounting, and related components shall be removed within six (6) months of the day the business which it identifies is no longer conducted. When a permanent sign exists that allows a "face-out/face-in" change to identify a new business, said sign may be left standing, but must be covered with a durable and attractive material. Under no circumstances shall any permanent sign be left in place for more than three (3) months. The owner of the premise upon which the sign is located is responsible for its removal or covering.
- i. Non-conforming Signs. Signs existing prior to the adoption of these sign regulations shall be classified below. Signs are considered “structures” and are further regulated in Article Eleven with regard to non-conforming structures.
 - i) Conforming – the sign meets the new regulations;
 - ii) Legally non-conforming – the sign met the old regulations and is now grandfathered; or
 - iii) Illegal - the sign didn't meet the old regulations and doesn't meet the new regulations.
- j. Violations and Penalties. Failure to comply with the provisions of this section of the UDO will result in enforcement and penalties as per Chapter 5, Section F Complaints, Violations, and Remedies.
 - i) Repeat Violation: A repeat violation means a violation of a specific provision of this section by a person who has been previously found to have violated the same provision within a period of five (5) years prior to a subsequent violation. If a repeat violation is found, the Administrator shall document the violation, but is not required to notify the violator of the repeat violation or required to give the violator time to correct the violation before proceeding with enforcement measures and penalties.

2. Agriculture (AG) Sign Standards

a. Overall District Sign Regulations

Sign Regulations for Permanent and Temporary Signs in the AG District				
Cumulative Total of Permanent Signs Permitted on Site	Cumulative Total of Temporary Signs Permitted on Site	Maximum Cumulative Area of Permanent Signs (square feet)	Permitted Signs	Prohibited Signs
1 per 200 feet of road frontage <i>(unless otherwise stated by sign type)</i>	2 <i>(unless otherwise stated by sign type)</i>	40	<u>PERMANENT SIGNS:</u> Changeable Copy Marker Sign Monument Sign Wall Sign <u>TEMPORARY SIGNS:</u> Changeable Copy Marker Sign Monument Sign Wall Sign	Awning Banner Bench sign Billboard Electronic Hanging Inflatable Mural Off-premise Pole Portable Projecting Roof Unified Development Vehicle Window

- i) Illumination. All illuminated signs shall comply with the following standards:
 - 1) No sign shall have blinking, flashing, or fluttering lights, nor shall any device be utilized which has a changing light intensity, brightness of color, or give such illusion.
 - 2) All illuminating elements shall be kept in satisfactory working condition and repaired or replaced if damaged or inoperable within fourteen (14) days or as soon as possible if circumstances (e.g. weather or product availability) do not allow.
 - 3) The direct or reflected light from a primary light source shall not create a traffic hazard to operators of motor vehicles on public and/or private roadways and parking lots.
 - 4) The light from any illuminated sign shall be so shaded, shielded, or directed such that the light intensity or brightness does not interfere with safety or visibility and does not project onto any adjacent property. No exposed light source is permitted.
 - 5) Neon light elements may be used for internal illumination and/or when permitted otherwise in this UDO.

- b. Permanent Signs. The following signs are permitted as permanent signs and are subject to the development standards described for each type of sign respectively. All other types of signs are prohibited.

i) Permanent Changeable Copy Sign Standards

- 1) Prerequisites:
 - a) for institutional uses only
 - b) Sign must be accessory to a primary structure and use on the subject site.
- 2) Maximum Quantity: 1 sign
- 3) Maximum Area:
 - a) Monument sign: 20 square feet per side
 - b) Wall sign: 20 square feet
- 4) Maximum Height:
 - a) Monument sign: 6 feet above ground level
 - b) Wall sign: 20 feet above ground level
- 5) Setback: 5 feet from right-of-way or sidewalk, whichever is farthest
- 6) Landscaping: The permanent base for a monument sign shall be landscaped as follows:
 - a) The base of the sign shall be effectively landscaped with living plant material or hardscape material (i.e. decorative brick or rock) and maintained in good condition at all times.
 - b) The minimum landscaped area shall be equal to at least 50% of the total sign face area (cumulative of both sides), and extend beyond all faces or supporting structures in all directions. The landscaped area shall include all points where sign structural supports attach to the ground.
 - c) Exposed foundations must be covered with a finish material such as brick, stone, or wood, or be screened with vegetation.
- 7) Other Limitations:
 - a) No part of a wall sign may protrude more than 4 inches from the wall it is attached to.
 - b) At least 100 feet of separation between monument signs on the same lot.

ii) Permanent Marker Sign Standards

- 1) Prerequisites:
 - a) for agricultural uses only
 - b) lot must have at least 500 feet of road frontage
- 2) Maximum Quantity: 1 sign
- 3) Maximum Area: 16 square feet per side
- 4) Maximum Height: 12 feet above ground level
- 5) Setback: 5 feet from right-of-way or sidewalk, whichever is farthest
- 6) Landscaping: The permanent base for a monument sign shall be landscaped as follows:

- a) The base of the sign shall be effectively landscaped with living plant material or hardscape material (i.e. decorative brick or rock) and maintained in good condition at all times.
 - b) The minimum landscaped area shall be equal to at least 50% of the total sign face area (cumulative of both sides), and extend beyond all faces or supporting structures in all directions. The landscaped area shall include all points where sign structural supports attach to the ground.
 - c) Exposed foundations must be covered with a finish material such as brick, stone, or wood, or be screened with vegetation.
- 7) Other Limitations: none.

iii) Permanent Monument Sign Standards

- 1) Prerequisites:
 - 1. for institutional uses only
 - 2. Sign must be accessory to a primary structure and use on the subject site.
- 2) Maximum Quantity: 1 sign
- 3) Maximum Area: 40 square feet per side
- 4) Maximum Height: 6 feet above ground level
- 5) Setback: 5 feet from right-of-way or sidewalk, whichever is farthest
- 6) Landscaping: The permanent base for a monument sign shall be landscaped as follows:
 - a) The base of the sign shall be effectively landscaped with living plant material or hardscape material (i.e. decorative brick or rock) and maintained in good condition at all times.
 - b) The minimum landscaped area shall be equal to at least 50% of the total sign face area (cumulative of both sides), and extend beyond all faces or supporting structures in all directions. The landscaped area shall include all points where sign structural supports attach to the ground.
 - c) Exposed foundations must be covered with a finish material such as brick, stone, or wood, or be screened with vegetation.
- 7) Other Limitations: none.

iv) Permanent Wall Sign Standards

- 8) Prerequisites:
 - a) for institutional uses only
 - b) Sign must be accessory to a primary structure and use on the subject site.
- 9) Maximum Quantity: 2 signs
- 10) Maximum Area: 40 square feet
- 11) Maximum Height:
 - a) Maximum height of sign is 15 feet.
 - b) Sign may not be located more than 12 feet above ground level
- 12) Setback: 5 feet from right-of-way or sidewalk, whichever is farthest
- 13) Other Limitations:

- a) No part of the sign may protrude more than 4 inches from the wall it is attached.
 - b) No part of the sign may extend above the eaves of the roof or be mounted on the roof.
- c. Temporary Signs. The following signs are permitted as temporary signs and are subject to the time, placement, and development standards described for each type of sign respectively. All other types of signs are prohibited.

i) Temporary Changeable Copy Sign Standards

- 1) Prerequisites: for institutional uses only.
- 2) Duration: For the duration of the temporary event, not to exceed 7 days. The sign may be posted up to 5 days prior to the temporary event and must be taken down within 7 days after the sign's purpose no longer exists.
- 3) Type: monument sign only.
- 4) Maximum Quantity: 1 sign per road frontage of the subject lot.
- 5) Maximum Area: 5 square feet per side.
- 6) Maximum Height: 4 feet above ground level.
- 7) Setback: 5 feet from right-of-way or sidewalk, whichever is farthest
- 8) Permit required: no
- 9) Other Limitations: None.

ii) Temporary Marker Sign Standards

- 1) Prerequisites:
 - a) For agricultural uses only.
 - b) Lot must have at least 300 feet of road frontage
- 2) Duration: For the duration of the temporary event, not to exceed 7 days. The sign may be posted up to 5 days prior to the temporary event and must be taken down within 7 days after the sign's purpose no longer exists.
- 3) Maximum Quantity: 60 per 300 feet of road frontage.
- 4) Maximum Area: 4 square feet per side.
- 5) Maximum Height: 8 feet above ground level.
- 6) Setback: 10 feet from right-of-way or sidewalk, whichever is farthest
- 7) Permit required: no.
- 8) Other Limitations: None.

iii) Temporary Monument Sign Standards

- 1) Prerequisites: None.
- 2) Duration: For the duration of the temporary event, not to exceed 7 days. The sign may be posted up to 5 days prior to the temporary event and must be taken down within 7 days after the sign's purpose no longer exists.
- 3) Maximum Quantity: 1 sign per road frontage of the subject lot
- 4) Maximum Area: 5 square feet per side.
- 5) Maximum Height: 4 feet above ground level.
- 6) Setback: 5 feet from right-of-way or sidewalk, whichever is farthest
- 7) Permit required: no.

- 8) Other Limitations:
 - a) Sign cannot be located on any public sidewalk.
 - b) Sign may not be permanently affixed to the ground.

iv) Temporary Wall Sign Standards

- 1) Prerequisites: None.
- 2) Duration: For the duration of the temporary event, but the event shall not to exceed 7 consecutive days or 14 total days in any calendar year. The sign may be posted up to 5 days prior to the temporary event and must be taken down within 7 days after the sign's purpose no longer exists.
- 3) Maximum Quantity: 1 sign
- 4) Maximum Area: 5 square feet.
- 5) Maximum Height:
 - a) Maximum height of sign is 4 feet.
 - b) Sign may not be located more than 15 feet above ground level
- 6) Setback: 5 feet from right-of-way or sidewalk, whichever is farthest
- 7) Permit required: no.
- 8) Other Limitations: None.

3. Single-family Residential (SF) Sign Standards

a. Overall District Sign Regulations

Sign Regulations for Permanent and Temporary Signs in the SF District				
Cumulative Total of Permanent Signs Permitted on Site	Cumulative Total of Temporary Signs Permitted on Site	Maximum Cumulative Area of Permanent Signs (square feet)	Permitted Signs	Prohibited Signs
1 per each road frontage <i>(unless otherwise stated by sign type)</i>	1 per each road frontage <i>(unless otherwise stated by sign type)</i>	40 square feet per each road frontage	<u>PERMANENT SIGNS:</u> Changeable Copy Marker Sign Monument Sign Wall Sign <u>TEMPORARY SIGNS:</u> Banner Changeable Copy Marker Sign Monument Sign	Awning Bench Sign Billboard Electronic Hanging Inflatable Mural Off-premise Pole Portable Projecting Roof Unified Development Vehicle Window

- i) Illumination. All illuminated signs shall comply with the following standards:
- 1) No sign shall have blinking, flashing, or fluttering lights, nor shall any device be utilized which has a changing light intensity, brightness of color, or give such illusion.
 - 2) All illuminating elements shall be kept in satisfactory working condition and repaired or replaced if damaged or inoperable within fourteen (14) days or as soon as possible if circumstances (e.g. weather or product availability) do not allow.
 - 3) The direct or reflected light from a primary light source shall not create a traffic hazard to operators of motor vehicles on public and/or private roadways and parking lots.
 - 4) The light from any illuminated sign shall be so shaded, shielded, or directed such that the light intensity or brightness does not interfere with safety or visibility and does not project onto any adjacent property. No exposed light source is permitted.
 - 5) Neon light elements may be used for internal illumination and/or when permitted otherwise in this UDO.

- b. Permanent Signs. The following signs are permitted as permanent signs and are subject to the development standards described for each type of sign respectively. All other types of signs are prohibited.

i) Permanent Changeable Copy Sign Standards

- 1) Prerequisites:
 - a) for institutional uses only
 - b) Sign must be accessory to a primary structure and use on the subject site.
- 2) Maximum Quantity: 1 sign
- 3) Maximum Area:
 - a) Monument sign: 20 square feet per side
 - b) Wall sign: 20 square feet
- 4) Maximum Height:
 - a) Monument sign: 6 feet above ground level
 - b) Wall sign: 20 feet above ground level
- 5) Setback: 5 feet from right-of-way or sidewalk, whichever is farthest
- 6) Landscaping: The permanent base for a monument sign shall be landscaped as follows:
 - a) The base of the sign shall be effectively landscaped with living plant material or hardscape material (i.e. decorative brick or rock) and maintained in good condition at all times.
 - b) The minimum landscaped area shall be equal to at least 50% of the total sign face area (cumulative of both sides), and extend beyond all faces or supporting structures in all directions. The landscaped area shall include all points where sign structural supports attach to the ground.
 - c) Exposed foundations must be covered with a finish material such as brick, stone, or wood, or be screened with vegetation.
- 7) Other Limitations:
 - a) No part of a wall sign may protrude more than 4 inches from the wall it is attached to.
 - b) At least 100 feet of separation between monument signs on the same lot.

ii) Permanent Marker Sign Standards

- 1) Prerequisites:
 - a) for agricultural uses only
 - b) lot must have at least 500 feet of road frontage
- 2) Maximum Quantity: 1 sign
- 3) Maximum Area: 16 square feet per side
- 4) Maximum Height: 12 feet above ground level
- 5) Setback: 5 feet from right-of-way or sidewalk, whichever is farthest
- 6) Landscaping: The permanent base for a monument sign shall be landscaped as follows:

- a) The base of the sign shall be effectively landscaped with living plant material or hardscape material (i.e. decorative brick or rock) and maintained in good condition at all times.
 - b) The minimum landscaped area shall be equal to at least 50% of the total sign face area (cumulative of both sides), and extend beyond all faces or supporting structures in all directions. The landscaped area shall include all points where sign structural supports attach to the ground.
 - c) Exposed foundations must be covered with a finish material such as brick, stone, or wood, or be screened with vegetation.
- 7) Other Limitations: none.

iii) Permanent Monument Sign Standards

- 1) Prerequisites: for subdivision or neighborhood entryways and for institutional uses
- 2) Maximum Quantity: 1 sign per road frontage
- 3) Maximum Area: 40 square feet per side
- 4) Maximum Height: 6 feet above ground level
- 5) Setback: 5 foot from right-of-way
- 6) Landscaping: The permanent base for a monument sign shall be landscaped as follows:
 - a) The base of the sign shall be effectively landscaped with living plant material or hardscape material (i.e. decorative brick or rock) and maintained in good condition at all times.
 - b) The minimum landscaped area shall be equal to at least 50% of the total sign face area (cumulative of both sides), and extend beyond all faces or supporting structures in all directions. The landscaped area shall include all points where sign structural supports attach to the ground.
 - c) Exposed foundations must be covered with a finish material such as brick, stone, or wood, or be screened with vegetation.
- 7) Other Limitations:
 - a) Sign shall be maintained by a home owner’s association or similar legally binding arrangement.
 - b) Sign must consist entirely of brick, stone, or other aesthetically appealing materials. The reverse sides of such signs shall use the same materials and be finished to match the front.

iv) Permanent Wall Sign Standards

- 1) Prerequisites:
 - a) for institutional uses only
 - b) Sign must be accessory to a primary structure and use on the subject site.
- 2) Maximum Quantity: 1 per façade, maximum 2 signs
- 3) Maximum Area: 40 square feet
- 4) Maximum Height:
 - a) Maximum height of sign is 15 feet.

- b) Sign may not be located more than 12 feet above ground level
 - 5) Setback: 5 feet from right-of-way or sidewalk, whichever is farthest
 - 6) Other Limitations:
 - a) No part of the sign may protrude more than 4 inches from the wall it is attached.
 - b) No part of the sign may extend above the eaves of the roof or be mounted on the roof.
- c. Temporary Signs. The following signs are permitted as temporary signs and are subject to the time, placement, and development standards described for each type of sign respectively. All other types of signs are prohibited.
 - i) **Temporary Banner Sign Standards**
 - 1) Prerequisites: None.
 - 2) Duration: For the duration of the temporary event, but the event shall not to exceed 7 consecutive days or 14 total days in any calendar year. The sign may be posted up to 5 days prior to the temporary event and must be taken down within 7 days after the sign's purpose no longer exists.
 - 3) Maximum Quantity: 1.
 - 4) Maximum Area: 25 square feet
 - 5) Maximum Height: 15 feet above ground level.
 - 6) Setback: 5 feet from right-of-way or sidewalk, whichever is farthest
 - 7) Permit required: no
 - 8) Other Limitations:
 - a) Sign cannot be located on any public sidewalk.
 - ii) **Temporary Changeable Copy Sign Standards**
 - 1) Prerequisites: for institutional uses only.
 - 2) Duration: For the duration of the temporary event, not to exceed 7 days. The sign may be posted up to 5 days prior to the temporary event and must be taken down within 7 days after the sign's purpose no longer exists.
 - 3) Type: monument sign only.
 - 4) Maximum Quantity: 1 sign per road frontage of the subject lot.
 - 5) Maximum Area: 5 square feet per side.
 - 6) Maximum Height: 4 feet above ground level.
 - 7) Setback: 5 feet from right-of-way or sidewalk, whichever is farthest
 - 8) Permit required: no
 - 9) Other Limitations: None.
 - iii) **Temporary Marker Sign Standards**
 - 1) Prerequisites:
 - a) For agricultural uses only.
 - b) Lot must have at least 300 feet of road frontage
 - 2) Duration: For the duration of the temporary event, not to exceed 7 days. The sign may be posted up to 5 days prior to the temporary event and must be taken down within 7 days after the sign's purpose no longer exists.

- 3) Maximum Quantity: 60 per 300 feet of road frontage.
- 4) Maximum Area: 4 square feet per side.
- 5) Maximum Height: 8 feet above ground level.
- 6) Setback: 10 feet from right-of-way or sidewalk, whichever is farthest
- 7) Permit required: no.
- 8) Other Limitations: None.

iv) Temporary Monument Sign Standards

- 1) Prerequisites: None.
- 2) Duration: For the duration of the temporary event, not to exceed 7 days. The sign may be posted up to 5 days prior to the temporary event and must be taken down within 7 days after the sign's purpose no longer exists.
- 3) Placement: Sign must be placed adjacent to the public right-of-way.
- 4) Maximum Quantity: 1 sign per road frontage of the subject lot
- 5) Maximum Area: 5 square feet per side.
- 6) Maximum Height: 4 feet above ground level.
- 7) Setback: 1 foot from right-of-way or sidewalk, whichever is farthest
- 8) Permit required: no.
- 9) Other Limitations:
 - a) Sign cannot be located on any public sidewalk.
 - b) Sign may not be permanently affixed to the ground.

4. Multi-family Residential (MF) Sign Standards

a. Overall District Sign Regulations

Sign Regulations for Permanent and Temporary Signs in the MF District				
Cumulative Total of Permanent Signs Permitted on Site	Cumulative Total of Temporary Signs Permitted on Site	Maximum Cumulative Area of Permanent Signs (square feet)	Permitted Signs	Prohibited Signs
1 per each road frontage <i>(unless otherwise stated by sign type)</i>	1 per each road frontage <i>(unless otherwise stated by sign type)</i>	50 square feet per each road frontage	<u>PERMANENT SIGNS:</u> Changeable Copy Marker Sign Monument Sign Wall Sign <u>TEMPORARY SIGNS:</u> Banner Marker Sign Monument Sign	Awning Bench Sign Billboard Electronic Hanging Inflatable Mural Off-premise Pole Portable Projecting Roof Unified Development Vehicle Window

b. Illumination. All illuminated signs shall comply with the following standards:

- 1) No sign shall have blinking, flashing, or fluttering lights, nor shall any device be utilized which has a changing light intensity, brightness of color, or give such illusion.
- 2) All illuminating elements shall be kept in satisfactory working condition and repaired or replaced if damaged or inoperable within fourteen (14) days or as soon as possible if circumstances (e.g. weather or product availability) do not allow.
- 3) The direct or reflected light from a primary light source shall not create a traffic hazard to operators of motor vehicles on public and/or private roadways and parking lots.
- 4) The light from any illuminated sign shall be so shaded, shielded, or directed such that the light intensity or brightness does not interfere with safety or visibility and does not project onto any adjacent property. No exposed light source is permitted.
- 5) Neon light elements may be used for internal illumination and/or when permitted otherwise in this UDO.

2. Permanent Signs. The following signs are permitted as permanent signs and are subject to the development standards described for each type of sign respectively. All other types of signs are prohibited.

a. Permanent Changeable Copy Sign Standards

- 1) Prerequisites:
 - a) for institutional uses only
 - b) Sign must be accessory to a primary structure and use on the subject site.
- 2) Maximum Quantity: 1 sign
- 3) Maximum Area:
 - a) Monument sign: 25 square feet per side
 - b) Wall sign: 25 square feet
- 4) Maximum Height:
 - a) Monument sign: 6 feet above ground level
 - b) Wall sign: 20 feet above ground level
- 5) Setback: 5 feet from right-of-way or sidewalk, whichever is farthest
- 6) Landscaping: The permanent base for a monument sign shall be landscaped as follows:
 - a) The base of the sign shall be effectively landscaped with living plant material or hardscape material (i.e. decorative brick or rock) and maintained in good condition at all times.
 - b) The minimum landscaped area shall be equal to at least 50% of the total sign face area (cumulative of both sides), and extend beyond all faces or supporting structures in all directions. The landscaped area shall include all points where sign structural supports attach to the ground.
 - c) Exposed foundations must be covered with a finish material such as brick, stone, or wood, or be screened with vegetation.
- 7) Other Limitations:
 - a) No part of a wall sign may protrude more than 4 inches from the wall it is attached to.
 - b) At least 100 feet of separation between monument signs on the same lot.

b. Permanent Marker Sign Standards

- 1) Prerequisites:
 - a) for agricultural uses only
 - b) lot must have at least 500 feet of road frontage
- 2) Maximum Quantity: 1 sign
- 3) Maximum Area: 16 square feet per side
- 4) Maximum Height: 12 feet above ground level
- 5) Setback: 5 feet from right-of-way or sidewalk, whichever is farthest
- 6) Landscaping: The permanent base for a monument sign shall be landscaped as follows:
 - a) The base of the sign shall be effectively landscaped with living plant material or hardscape material (i.e. decorative brick or rock) and maintained in good condition at all times.
 - b) The minimum landscaped area shall be equal to at least 50% of the total sign face area (cumulative of both sides), and extend beyond all faces or

supporting structures in all directions. The landscaped area shall include all points where sign structural supports attach to the ground.

- c) Exposed foundations must be covered with a finish material such as brick, stone, or wood, or be screened with vegetation.

7) Other Limitations: none.

c. Permanent Monument Sign Standards

1) Prerequisites: for apartment complexes or lease lot developments with at least 20 dwelling units and for institutional uses

2) Maximum Quantity: 1 sign per road frontage

3) Maximum Area: 50 square feet per side

4) Maximum Height: 5 feet above ground level

5) Setback: 5 foot from right-of-way

6) Landscaping: The permanent base for a monument sign shall be landscaped as follows:

- a) The base of the sign shall be effectively landscaped with living plant material or hardscape material (i.e. decorative brick or rock) and maintained in good condition at all times.

- b) The minimum landscaped area shall be equal to at least 50% of the total sign face area (cumulative of both sides), and extend beyond all faces or supporting structures in all directions. The landscaped area shall include all points where sign structural supports attach to the ground.

- c) Exposed foundations must be covered with a finish material such as brick, stone, or wood, or be screened with vegetation.

7) Other Limitations:

- a) Sign shall be maintained by a home owner's association or similar legally binding arrangement.

- b) Sign must consist entirely of brick, stone, or other aesthetically appealing materials. The reverse sides of such signs shall use the same materials and be finished to match the front.

d. Permanent Wall Sign Standards

1) Prerequisites:

- a) for institutional uses only

- b) Sign must be accessory to a primary structure and use on the subject site.

2) Maximum Quantity: 1 per façade, maximum 2 signs

3) Maximum Area: 50 square feet

4) Maximum Height:

- a) Maximum height of sign is 15 feet.

- b) Sign may not be located more than 12 feet above ground level

5) Setback: 5 feet from right-of-way or sidewalk, whichever is farthest

6) Other Limitations:

- a) No part of the sign may protrude more than 4 inches from the wall it is attached.

- b) No part of the sign may extend above the eaves of the roof or be mounted on the roof.
- 3. Temporary Signs. The following signs are permitted as temporary signs and are subject to the time, placement, and development standards described for each type of sign respectively. All other types of signs are prohibited.
 - a. **Temporary Banner Sign Standards**
 - 1) Prerequisites: None.
 - 2) Duration: For the duration of the temporary event, but the event shall not to exceed 7 consecutive days or 14 total days in any calendar year. The sign may be posted up to 5 days prior to the temporary event and must be taken down within 7 days after the sign's purpose no longer exists.
 - 3) Maximum Quantity: 1.
 - 4) Maximum Area: 25 square feet
 - 5) Maximum Height: 15 feet above ground level.
 - 6) Setback: 5 feet from right-of-way or sidewalk, whichever is farthest
 - 7) Permit required: no
 - 8) Other Limitations: Sign cannot be located on any public sidewalk.
 - b. **Temporary Marker Sign Standards**
 - 1) Prerequisites:
 - a) For agricultural uses only.
 - b) Lot must have at least 300 feet of road frontage
 - 2) Duration: For the duration of the temporary event, not to exceed 7 days. The sign may be posted up to 5 days prior to the temporary event and must be taken down within 7 days after the sign's purpose no longer exists.
 - 3) Maximum Quantity: 60 per 300 feet of road frontage.
 - 4) Maximum Area: 4 square feet per side.
 - 5) Maximum Height: 8 feet above ground level.
 - 6) Setback: 10 feet from right-of-way or sidewalk, whichever is farthest
 - 7) Permit required: no.
 - 8) Other Limitations: None.
 - c. **Temporary Monument Sign Standards**
 - 1) Prerequisites: None.
 - 2) Duration: For the duration of the temporary event, not to exceed 7 days. The sign may be posted up to 5 days prior to the temporary event and must be taken down within 7 days after the sign's purpose no longer exists.
 - 3) Placement: Sign must be placed adjacent to the public right-of-way.
 - 4) Maximum Quantity: 1 sign per road frontage of the subject lot
 - 5) Maximum Area: 5 square feet per side.
 - 6) Maximum Height: 4 feet above ground level.
 - 7) Setback: 5 foot from right-of-way or sidewalk, whichever is farthest
 - 8) Permit required: Yes. Each new sign or the posting/relocation of an existing sign requires a new permit.

9) Other Limitations:

- a) Sign cannot be located on any public sidewalk.
- b) Sign may not be permanently affixed to the ground.

5. Commercial, Industrial & Extension Boundary (GC, GI, and EB) Sign Standards

a. Overall District Sign Regulations

Sign Regulations for Permanent and Temporary Signs in the GC,GI, and EB Districts				
Cumulative Total of Permanent Signs Permitted on Site	Cumulative Total of Temporary Signs Permitted on Site	Maximum Cumulative Area for Permanent Signs (square feet)	Permitted Signs	Prohibited Permanent Signs
1 per 200 feet of road frontage <i>(unless otherwise stated by sign type)</i>	1 per tenant <i>(unless otherwise stated by sign type)</i>	<u>SINGLE-TENANT STRUCTURE</u> : 200 square feet <u>MULTI-TENANT STRUCTURE</u> : 100 square feet per tenant	<u>PERMANENT SIGNS</u> : Awning Changeable Copy Hanging Monument Sign Mural Unified Development Wall Sign Window Wayfinding <u>TEMPORARY SIGNS</u> : Banner Marker Sign Monument Sign Sandwich Board Sign	Banner Bench Sign Billboard Electronic Inflatable Marker Sign Off-premise Pole Portable Projecting Roof Vehicle

b. Illumination. All illuminated signs shall comply with the following standards:

- 1) No sign shall have blinking, flashing, or fluttering lights, nor shall any device be utilized which has a changing light intensity, brightness of color, or give such illusion.
- 2) All illuminating elements shall be kept in satisfactory working condition and repaired or replaced if damaged or inoperable within fourteen (14) days or as soon as possible if circumstances (e.g. weather or product availability) do not allow.
- 3) The direct or reflected light from a primary light source shall not create a traffic hazard to operators of motor vehicles on public and/or private roadways and parking lots.
- 4) The light from any illuminated sign shall be so shaded, shielded, or directed such that the light intensity or brightness does not interfere with safety or visibility and does not project onto any adjacent property. No exposed light source is permitted.
- 5) Neon light elements may be used for internal illumination and/or when permitted otherwise in this UDO.

2. Permanent Signs. The following signs are permitted as permanent signs and are subject to the development standards described for each type of sign respectively. All other types of signs are prohibited.

a. Permanent Awning Sign Standards

- 1) Prerequisites: None.
- 2) Maximum Quantity: none.
- 3) Maximum Area:
 - a) Single-tenant structure: 30 square feet
 - b) Multi-tenant structure: 20 square feet per tenant
- 4) Maximum Height:
 - a) Maximum height of sign is 3 feet.
 - b) No part of the awning shall be less than 9 feet above ground level
 - c) Top of awning sign may not be located more than 15 feet above ground level
- 5) Other Limitations: Sign shall not be illuminated by back-lighting.

b. Permanent Changeable Copy Sign Standards

- 1) Prerequisites: Must be an integral part of a permanent monument sign.
- 2) Maximum Quantity: Per maximum quantity requirements for permanent monument signs and permanent wall signs respectively.
- 3) Maximum Area:
 - a) Monument sign: May not exceed 80% of the area of the permanent monument sign
 - b) Wall sign: Up to 100% of a permanent wall sign.
- 4) Maximum Height: Per maximum height for permanent monument signs and permanent wall signs respectively.
- 5) Setback: Per setback requirements for permanent monument signs
- 6) Landscaping: Per landscaping requirements for permanent monument signs.
- 7) Other Limitations:
 - a) Only static messages are allowed which are placed text or electronic messages.
 - b) No scrolling, flashing, or cyclical changing of electronic messages is permitted.

c. Permanent Electronic Sign Standards

- 1) Prerequisites: Must be an integral part of a permanent monument sign.
- 2) Maximum Quantity: Per maximum quantity requirements for permanent monument signs and permanent wall signs respectively.
- 3) Maximum Area:
 - a) Monument sign: May not exceed 80% of the area of the permanent monument sign
 - b) Wall sign: Up to 100% of a permanent wall sign.
- 4) Maximum Height: Per maximum height for permanent monument signs and permanent wall signs respectively.
- 5) Setback: Per setback requirements for permanent monument signs
- 6) Landscaping: Per landscaping requirements for permanent monument signs.
- 7) Other Limitations:

- a) Only static messages are allowed which are placed text or electronic messages.
 - b) No scrolling, flashing, or cyclical changing of electronic messages is permitted.
- d. Permanent Hanging Sign Standards**
- 1) Prerequisites: None.
 - 2) Maximum Quantity: 1 per tenant
 - 3) Maximum Area:
 - a) Single-tenant structure: 10 square feet
 - b) Multi-tenant structure: 10 square feet per tenant
 - 4) Maximum Height:
 - a) Maximum height of sign is 2 feet.
 - b) No part of the sign shall be less than 9 feet above ground level
 - c) Top of sign may not be located more than 15 feet above ground level
 - 5) Other Limitations: Sign shall not be illuminated.
- e. Permanent Marker Sign Standards**
- 1) Prerequisites:
 - a) for agricultural uses only
 - b) lot must have at least 500 feet of road frontage
 - 2) Maximum Quantity: 1 sign
 - 3) Maximum Area: 16 square feet per side
 - 4) Maximum Height: 12 feet above ground level
 - 5) Setback: 5 feet from right-of-way or sidewalk, whichever is farthest
 - 6) Landscaping: The permanent base for a monument sign shall be landscaped as follows:
 - a) The base of the sign shall be effectively landscaped with living plant material or hardscape material (i.e. decorative brick or rock) and maintained in good condition at all times.
 - b) The minimum landscaped area shall be equal to at least 50% of the total sign face area (cumulative of both sides), and extend beyond all faces or supporting structures in all directions. The landscaped area shall include all points where sign structural supports attach to the ground.
 - c) Exposed foundations must be covered with a finish material such as brick, stone, or wood, or be screened with vegetation.
 - 7) Other Limitations: none.
- f. Permanent Monument Sign Standards**
- 1) Prerequisites: None.
 - 2) Maximum Quantity:
 - a) Frontage on one public street: 1
 - b) Frontage on two or more public streets: 1 per frontage, maximum 2 signs
 - 3) Maximum Area:
 - a) Single-tenant structure: 60 square feet per side

- b) Multi-tenant structure: see Permanent Unified Development Standards below
- 4) Maximum Height: 6 feet above ground level
- 5) Setback: 10 feet from right-of-way or sidewalk, whichever is farthest
- 6) Landscaping: The permanent base for a monument sign shall be landscaped as follows:
 - a) The base of the sign shall be effectively landscaped with living plant material or hardscape material (i.e. decorative brick or rock) and maintained in good condition at all times.
 - b) The minimum landscaped area shall be equal to at least 50% of the total sign face area (cumulative of both sides), and extend beyond all faces or supporting structures in all directions. The landscaped area shall include all points where sign structural supports attach to the ground.
 - c) Exposed foundations must be covered with a finish material such as brick, stone, or wood, or be screened with vegetation.
- 7) Other Limitations: No two signs shall be within 100 feet of one another.

g. Permanent Mural Sign Standards

- 1) Prerequisites: None.
- 2) Maximum Quantity:
 - a) Single-tenant structure: 1 sign per façade, maximum 2 signs per building
 - b) Multi-tenant structure: 1 sign per tenant, maximum of three separate signs
- 3) Maximum Area:
 - a) Single-tenant structure: 65 square feet
 - b) Multi-tenant structure: 50 square feet per tenant
- 4) Maximum Height:
 - a) Maximum height of sign is 4 feet.
 - b) Sign may not be located more than 16 feet above ground level
- 5) Other Limitations:
 - a) No part of the sign may extend above the eaves of the roof or be mounted on the roof.

h. Permanent Unified Development Sign Standards

- 1) Prerequisites:
 - a) For multi-tenant developments with at least 6 separate tenants and 12,000sqft of space that can be occupied in the building.
 - b) These signs are permitted in addition to all other permanent signs permitted within the development
- 2) Types:
 - a) Multi-tenant Monument Sign:
 - a. Maximum quantity: 1 sign is permitted at the primary entrance to the development
 - b. Maximum area:
 - i. 100 square feet per side

- ii. Maximum single tenant area is 30 square feet per side.
- c. Maximum Height: 6 feet above ground level
- d. Landscaping: The permanent base for a monument sign shall be landscaped as follows:
 - i. The base of the sign shall be effectively landscaped with living plant material or hardscape material (i.e. decorative brick or rock) and maintained in good condition at all times.
 - ii. The minimum landscaped area shall be equal to at least 50% of the total sign face area (cumulative of both sides), and extend beyond all faces or supporting structures in all directions. The landscaped area shall include all points where sign structural supports attach to the ground.
 - iii. Exposed foundations must be covered with a finish material such as brick, stone, or wood, or be screened with vegetation.

b) Wayfinding Signs:

- a. Maximum quantity: 1 per curb cut from a public street into the development
- b. Maximum area: 4 square feet
- c. Maximum Height: 3 feet above ground level
- d. Other Limitations:
 - i. Signs shall contain language or icons to guide pedestrians or motor vehicles into, out of, or around a development.

i. **Permanent Wall Sign Standards**

- 1) Prerequisites: None.
- 2) Maximum Quantity:
 - a) Single-tenant structure: 1 sign per façade, maximum 2 signs per building
 - b) Multi-tenant structure: 1 sign per tenant, maximum of three separate signs
- 3) Maximum Area:
 - a) Single-tenant structure: 90 square feet
 - b) Multi-tenant structure: 50 square feet per tenant
- 4) Maximum Height:
 - a) Maximum height of sign is 6 feet.
 - b) Sign may not be located more than 20 feet above ground level
- 5) Other Limitations:
 - a) No part of the sign may protrude more than 12 inches from the wall it is attached.
 - b) No part of the sign may extend above the eaves of the roof or be mounted on the roof.
 - c) All signs in a multi-tenant structure must be consistent in type (i.e. reverse channel, or box) and be mounted consistently on the façade of the building in order to create a uniform appearance.

- j. **Permanent Window Sign Standards**
 - 1) Prerequisites: None.
 - 2) Maximum Quantity:
 - a) Single-tenant structure: 2
 - b) Multi-tenant structure: 1 per tenant
 - 3) Maximum Area: 20 square feet
 - 4) Maximum Height: Maximum height of sign is 4 feet.
 - 5) Other Limitations: None.
3. Temporary Signs. The following signs are permitted as temporary signs and are subject to the time, placement, and development standards described for each type of sign respectively. All other types of signs are prohibited.
- a. **Temporary Banner Sign Standards**
 - 1) Prerequisites: None.
 - 2) Duration: For the duration of the temporary event, but the event shall not to exceed 7 consecutive days or 14 total days in any calendar year. The sign may be posted up to 5 days prior to the temporary event and must be taken down within 7 days after the sign's purpose no longer exists.
 - 3) Placement: signs must be placed in window or affixed to an entrance door.
 - 4) Maximum Quantity: 1 per tenant
 - 5) Maximum Area: 4 square feet
 - 6) Maximum Height: 7 feet above ground level.
 - 7) Permit required: Yes. Each new sign or the posting/relocation of an existing sign requires a new permit.
 - 8) Other Limitations: None.
 - b. **Temporary Marker Sign Standards**
 - 1) Prerequisites:
 - a) For agricultural uses only.
 - b) Lot must have at least 300 feet of road frontage
 - 2) Duration: For the duration of the temporary event, not to exceed 7 days. The sign may be posted up to 5 days prior to the temporary event and must be taken down within 7 days after the sign's purpose no longer exists.
 - 3) Maximum Quantity: 60 per 300 feet of road frontage.
 - 4) Maximum Area: 4 square feet per side.
 - 5) Maximum Height: 8 feet above ground level.
 - 6) Setback: 10 feet from right-of-way or sidewalk, whichever is farthest
 - 7) Permit required: no.
 - 8) Other Limitations: None.
 - c. **Temporary Monument Sign Standards**
 - 1) Prerequisites: for single-tenant structures only
 - 2) Duration: For the duration of the temporary event, not to exceed 7 days. The sign may be posted up to 5 days prior to the temporary event and must be taken down within 7 days after the sign's purpose no longer exists.

- 3) Maximum Quantity:
 - a) Frontage on one public street: 1
 - b) Frontage on two or more public streets: 1 per frontage, maximum 2 signs
- 4) Maximum Area: 5 square feet per side.
- 5) Maximum Height: 4 feet above ground level.
- 6) Setback: 5 feet from right-of-way or sidewalk, whichever is farthest
- 7) Permit required: Yes. Each new sign or the posting/relocation of an existing sign requires a new permit.
- 8) Other Limitations:
 - a) Sign cannot be located on any public sidewalk.
 - b) Sign may not be permanently affixed to the ground.
 - c) Sign must be at least 15 feet from any other sign on the property
 - d) Sign must be at least 80 feet from all other temporary signs on the property.

F. Storage

1. Bulk Storage. In any district, structures, buildings or above ground tanks, used for bulk storage of flammable or explosive liquids, gases or other materials, shall not be located closer than fifty (50) feet to the property line. Additional information regarding evidence of safety measures may be required in order to determine the public safety therein.
2. Outside Storage. A landscape contractor located in an agricultural district may store equipment and materials used in the business on the property as long as the equipment and non-plant materials are stored in an enclosed structure and no retail sales occur on the property.

G. Structures

1. Primary Structures.
 - a. Orientation.
 - 1) All new construction of any building or structure, or renovation of or addition to an existing building or structure, shall be rear loading if said building or structure is located on a lot or lots adjacent to a major thoroughfare and the building or structure is not separated from the major thoroughfare by another buildable lot. The front elevation of said building or structure shall face the major thoroughfare.
 - 2) Except as provided in Item 1 above, all new construction of a building or structure, or renovation or addition to an existing building or structure, shall require the front doorway of the building or structure to be oriented to the front elevation of the building or structure which shall face the nearest improved road.
2. Accessory Structures. Accessory structures shall be permitted in all zoning districts provided the following requirements have been met.
 - a. Orientation. Detached garages and secondary structures shall be accepted from being oriented toward a major thoroughfare.
 - b. Accessory structures shall secure an ILP and shall not be erected prior to the primary structure, except for structures used for agricultural purposes as defined under "agriculture" in *Chapter 10. General Definitions*.
 - c. Accessory structures shall be clearly subordinate in height, area, bulk extent, and purpose to the primary structure.

- d. The following accessory structures are permitted in all districts and may be installed in any required yard without an ILP:
 - 1) Structures exclusively for agricultural purposes, landscape vegetation, swing sets, children’s tree houses, bird baths, bird houses, curbs, fences, lamp posts, mail boxes, name plates, parking spaces, utility installations for local services, retaining walls, walks, drainage installations, housing for domestic pets provided it is not for profit and does not constitute a “kennel” as defined in *Chapter 10. General Definitions*.
 - 2) Wireless communications facilities are permitted in all districts and may be installed without an ILP provided they are co-located upon an existing or pre-approved wireless communication facility, or they are no taller than fifteen (15) feet and visually integrated or camouflaged against a structure other than another antenna.
 - 3) Fences, walls, and hedges may be up to six (6) feet in height and are permitted in any side yard or rear yard.
 - a) SF, MF GC, GI & EB Districts should only allow fences on the property line if the adjoining property consents. If adjoining property owner does not consent, fences must be placed at least 24 inches from property line.
 - b) SF District: No fence, wall, or hedge shall be permitted in a required front yard that exceeds three (3) feet in height.
 - c) MF & GC Districts: No fence, wall, or hedge shall be permitted in a required front yard that exceeds six (6) feet in height.
 - d) GI Districts: No fence, wall, or hedge shall be permitted in a required front yard that exceeds eight (8) feet in height.
 - e. The following accessory structures are permitted in all zoning districts and require an ILP certifying that all applicable requirements of the UDO have been met.
 - 1) Buildings such as garages, carports, enclosed patios, bath houses, gazebos, cabanas, greenhouses, storage sheds, stables, and other structures over fifty (50) square feet in area.
 - 2) Home occupation structures in accordance with this UDO.
 - 3) In-ground swimming pools subject to a five (5) foot high fence placement around the pool area and/or a mechanical pool cover over the pool.
 - 4) Signs as set forth in this UDO.
 - 5) Antennas and amateur radio towers over thirty (30) feet in height measured from the roofline.
3. Structure Height. All buildings hereafter shall comply with the height regulations of the district in which it is located, with the exception of the following:
- a. An agricultural structure may be erected or changed to any height necessary for its operation.
 - b. Spires and church steeples may be erected or changed to any height that is not otherwise prohibited

4. Structures Relocated. No buildings or structures shall be moved from one lot or premises to another unless such buildings conform to the regulations of the district to which such building shall be moved and an ILP has been secured.
5. Residential Structures.
 - a. Residential Structure Conversions. Structures originally designed for occupancy by two (2) families or less converted to occupancy by more than two (2) families shall secure an ILP. Such structures shall show no evidence of change to indicate the extra dwelling units. All fire escapes or stairways leading to a second or higher floor shall be completely enclosed within the converted building.
 - b. Manufactured Homes.
 - 1) Permanent Placement. Manufactured Homes shall be permitted provided the following requirements and limitations are met:
 - a) The manufactured home is built to the Manufactured Home Construction and Safety Standards (HUD Code) and displays a red certification label on the exterior of each transportable section.
 - b) The development standards for the respective zoning districts shall be met;
 - c) The minimum area of a structure shall conform with the square footage requirements established in *Chapter 2: Zoning Districts*.
 - d) The structure shall be attached and anchored to a permanent foundation in conformance with the appropriate building code and with manufacturer's installation specifications;
 - e) The entire area between the floor joists of the structure and the underfloor grade shall be completely enclosed with a permanent perimeter enclosure constructed in accordance with the terms of the appropriate building code; the manufacturer's installation specifications; and requirements set forth by the Indiana Administrative Building Council;
 - f) The structure shall possess all necessary building, water, and sewage disposal permits prior to placement of the structure upon the lot;
 - g) The wheels, axles, and hitches shall be removed;
 - h) The structure shall be covered with an exterior material customarily used on site-built structures;
 - i) The roof of the structure shall be shingled and pitched, rather than flat;
 - j) In areas outside of a manufactured home park, the following standards are established to ensure that the structure is compatible with surrounding conventional construction:
 - i. A manufactured home shall be no more than seven (7) years of age.
 - ii. A manufactured home shall have a width of no less than twenty (20) feet.
 - 2) Temporary Residential Occupancy.
 - a) Permitted for Occupancy.
 - i. During Construction. In all zoning districts, an ILP may be issued for the temporary occupancy of a manufactured home, to a person

intending to build a permanent residence on the property. The ILP for temporary placement and occupancy of the manufactured home is for issued a period of one (1) year and may be renewed for an additional one (1) year period if construction of the dwelling has started but has not been completed.

- ii. Health Issue. An ILP may be issued to an applicant whose own health or the health of another necessitates care, and where the facts show that an unnecessary hardship would occur if not permitted to temporarily locate a manufactured home for occupancy adjacent to the residence of someone who is able to provide such care or in need of such care. The ILP would be valid for the lifetime of the person needing care and is renewable annually from the date of issuance.

b) Regulations. The following regulations shall apply to the temporary occupancy of a manufactured home:

- i. The manufactured home is built to the Manufactured Home Construction and Safety Standards (HUD Code) and displays a red certification label on the exterior of each transportable section.
- ii. The structure is to be located on the same property as an existing residence or located on property on which a permanent residence with a valid ILP is intended to be built.
- iii. The structure should be served by the same address, water supply, and sewage facilities serving the existing residence or the residence under construction. If the existing residence utilizes a septic system, approval shall be subject to the Spencer County Board of Health.
- iv. The structure shall remain on its wheels and shall not be placed on a permanent foundation.
- v. Applicable front, side, and rear yard regulations of the district in which it is located are to be observed.
- vi. Occupancy of the structure is restricted to relatives, persons employed in the care of the property owner (employed on the premises of the property owner) or the owner of the property who intends to construct a permanent residence.
- vii. The structure used for temporary occupancy shall have a ground floor area greater than five hundred (500) square feet.
- viii. The manufactured home shall be tied down as per the requirements of the One and Two-family Dwelling Code or the manufacturer's recommendation.
- ix. The perimeter of the manufactured home shall be completely enclosed except for access and ventilation openings. The perimeter enclosure may consist of skirting materials installed in accordance with the manufacturer's installation specifications and secured as

necessary to provide stability, minimize vibrations, and minimize susceptibility to wind damage and to provide adequate insulation to protect exposed piping. Perimeter enclosures other than skirting shall meet requirements of the One and Two-family Dwelling Code and the requirements set forth by the Indiana Administrative Building Council.

- c) Permanent Residential Occupancy. Manufactured homes may be permanently occupied when located in a district where a single-family dwelling is permitted by right or approved by special exception.

6. Commercial Structures. Reserved.

7. Industrial Structures.

- a. Contractor's Offices. Manufactured homes, trailers, or vans may be utilized as contractor's offices, watchman's shelters, or tool and equipment storage on the project site and only during the period of construction. The ILP would be valid for six (6) months and may be renewed for up to an additional six (6) months if necessary if construction has not concluded.

8. Other Structures.

- a. Trash Receptacles. In any district, non-pedestrian outdoor trash receptacles used for non-agricultural or non-residential uses shall be completely screened from view by the use of either solid fencing or evergreen vegetation. Such receptacles shall not be visible from the street front or any adjacent residential use during any time of the year. Receptacles should not be located for pickup in a visible location, for more than 24 hours.