

ORDINANCE 61C

SIGNAGE

AN ORDINANCE PLACING RESTRICTIONS ON SIGNS LOCATED IN THE CITY OF LOG CABIN, TEXAS, PROVIDING AN EFFECTIVE DATE.

WHEREAS the City Council of the city of Log Cabin, Texas to prove for the general welfare of the citizens of this City is permitted to enact certain rules and regulations and to set fees for permits issued by the city of Log Cabin.

NOW, THEREFORE, be it Ordained by the City Council of the City of Log Cabin, Texas to follow the ordinance as outlined below:

SECTION I: PURPOSE

To regulate sign usage on private land and sight lines created by the public right of ways to inform and persuade the public by publishing a message. This ordinance provides standards for the erection and maintenance of private signs. All private signs not exempted as provided in this Ordinance shall be erected and maintained in accordance with these standards. The general objectives of these standards are to promote health, safety, welfare, convenience, and enjoyment of the public, and in part to achieve the following:

1. Safety of signs so that they do not create a hazard due to collapse, fire, decay, abandonment; or obstruct fire departments, police departments, and ambulances; or create traffic hazards by confusing/distracting pedestrians, obstacles, or other vehicles, or to read traffic signs.
2. To promote communication by sign which provide messages and information most needed and sought by the public are given priorities; or so that businesses and services may identify themselves; or customers and other persons may locate a business or service; or so no person or group is arbitrarily denied the use of the sight lines from the public right of way for communications purposes; and so that persons exposed to signs are not overwhelmed by the number of messages presented and are able to exercise freedom of choice to observe or ignore said messages., according to the observer's purpose.
3. To protect the public welfare and to enhance the appearance and economic value of the landscape, by providing signs that, do not interfere with scenic views; or do not create a nuisance to persons using the public right of way or create a nuisance for neighbors, or detrimental to land/property taxes; or to clutter a property.

SECTION II: DEFINITIONS

For this ordinance, the following words and phrases shall have the meanings respectively ascribed to them by the section:

ANIMATION- images that flash or move or otherwise change.

BANNER- a temporary sign containing a worded message or graphic image composed of lightweight material secured or mounted to allow movement caused by wind.

BUILDING - structure which has a roof, walls, floor or enclosure of persons, animals, or property.

CITY OR TOWN - means the City of Log Cabin, Texas

CODE ENFORCEMENT- means the person appointed by the Police Chief of Log Cabin City, Texas

COPY - letters, characters, illustrations, logos, graphics, symbols, writing or combination thereof, designed to communicate information of any kind, or to advertise, announce the purpose of or identify the purpose of a person or entity, or to identify or advertise a business or business product, or to advertise the sale or lease of a premise.

EFFECTIVE AREA - the area enclosed by drawing a rectangle of horizontal and vertical lines which fully contain all extremities of the sign drawn to scale, including architectural design elements such as decorative bordering, but exclusive of the sign supports. The measurements are to be calculated from the new point which gives the largest rectangle of that kind as the viewpoint rotated horizontally around the sign.

ERECT - to build construct, attach, hang, place suspend or affix.

FAÇADE - any separate face of a building, including parapet walls and omitted wall lines or any part of a building oriented in the same direction, or in directions within forty-five (45) degrees of one another, they are to be considered as part of a single façade.

FACE OR SURFACE - where the message is displayed.

GROSS SURFACE AREA OF THE SIGN - entire area of the sign.

HEIGHT - the distance from common ground level to highest point.

ILLUMINATED SIGN - any sign with electric lights.

INCOMBUSTIBLE MATERIAL - any material which will not ignite at 1200°F or below.

LICENSE - an official document issued by the city that gives permission to operate a sign installation business.

LOGO - design or insignia commonly used to identify a company or product.

LUMINESCENT GASEOUS TUBING - exposed tubes used in or as signs and which contain luminescent inert gas including but not limited to neon, argon, and krypton.

MERITORIOUS - deserving of reward or praise.

OFF-SITE - signs showing what goods or services are provided at a location other than where the sign is placed.

ON-SITE - signs showing what goods or services are provided at a location where the sign is placed.

PERMANENT - any sign intended for use six (6) months or longer.

PERMIT - an official document issued by the city that allows for sign install.

PERSON - an individual, corporation, sole proprietorship, government or governmental subdivision or agency, trust, partnership, or two (2) or more persons having a joint or common economic interest.

PREMISES – lot(s)/tract(s) under single ownership and is reflected as a single premise in the plat records of the city.

PORTABLE SIGN - a sign easily moved from one location to another.

RESPONSIBLE PARTY - the owner, operator, occupant, employee, or other person who owns the property where sign is located.

SETBACK - the minimum distance from the property line to the nearest part of a building.

SIGN ABANDONED – any sign without a valid current permit that is deserted.

SIGN ADVERTISING – any sign which promotes or advertises commodities or services not offered on these premises.

SIGN AGRICULTURE – any sign identifying a farm or ranch.

SIGN APARTMENT – any sign identifying an apartment building.

SIGN ATTACHED – any sign attached to any part of a building.

SIGN CONTRUCTION – any temporary sign identifying what construction company is making improvements on said property.

SIGN DETACHED – any sign connected to the ground that is not permanently attached to the ground or building.

SIGN DEVELOPMENTAL – any temporary sign pertaining to the development of land.

SIGN DEVICE – anything attached to a sign i.e., banner flag balloons.

SIGN DIRECTIONAL – any sign that communicates the location or route.

SIGN ERECTOR – the person installing the sign.

SIGN IDENTIFICATION - a sign used to identify shopping centers, parks etc.

SIGN INSTITUTION – a sign used to identify a school, church, hospital etc.

SIGN MARQUEE – sign erected on a marquee or fixed awning.

SIGN MODEL HOME – temporary sign used to advertise a structure that is a model or show home.

SIGN MONUMENT – a freestanding sign having a low profile and made of stone, concrete, metal routed wood planks, bricks, or similar materials.

SIGN MOVEMENT CONTROL – sign that directs vehicular or pedestrian movement within the premises.

SIGN NON-PREMISES – a sign that is not a premise sign.

SIGN POLITICAL – a sign used for political or campaign purposes.

SIGN PREMISES – a sign exclusively constructed for said premise.

SIGN PROJECTION – a sign that projects from a side of a building either vertically or horizontally.

SIGN PROTECTIVE – a sign with warnings i.e., beware of dog, no trespassing, private property.

SIGN REAL ESTATE – a sign that advertises the sale or lease of real property.

SIGN RESIDENTIAL SUBDIVISION – a sign used to identify a specific residential subdivision.

SIGN SUPPORT – is a pole, post, strut, cable, or other structural fixture to hold and secure a sign.

SIGN TRAFFIC - used for traffic purposes.

SIGN VEHICULAR - a sign on a vehicle parked for a period of 24 consecutive hours.

SIGN WALL – a sign attached to the face of building to advertise that building.

SPECIAL EVENT – any event where items are sold, auctioned, bartered, or otherwise involved in commerce other than commercial or business. Including but not limited to fundraisers, bake sales, flea markets, auctions, etc.

UTILITY POLES – a tall wooden pole used to support telephone wires, electricity, fiber optic wires, etc.

VISIBILITY TRIANGLE - a triangle sight area at all intersections, which includes public right of way and corner lot and curb lines and diagonal lines intersecting such curb lines at points 50 feet back.

YARD SALE/GARAGE SALE – the offering for sale of personal property belonging to the person or persons residing on the premises.

ZONING DISTRICT BUSINESS – any zoning district designated by Ordinance 31, and amendments thereto, City of Log Cabin.

SECTION III: ADMINISTRATION

The provisions of this Ordinance shall be administered and enforced by the Code Enforcement Officer as appointed by the City of Log Cabin. This Ordinance will be enforced by all remedies allowed by law including, but not limited to, removal of the sign and citation issued to the responsible party. All signs erected or maintained pursuant to the provisions of the Ordinance shall be erected and maintained in compliance with all applicable state laws and with the building code, electrical code, and other applicable ordinances of the city. In the event of conflict between the ordinance and other laws, the most restrictive standards apply.

Every sign in the city, regardless of whether any permit is required for signs shall be maintained in a safe, presentable, and sound structural and operational condition always, including the replacement of nonfunctioning, broken, defective, or missing parts, painting, repainting, cleaning, and any other acts required to maintain said sign. All sign supports, brackets and frames shall be kept painted or treated to prevent rust, rot, or deterioration. If they are not, they can be removed.

SECTION IV: PERMITS

Before anyone erects, contracts, relocates, alters, repairs, or maintains a sign, one must fill out an application for a permit for said sign. The application must contain the following:

- A. Drawing to scale of sign
- B. Any other existing signs on premises
- C. Visibility from the right of way
- D. A drawing of plot plan or building façade indicating proposed location of the sign specifications.

Once an application is approved the owner will have to pay a fee. Once said fee is paid the permit starts the next day and is good for 90 days. Permit fees are as follows.

- A. 8 feet x 8 feet and below = \$35.00
- B. 8 feet x 8 feet to 20 feet x 20 feet = \$100.00
- C. Any signs over 20 feet x 20 feet must be submitted to the Code Enforcement Officer to be approved and to set a reasonable fee and then submitted to Log Cabin City Council to be finally approved.

If a sign is erected, placed, or work has started before obtaining a sign permit there will be a late fee of twice the amount of the permit fee.

Repair permit can be obtained for \$10.00.

No refunds will be given on any sign permits.

An electrical permit needs to be obtained if the sign will have electrical components. The electrical inspector shall examine the plans and specifications to ensure compliance with electrical code of the city. This permit is \$20.00.

SECTION V: ATTACHED SIGNS

Attached signs are permitted in all business zoning districts, subject to the following restrictions:

Premise signs:

- A. All signs need to be attached.
- B. Metal backing is required. Wood backing is prohibited.
- C. Only one sign for each façade for each tenant.
- D. Must be mounted parallel to the building surface and cannot project more than 18 inches. Cannot be mounted on roofs and cannot project above the roofline.
- E. Copy on awnings and canopies is prohibited.

Total effective area of attached signs shall not exceed the following schedules:

- A. Height up to 36 feet = 1 square foot of sign area per linear foot of building frontage not to exceed 100 square feet.
- B. Height over 36 feet = not to exceed 4 square feet of effective area for each additional one foot of height above 36 feet measured from the base of the sign to the building grade.
- C. Attached signs may be located on each façade however the sum of all effective area may not exceed twice the allowable area as specified in paragraphs A and B.
- D. Buildings with 4 or more stories in height may have no more than 2 attached signs per façade provided that:
 - a. Each sign is designated for a separate tenant.
 - b. One sign must be located on or near the uppermost story and the second sign on ground level.
 - c. Signs must be at least 30 feet apart.
 - d. The combined effective square footage of both signs may not exceed twice allowed effective square footage as specified in above paragraphs A and B.
- E. Maximum letter/logo height of attached signs shall not exceed twice the allowable effective area as specified in paragraphs A and B. Maximum letter/logo height is determined by the following schedule:
 - a. 0-36 inches height = 16 inches height
 - b. 37-48 inches height = 36 inches height
 - c. 49-100 inches height = 48 inches height
 - d. 101-150 inches height = 60 inches height
 - e. 151 inches and up height = 72 inches height
 - f. Letter/logo heights more than 72 inches must be approved by Log Cabin City Council.
- F. Additionally, the above schedule represents the maximum letter/logo height in each individual sign height category. Where the sign is totally composed of individually mounted letters, either one letter or logo may be 25% taller than the specified maximum letter/logo height.

Window signs facing public right of ways are limited to 10% of the window area per façade. The outlining of a window on 2 or more of any sides with lighting, luminescent gaseous tubing, or by any similar means shall constitute 100% of total window area as a sign.

SECTION VI: DETACHED SIGNS

Detached signs are permitted in business zoning districts as provided in this article. Detached signs must be premise signs only; off premises signs prohibited. Only one sign of any type may be erected on any premises unless:

- A. Premises, which have more than 450 feet of property frontage along the public way may not have more than one additional detached sign for each additional 300 feet of frontage.
- B. Any premise with frontage along more than one public way which may have a permanent 300 feet in length.

- C. All permanent detached signs must be no closer than 150 feet, with 2 detached signs of any type being closer than 50 feet apart.
- D. They are signs within the visibility triangle.
- E. A minimum setback of 10 feet is required of all detached signs. A minimum setback of 15 feet from the public right of way is required for signs exceeding the 10 square feet in effective area or 15 feet in height.
- F. Both single and multi-tenant pole signs shall be allowed and governed by the Zoning and Building Standards Ordinance 31 in accordance with the following:
 - a. Single tenant pole signs must be exactly 36 square feet in effective area and must be exactly 20 feet in height from ground to top of sign.
 - b. Multi-tenant pole signs must be exactly 72 square feet in effective area and must be exactly 20 feet in height measured from the ground to the top of the sign.
- G. Design standards are as follows:
 - a. Sign supports = 8x8 feet structural steel building.
 - b. Sign cabinet = Paint grip sheet metal on angle iron frame with angle retaining rim to secure sign face.
 - c. Single tenant sign cabinet dimensions = 6'10" wide x 5'10" high x 8" deep.
 - d. Multi-tenant sign cabinet dimensions = 6'10" wide x 11'6" high x 8" deep.
 - e. Sign Face = Flat, clear acrylic sheet, all copy and background sprayed on second surface with acrylic colors.
 - f. Sign finish = Degrease, prime and finish coat all exposed metal surfaces as required.
 - g. Sign support and cabinet color = Pantone#404
 - h. Internal illumination provided by fluorescent lamps spaced no further than 12 inches on center.
 - i. All signs are to be 20 feet in height.
- H. Monument signs must be built on a monument base as opposed to an oil base with no separation between the base of the sign and natural grade. A monument sign contains only the name, logo, address, and product or service of the establishment. No advertising or promotional information is permitted thereon. Such sign may be single or double faced. Such signs with a base shall not exceed 6 feet in overall height above the natural or average grade and the actual sign face shall not exceed 48 square feet in area per side. One monument sign per adjoining street will be allowed. Brightly colored signs made of plastic or similar materials shall not be considered as monument signs. A minimum setback of 20 feet from the public right of way is required.
- I. Multi-family premises may have detached signs if there is not more than one detached premise sign, however premises with more than 750 feet of frontage along a public way, other than an alley may have one additional detached sign for every 500 feet.

SECTION VII: REAL ESTATE/LEASING/CONSTRUCTION SIGNS

Real estate, leasing, and construction signs are permitted in all zoning districts as provided by this article. Signs on undeveloped property shall be specifically limited to real estate, development and/or temporary construction signs and must comply with sign design and size criteria as set forth elsewhere within this chapter. Permission is granted to property owners for the erection of a sign to advertise the sale, lease, or rent of the property or undeveloped land on which the sign is located. Real estate signs

must be spaced at least 50 feet apart on lot frontage, and there may be no more than 4 such signs per lot, the total effective area may not exceed 36 square feet and should not be any taller than 16 feet. Such signs shall not be placed on utility poles, public or private. Such signs shall be removed as soon as the property or land has been sold or 75% has been rented or leased for a period of 18 months from the date of the sign permit for said real estate signs, whichever occurs first.

SECTION VIII: TEMPORARY SIGNS AND MOVEMENT CONTROL SIGNS

Temporary banner signs are prohibited in all zoning districts in the city except for the following:

- A. Any premises or any nonresidential occupancy may display 1 banner sign announcing a grand opening of a new business. Display of such is limited to a maximum of 60 days per opening. The privilege to begin display of such sign expires 6 months after issuance of a certificate of occupancy. Use of grand opening signs only apply to new ownership. Size of banner is limited to 50 square feet with at least one-half of all readable copy stating, "Grand Opening" or "Now Open".
- B. Any premises or nonresidential occupancy may display banner signs containing a message directly relating to a special event provided, that such banners may be displayed no more than 8 days prior to the special event and must be removed within 2 days after the conclusion of the special event.
- C. Special purpose political signs may be erected at any occupancy or upon any premises, provided such signs comply with all other applicable requirements of this ordinance.
 - a. An occupancy may erect special purpose political signs for a period of 60 days prior to any primary or general election and shall remove the signs within 3 days or 72 hours after the election.
 - b. Special purpose political signs may be erected upon the premises and must be spaced at least 50 feet apart along the frontage of a property and there may be no more than 4 signs per lot with the total effective area not exceeding 36 square feet.
 - c. Persons wishing to place special purpose political signs on commercial property must have written property owner's approval on file with the code enforcement officer prior to placement of sign.
 - d. Persons wishing to place a special purpose political sign on multi-family property must have written approval of the property manager or homeowner's association on file with the code enforcement officer prior to placement of signs.
 - e. Political signs may not be placed in or near the dividing line between private property or public right of way and no such sign shall be placed as to create a traffic hazard.
 - f. Political signs may include but not limited to: City council, mayor, president, vice president, school board, etc.

Movement control signs may be erected at any occupancy or any premises other than a single-family or duplex premise, may be attached or detached, and may be erected without limit as to the number provided that such signs shall comply with all other applicable requirements of this ordinance. The occupant of premises who erects a movement control sign shall comply with the following requirements:

- A. Each sign must not exceed 2 square feet in effective area.

- B. If a sign is an attached sign, the words must not exceed 4 inches in height.
- C. Each sign must convey a message which directs vehicular or pedestrian movement within or onto the premises on which the sign is located.
- D. The signs must contain no advertising.
- E. Lettering on the attached and detached movement control sign, not to exceed 4 inches in height may be used for identification purposes only.

SECTION IX: EXEMPTIONS

Exempt signs as designated in this ordinance are allowed without a permit in all zoning districts in accordance with this article. Nothing in this ordinance shall be construed to prevent the display of governmental signs for control of traffic or other regulatory purposes, street signs, danger signs, railroad crossing signs and signs of public service companies indicating danger and/or aids to service or safety which are erected by or on approval of the city. Nothing in this ordinance shall be construed to prevent the display of a national flag, state flag, military flag or religious flag that is 40 square feet or less which is displayed on a flagpole that is 30 feet high or less. Air traffic signs are exempt. Other signs that are exempt from having to obtain a permit include but are not limited to:

- A. Home protection signs.
- B. No trespassing signs.
- C. No dumping signs.
- D. No parking signs.
- E. Beware of dog signs.
- F. Political Signs.
- G. Meritorious signs, i.e., student of the month, happy birthday, new baby, etc.
- H. Holiday decorations i.e., Easter, 4th of July, Halloween, Christmas, etc.

SECTIONS X: GASOLINE SIGNS AND WORDS ON MACHINERY

Gasoline price per gallon or credit card signs may be mounted on pump islands only with a maximum total area of any single sign face not to exceed 4 square feet. Words may be attached to machinery or equipment which is necessary or customary to the business including but not limited to devices such as gasoline pumps, vending machines, ice machines, etc., provided that the words project no more than one inch from the surface of the device.

SECTION XI: GARAGE SALE SIGNS

A permit to conduct a garage sale, yard sale, or special event must be obtained from Log Cabin City Hall. The cost is \$5.00 per permit and the permit must be posted at the location of the sale or event, visible to the public. Permit fees may be waived for non-profit organizations such as Log Cabin Fire Dept., City Council, etc.

Garage sales, yard sales, and special events may only be conducted between the hours of sunrise to sunset and may not be conducted for more than three consecutive days. If a garage sale, yard sale or special event has started without a permit there will be a penalty fee of \$10.00 plus the permit fee of \$5.00 for a total of \$15.00. No more than 3 sales per year are permitted, each being 4 months apart at the same location and/or name.

Garage sales, yard sales, and special events must be held at location listed on permit. If not, it will be treated as though it does not have a permit. The person conducting the garage sale, yard sale, or special event, is responsible for removing all accessories to the sale or event after its completion and restoring the premises to the state and condition that existed prior to the sale or event. If the sale or event must be rescheduled due to unforeseen circumstances or weather, the permit holder must notify City Hall on the next business day to reschedule to avoid being charged an additional permit fee.

Garage sale, yard sale, or event signs cannot be posted more than 24 hours prior to event start day and signs must be removed by 12:00 noon the day after sale or event has ended. Only 8 signs advertising the sale or event may be posted. All signs must include date, time, and address of sale or event. Permit holder must ask permission to post signs on private property. No signs shall be posted on utility poles, trees, or right of way. Signs may be posted at the entrances to Log Cabin if they are behind the Welcome to Log Cabin sign. Signs shall not cause undue traffic congestion, or create a disturbance, nuisance, or breach of the peace.

SECTION XII: NOT PERMITTED

The following are not permitted in the City:

- A. Searchlights are prohibited.
- B. No signs shall be attached to a tree, or public or private utility pole or structure.
- C. No sign shall be located on or project over the roof of a building.
- D. No sign shall be erected closer than 10 feet from the existing public right of way.
- E. No sign shall display any obscene, indecent, or immoral matter.

The following signs could be condemned if:

- A. If the sign is structurally unsafe.
- B. More than 50% is destroyed or dilapidated.

If so, there will be a condemnation letter sent to the owner stating that the sign must be demolished within 15 days of receipt of the letter. If the sign is not removed within that period the city, then, can remove the sign at the owner's expense.

Signs that can be immediately removed are as follows:

- A. Any sign that is erected or existing that constitutes a traffic hazard.
- B. Any sign erected without a permit and failure to obtain one.
- C. Any sign erected in violation of the provisions of this ordinance.
- D. Any sign erected in or over a public right of way.

Any signs impounded may be recovered by the owner within 15 days of impoundment at the following rate:

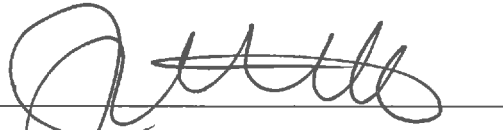
- A. 12 square feet or less = \$5.00
- B. More than 12 square feet = \$10.00

SECTION XIII: WARNINGS

The City of Log Cabin will follow all applicable state regulations in the removal of nonconforming signs. Upon requirement of removal, the city will institute any necessary procedures before any legal boards required by state legislation.

Any person violating the provisions of the sections of this ordinance shall be deemed guilty upon conviction in the municipal court and shall be fined not less than \$50.00, but no more than \$100.00.

PASSED AND APPROVED BY THE LOG CABIN CITY COUNCIL IN LOG CABIN, TEXAS ON THIS 20TH DAY OF May 2021.



Mayor Jennifer Williams



City Secretary Leara Thorp