

3.1600 Sign Regulations

(ZC 2003-50; Ordinance No. 2003-12-13)

3.1601 Administration

(1) Purpose

(ZC 2004-24; Ordinance No. 2004-8-21)

- (a)** The general purpose of this ordinance is to provide public safety, adequate lighting, open space and air, conservation of land, protection of property values, and encourage the highest and best use of land by providing that signs:
 - (i)** Are maintained properly to avoid creating safety risks due to abandonment, collapse, decay, deterioration, and fire.
 - (ii)** Enhance the quality of the city's appearance by avoiding clutter and by not interfering with scenic views or character of certain city areas.
 - (iii)** Do not obstruct or interfere with the ability of the Fire and Police Departments to implement their job duties.
 - (iv)** Do not pose a hazard to public safety by confusing or distracting motorists or creating obstructions impairing a driver's ability to see pedestrians, obstacles, other vehicles, or traffic signs.
 - (v)** Are regulated by size, quantity, scale, and proportionate balance in accordance with standards consistent with the stated general purpose.
 - (vi)** Do not create nuisances for people using the public rights-of-way and streets nor owners/tenants of adjacent property by their height, size, brightness, and movement.
- (b)** It is not the purpose or intent of this statute to regulate signs based solely on their content.

(2) Permit Required

Except as otherwise exempted as provided in this section, no sign shall be erected, replaced, altered, or relocated within the city of Plano without securing a permit from the Building Official.

(3) Permission of Property Owner

No person shall erect, construct, or maintain any sign upon any property or building without the consent of the owner, the person entitled to possession of the property or building, if any, or their authorized representative.

(4) Application and Permit Requirements**(a) Required Information**

To obtain a permit, the applicant shall first file a written application for permit on a form furnished by the Building Inspections Department. Every such application shall contain the following information:

- (i)** Sign use classification.
- (ii)** Name, address, and telephone number of the applicant.
- (iii)** Name, address, and telephone number of the owner of the property on which the sign will be located.
- (iv)** Name, address, and telephone number of person or firm erecting the sign.
- (v)** A description of the work to be covered by the permit for which application is made.
- (vi)** Location of the building structure or lot upon which the sign is to be attached or erected.
- (vii)** Message to be contained on proposed sign.
- (viii)** State the valuation of proposed work.
- (ix)** The signature of the permittee or his authorized agent.
- (x)** Name of business for which the sign application has been made.

(b) Plans and Specifications

Scaled plans or dimensional sign detail shall be submitted in duplicate with each application for a permit and contain the following information:

- (i)** Drawing of sign indicating the sign message or copy.
- (ii)** Elevation plan of the building showing the proposed sign on the building, the length of the elevation, and any other existing signs on the elevation along with the dimensions of such signs.
- (iii)** Site plan indicating street frontage, property lines, sign visibility triangles, proposed and existing rights-of-way, location of sign on property, relationship of proposed sign to ingress and egress points, and relationship of proposed sign to any other signs within a 60 foot spacing of the proposed sign.

(5) Issuance**(a) Review**

The application, plans, specifications, computations, and other data filed by an applicant for permit shall be reviewed by the Building Official. Such plans may be reviewed by other departments of the city to verify compliance with any applicable laws under their jurisdiction. If the Building Official finds that the work described in the application for a permit and the plans, specifications, and other data filed

therewith conform to the requirements of this section and other pertinent laws and ordinances, and that the fees specified in 7. below have been paid, a permit shall be issued to the applicant.

(b) Approved Plans

When the Building Official issues the permit where plans are required, the plans and specifications shall be endorsed in writing or stamped "Approved." Such approved plans and specifications shall not be changed, modified, or altered without authorization from the Building Official, and all work shall be done in accordance with the approved plans.

(c) Validity of Permit

The issuance of a permit or approval of plans, specifications, and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this section or of any other ordinance of the City of Plano. No permit presuming to give authority to violate or cancel the provisions of the ordinances of the City of Plano shall be valid. If the work authorized by a permit issued under this ordinance has not been commenced within 180 days after the date of issuance, the permit shall become null and void.

(d) Suspension or Revocation

The Building Official may, in writing, suspend or revoke a permit under the provisions of this section whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of this section or any other ordinance of the City of Plano or laws of the State of Texas or the Federal Government. Such suspension or revocation shall be effective when communicated in writing to the person to whom the permit is issued, the owner of the sign, or the owner of the premises upon which the sign is located. Any signs installed under a revoked permit shall be removed by the permit holder, sign owner, or property owner within ten days of written notice of the revocation.

(e) Certificate of Occupancy Required

A business shall obtain or be in the process of obtaining a Certificate of Occupancy prior to the issuance of any sign permit. The name of the business shall coincide with the sign to be displayed.

(6) Inspections

(a) General

All signs for which a permit is required shall be subject to inspection by the Building Inspections Department. It shall be the duty of the permit applicant to cause the work to be accessible and exposed for inspection purposes. The city shall not be liable for expense entailed in the removal or replacement of any material required to allow inspection. The permit and approved plans are to be available and accessible at the job site for all inspections.

(b) Inspection Requests

It shall be the duty of the person doing the work authorized by a permit to notify the Building Inspections Department that such work is ready for inspection.

(c) Approval Required

No work shall be done on any part of the structure beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official. Such approval shall be given only after an inspection shall have been made of each successive step in the construction.

(d) Signs Requiring Electrical Inspection

The conductors and equipment on all signs shall comply with the currently adopted versions of the National Electrical Code. All secondary transformed power shall be self-contained within the sign structure, or individual letters or parts of the signage shall be connected back to the transformer or J-box with listed raceways and fittings, and the transformer must be in a covered box.

Both channel and letters must contain weep holes to drain water, each hole shall not be larger than one-half inch, nor smaller than one-fourth inch. No combustible materials other than approved plastics shall be used in the construction of any sign containing electrical wiring.

(e) Noncompliance with Inspection Requirements

Contractors who fail to comply with the inspection requirements of this section are subject to having their registration revoked and will not be able to obtain permits within the city of Plano. Persons knowingly installing a sign and connecting it to power sources that have not been permitted and inspected are subject to the same penalty.

(7) Fees**(a) Sign Permit Fees**

Each applicant, before being granted a permit for a non-illuminated sign, shall pay to the City of Plano a fee in the amount of \$60.00 for processing and issuing such permit. The fee for an illuminated sign containing electrical components shall be \$80.00. (ZC 05-53; Ordinance No. 2006-2-30)

(b) Fee for Review of Plans

Each applicant, when applying for a permit for any sign, shall pay to the City of Plano a fee of 65% of the total fee for such permit for the review of the plans for the sign. This fee shall apply to the cost of the permit and is nonrefundable. (ZC 05-53; Ordinance No. 2006-2-30)

(c) Board of Adjustment

Each applicant applying for a variance to the Board of Adjustment shall pay a filing fee of \$250.00. If the variance is requested for multiple signs at one location, an additional fee of \$25.00 for each sign in excess of one shall be paid. In the case of a request for multiple signs of the same classification, size, and height at one location, an additional fee of \$25.00 shall be paid regardless of the number of sign variances requested for signs of the same classification, size, and height. (ZC 05-53; Ordinance No. 2006-2-30)

(d) Investigation Fee: Work Without a Permit

Whenever any work for which a permit is required by the Sign Regulations has been commenced without first obtaining a permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this ordinance. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this ordinance nor from any penalty prescribed by law.

(e) Failing to Pay Fees

The Building Official shall not issue a permit under the provisions of this ordinance to any person who has previously failed or refused to pay any fees or costs assessed against him under the provisions of this ordinance.

(8) Exempt Signs

Temporary signs are governed by Article XII, Temporary Signs, of Chapter 6, Buildings and Building Regulations, of the Code of Ordinances of the City of Plano and are exempt from the provisions of this ordinance. (ZC 05-53; Ordinance No. 2006-2-30)

The following signs are exempt from the permit requirement; however, such signs shall comply with all other ordinance requirements:

- (a)** Signs not exceeding eight square feet in area which advertise the sale, rental, or lease of the premises on which such signs are located.
- (b)** Signs not exceeding 16 square feet in area when located upon the premises of a public, charitable, or religious organization.
- (c)** Signs located inside a building and which are not displayed so as to be visible from outside the building including, but not limited to, signs located in covered mall buildings.
- (d)** Noncommercial purpose signs on private property. (ZC 05-53; Ordinance No. 2006-2-30)
- (e)** Incidental signs provided they comply with all other requirements of this ordinance.
- (f)** Memorial signs or tablets, names of buildings, and date of erection, when cut into any masonry surface or when constructed of bronze or other noncombustible materials.
- (g)** Traffic or street signs, legal notices, railroad crossing signs, danger, and such emergency, temporary or non-advertising signs as approved by the City of Plano. (ZC 05-53; Ordinance No. 2006-2-30)
- (h)** Window signs provided all other requirements of the ordinance are met.
- (i)** Copy change only for signs otherwise allowed under this ordinance. (ZC 05-53; Ordinance No. 2006-2-30)
- (j)** Nameplates not exceeding one square foot in area.
- (k)** Onsite directional signs provided that they comply with all other requirements of this ordinance.

- (l) Occupational signs provided that they comply with all other requirements of this ordinance.
- (m) Flags and flagpoles under 20 feet in height provided that they comply with all other requirements of this ordinance.
- (n) Signage for Special Event Permits shall be reviewed with the Special Events Permit and shall comply with all requirements of this ordinance.
- (o) Sign facings when replaced for the same business.
- (p) Replacement of letters on non-illuminated wall signs with identical letters (same shape and size).

(9) Appeals

(a) Process

Any person aggrieved by a decision of the Building Official or his designee, under this ordinance or any person seeking a variance from this ordinance, may file an appeal with the Board of Adjustment. The appeal shall be made in accordance with the guidelines set forth in Section 6.200.

(b) Meeting Dates

The Board of Adjustment shall meet to consider an appeal to this ordinance, provided there has been an appeal filed with the Building Official 15 days prior to the meeting date.

(c) Quorum

All cases brought before the Board of Adjustment, under this ordinance, must be heard by no less than four members. A concurring vote of four members is required to grant a variance of this ordinance or to overrule any decision or interpretation made under this ordinance by the Building Official.

(d) Board Decision

The decision of the Board shall be final as to administrative remedies. No appeal to the Board for the same variance on the same piece of property shall be allowed prior to the expiration of two years. Any variance granted by the Board expires unless a permit securing the variance has been applied for within 90 days from the date of the decision. An applicant whose sign permit is denied by the Board based upon the content may invoke the judicial review process found in 9.f. below. (ZC 2004-24; Ordinance No. 2004-8-21)

(e) Hardship Criteria

A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to make a finding of hardship and to grant a variance from this ordinance, the Board must determine that:

- (i) The requested variance does not violate the intent of the ordinance.
- (ii) The requested variance will not adversely affect surrounding properties.

- (iii) The requested variance will not adversely affect public safety.
- (iv) Special conditions exist which are unique to this applicant or property.

(f) Judicial Review (ZC 2004-24; Ordinance No. 2004-8-21)

- (i) An applicant denied a sign permit by the Board based on the content of the proposed sign may seek relief under this provision and is not subject to Subsection 6.209.3. An applicant whose sign was denied by the Board based on the content of the proposed sign may file a notice of nonacceptance of the decision of the Board with the City Attorney within ten business days of the date of the filing of the Board’s decision which shall be the date the Board announces the decision either orally or in writing to the applicant. Within ten business days after receiving a notice of nonacceptance from an applicant, the City Attorney shall initiate suit in district court for determination that the sign is illegal pursuant to this ordinance and for an injunction to prohibit display of the sign. The notice of nonacceptance must be in writing, delivered by hand delivery or certified mail, return receipt requested, to the Office of the City Attorney, City of Plano, 1520 K Avenue, P.O. Box 860358, Plano, Texas 75086. Nothing in this provision shall be interpreted to require the City of Plano to pay for legal fees and costs incurred by the applicant associated with this proceeding.
- (ii) This remedy is only available to applicants denied a permit by the Board based on content of the proposed sign. All other permit denials by the Board are subject to the judicial process set forth in Subsection 6.209.3.

3.1602 Definitions (ZC 05-53; Ordinance No. 2006-2-30)

Term	Definition
Awning	An architectural projection, which provides weather protection, identity, and decoration and is supported by the building to which it is attached. It is composed of a lightweight, rigid, or retractable skeleton structure over which a thin cover of fabric or other materials is attached and may be illuminated.
Dilapidated or Deteriorated Condition - Any sign	<p>Where elements of the surface or background have portions of the finished material missing, broken, or otherwise existing such that they are illegible.</p> <p>Where the structural support or frame members are visibly bent, broken, dented, or torn.</p> <p>Where the panel is visibly cracked or, in the case of wood and similar products, splintered in such a way as to constitute an unsightly or harmful condition.</p> <p>Where the sign or its elements are twisted, leaning, or at angles other than those at which it was originally erected (such as may result from being blown or the failure of a structural support).</p> <p>Where the message or wording can no longer be clearly read.</p>

Term	Definition
Dilapidated or Deteriorated Condition - Any sign (Continued)	Where the sign or its elements are not in compliance with the requirements of the current Electrical Code and/or the Building Code of the City of Plano.
Downtown Sign District	The area described in Subsection 3.1605.
Erect	To build, construct, attach, hang, place, suspend, affix, or paint a sign(s) on the exterior surface of a building or structure.
Face	The surface of the sign upon, against, or through which the message is displayed or illustrated.
Flag	A piece of cloth, canvas, or other light fabric, usually rectangular in shape, containing a distinctive design or message.
Gross Surface Area of a Sign	The actual area of the face of the sign, unless the sign is not of a regular (square, rectangle, triangle, circle) shape. In the case of an irregular-shaped sign, the gross surface area shall be calculated by enclosing the extreme limits of the sign by no more than four contiguous rectangles. The sum of the areas of these rectangles shall be the gross surface area. However, for each rectangle over one, the maximum allowed square footage shall be reduced by ten percent.
	One rectangle - no reduction
	Two rectangles - ten percent reduction
	Three rectangles - 20% reduction
	Four rectangles - 30% reduction
	In the event two or more signs share a single structure, each sign or panel may be considered separately for square footage purposes, except that the combined footage of such signs cannot exceed the total square footage allowed for the sign.
	In the case of a monument sign, square footage shall be measured by the overall height and width of the sign, including the base.
	In the case of a pole sign, up to eight inches is allowed to be deducted for actual support columns.
Illuminated Sign	Any sign which has characters, letters, figures, or designs illuminated by electric lights, luminous tubes, or other means that are specifically placed to draw attention to, to light up, or to provide nighttime viewing of the subject matter on the sign face.
Logo	Any design or insignia of a company or product which is commonly used in advertising to identify that company or product.
Multitenant Commercial Development	A building or group of buildings including, but not limited to, shopping centers and office centers, constructed and managed as a total entity with customer and employee parking provided onsite.
Noncombustible Material	Any material which will not ignite at or below a temperature of 1,200 degrees Fahrenheit and will not continue to burn or glow at that temperature.

Term	Definition
Nonstructural Trim	The retainer, battens, cappings, nailing strips, latticing, and platforms which are attached to a sign structure.
Person	Includes any individual, corporation, partnership, association, sole proprietorship, or other business entity.
Roof	Any exterior surface of a structure that has a slope of less than 60 degrees, shall also include the topmost portion of any structure.
Searchlight	An apparatus capable of projecting a beam or beams of light in excess of 2M peak candlepower of 250,000 lumen.
Sight Visibility Triangle	Where one street intersects with another, the triangular area formed by extending two curb lines a distance of 45 feet from their point of intersection and connecting these points with an imaginary line, thereby making a triangle. If there are no curbs existing, the triangular area shall be formed by extending the property lines a distance of 30 feet from their point of intersection and connecting these points with an imaginary line, thereby making a triangle. Where a street intersects with an alley or driveway, the 'sight visibility triangle' is the triangular area formed by measuring eight feet to a point along the property lines and adjoining said points to form the hypotenuse of the triangle.
Sign	<p>Any device conveying either commercial or noncommercial messages or both commercial and noncommercial messages for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public but not including any lawful display of merchandise. The term 'sign' shall also mean and include any display of one or more of the following:</p> <p>Any letter, numeral, figure, emblem, picture, outline, character, spectacle delineation, announcement, trademark, or logo.</p> <p>Multicolored bands, stripes, patterns, outlines, or delineations displayed for the purpose of commercial identification.</p> <p>Anything specified above in part or in combination by any means whereby the same are made visible from beyond the boundaries of the lot or parcel of property on which the same are displayed for the purpose of attracting attention outdoors to make anything known.</p>
Sign - A-frame/Sandwich Board	A self-supporting A-shaped sign with two visible sides that is situated on or adjacent to a sidewalk.
Sign - Agricultural	Any sign identifying the farm or ranch on which it is placed and advertising the produce, crops, animals, or poultry raised or quartered thereon.
Sign - Apartment	Any sign identifying a multifamily dwelling as defined herein including, but not limited to, apartment buildings, apartment complexes, and retirement complexes.
Sign - Armature	A freestanding sign that hangs below an arm extending horizontally from a vertical support planted in the ground.

Term	Definition
Sign - Awning	Any awning containing signage used to identify a business, profession, service, product, or activity conducted, sold, or offered on the premises where such sign is located.
Sign - Billboard	Any pole sign, as that term is defined in this ordinance, having a face exceeding 100 square feet, and which promotes or advertises commodities or services available at a location other than where the sign is located and shall include those signs whose message space is available for lease, rent, or hire.
Sign - Building Identification	A sign which identifies the name of a building. It is generally centered near the top of the building wall or parapet. (ZC 2000-74; Ordinance No. 2000-11-23)
Sign - Directional	Any onsite sign to direct the public to entrances, exits, and services relating to the property.
Sign - Directory	Any sign listing occupants within shopping centers, industrial sites, retail districts, office districts, and commercial sites.
Sign - Freestanding	An onsite sign or three-dimensional representation of a figure or object not attached to any building, supported by uprights, braces, or some other approved support, which is capable of withstanding the stress from weight and wind load.
Sign - General Business	Any sign used to identify a business, profession, service, product, or activity conducted, sold, or offered on the premises where such sign is located.
Sign - Hanging	A sign that is suspended from the underside of an awning, canopy, or floor overhang. (ZC 2000-74; Ordinance No. 2000-11-23)
Sign - Historic	A sign that is 40 years old or older, is itself of historic significance, or contributes to the historic fabric of the area, including signs that are historically linked with the operation of the business (i.e. a barber pole). (ZC 2000-74; Ordinance No. 2000-11-23)
Sign - Identification	Any onsite sign which is used to identify shopping centers, industrial sites, retail districts, and commercial sites.
Sign - Incidental	Any sign containing information incidental to the operation of the business, such as, but not limited to, hours of operation, accepted credit cards, and parking information.
Sign - Institutional	Any sign used to identify schools, churches, hospitals, childcare facilities, and similar public or quasi-public institutions.
Sign - Marquee	A sign attached to, applied on, or supported by a marquee. A marquee is a permanent canopy projecting over the main entrance of a building.
Sign - Menu Board	Any onsite sign displaying the items offered at a drive-in or drive-through restaurant.
Sign - Monument	Any sign mounted to a solid base support at ground level.

Term	Definition
Sign - Multipurpose	Any identification sign combined with either of the following:
	A directory sign.
	A reader board sign.
Sign - Multistory Office Wall	Any sign on a building with two or more stories for office use in which the tenant has no direct outside entrance from the tenant space. (ZC 2006-06; Ordinance No. 2006-9-16)
Sign - Municipally-owned	Any sign that identifies a park, entrance to the city, place of interest within the city, any city-sponsored event, or any municipally-owned facility. A municipally-owned sign does not include traffic or street identification signs.
Sign - Mural	Noncommercial pictures, which do not depict advertising, logos, or images of a product or service which is sold on the premises, painted on, or attached to the exterior walls.
Sign - Noncommercial	Any sign used for a noncommercial purpose.
Sign - Obsolete	Any sign which no longer serves a bona fide use or purpose.
Sign - Occupational	Any sign denoting the name and profession of an occupant in a commercial building or public institutional building.
Sign - Pole	Any sign, which is erected on a vertical framework consisting of one or more uprights supported by the ground.
Sign - Projecting	Any sign, except an awning, which projects perpendicularly from a building and which has one end attached to a building or other permanent structure.
Sign - Reader Board	Any sign comprised of changeable letters which allows a change of sign copy by adding or removing letters. The sign copy shall conform to the category use of the sign allowed by this ordinance.
Sign - Roof	Any sign erected upon or above a roof of a building or structure.
Sign - Sandwich Board	See Sign, A-frame.
Sign - Special Event	Signage allowed in conjunction with a Special Event Permit.
Sign - Subdivision Entry	Any onsite freestanding sign identifying a residential subdivision.
Sign - Subdivision Wall Plaque	Any onsite sign attached to an approved masonry screening wall or entry feature in a subdivision.
Sign - Temporary	Any sign used to display information relating to a land use or event of limited duration which is not rigidly and permanently installed in the ground or attached to a building. Temporary signs are regulated by Article XII, Chapter 6, of the City of Plano Code of Ordinances.
Sign - Unified-lot	Any identification or multipurpose sign located on a premise consisting of two or more contiguous lots that the owner(s) has agreed to treat as one lot for the limited purpose of providing shared signage.

Term	Definition
Sign - V-shape	Any freestanding sign constructed of two panels in the form of a V, when seen from above, with a maximum angle between the panels of 45 degrees.
Sign - Wall	Any sign, erected flush against an exterior wall, supported by the wall, and having the sign face parallel to the wall or painted directly onto a wall. Neon tubing attached directly to a wall surface shall be considered a 'wall sign' when forming a border for the subject matter, when directing attention to the subject matter, or when forming letters, logos, or pictorial designs.
Sign - Window	Any sign, banner, poster, or display located on the internal or external surface of the window of any establishment for the purpose of advertising services, products, or sales available within such establishment or which announces the opening of such establishment.
Sign Setback	The horizontal distance between a sign and the front or side property line, as measured from that part of the sign, including its extremities and supports nearest to any point on any imaginary vertical plane projecting vertically from the front or side property line.
Vehicle Service Canopy	A covered structure which shelters a vehicle service use (such as a gas pump island or car wash) and is supported by either one or more columns or by the building to which it is an accessory and is open on two or more sides.
Wall	Any exterior surface of a structure that has a slope of 60 degrees or more.

3.1603 Design and Construction Specifications

(I) Requirements for Wall Signs

(a) Projecting Signs

The horizontal portion of any projecting sign shall not be more than six feet in length measured from the building face and shall not be closer than two feet from the back of the curb line.

The height of the sign shall not exceed four feet. Such signs shall be an integral part of the architectural design of the building. Vertical clearance shall be subject to the requirements in 1.c. below.

(b) Wall Signs

(i) Wall signs shall not exceed 40 square feet or the product of two times the lineal footage of the wall area available to such signs or store frontage for which such signs are intended, whichever is greater. Such signs may be located on the face of the building in either a horizontal or vertical direction. The direction of a sign positioned at an angle shall be determined based on the degree of angle from the horizontal or vertical position. If the angle between the horizontal and the sign

is 45 degrees or less, the sign shall be considered as a horizontal sign. If the angle between the horizontal and the sign is greater than 45 degrees, the sign shall be considered as a vertical sign.

- (ii) The height of a horizontal wall sign shall not exceed six feet. The height shall be measured perpendicularly from the horizontal. The width of a vertical wall sign shall not exceed six feet. The width shall be measured perpendicularly from the vertical. Wall signs shall not exceed 75% of the width or the height of the available wall area or store frontage based on the placement of the sign on the wall area. Vertical clearance shall be subject to the requirements in 1.c. below. Wall signs shall not extend above the wall to which they are attached. Wall signs shall be limited to the following categories: Apartment, Contractor, General Business, Identification, and Institution signs. (Exception: A wall sign may exceed the six foot height or width limit as follows: in the case of a horizontal sign, for every one inch of sign height exceeding six feet, the allowable width of the sign shall be reduced by one percent; in the case of a vertical sign, for every one inch of the sign width exceeding six feet, the allowable height of the sign shall be reduced by one percent.) (ZC 05-53; Ordinance No. 2006-2-30)
- (iii) In the case where two or more wall signs are installed in a single wall area, the gross surface area may not exceed two times the lineal width of the wall area available to such signs. Such signs shall not be arranged as to have a vertical height of more than six feet, except as noted in 1.b.ii. above. The combination of the sign widths, when placed side by side, shall not exceed 75% of the width of the wall available to such signs.
- (iv) General business wall signs must be located over the business for which they are intended. Wall signs may be illuminated; however, illuminated wall signs on rear building facades shall be prohibited unless facing a nonresidential zoning district.
- (v) A wall sign shall not project more than 12 inches from the wall surface.
- (c) Multistory Office (MSO) Wall Signs (ZC 2006-06; Ordinance No. 2006-9-16)**

 - (i) Multistory office wall signs shall not be required to be placed above a tenant's lease space.
 - (ii) A multistory office wall sign shall not exceed 250 square feet.
 - (iii) Multistory office wall signs shall be limited to two signs per elevation.
 - (iv) Such signs may be located on the face of the building in either a horizontal or vertical direction. The direction of a sign positioned at an angle shall be determined based on the degree of angle from the horizontal or vertical position. If the angle between the horizontal and the sign is 45 degrees or less, the sign shall be considered as a horizontal sign. If the angle between the horizontal and the sign is greater than 45 degrees, the sign shall be considered as a vertical sign.
 - (v) The height of a horizontal MSO wall sign shall not exceed six feet. The height shall be measured perpendicularly from the horizontal. The width of a vertical MSO wall sign shall not exceed six feet. The width shall be measured

perpendicularly from the vertical. MSO wall signs shall not exceed 75% of the width or the height of the available building elevation based on the placement of the sign. Vertical clearance shall be subject to the requirements in 1.d (below). MSO wall signs shall not extend above the wall to which they are attached.

Exception - An MSO wall sign may exceed the six foot height or width limit as follows: In the case of a horizontal sign, for every one inch of sign height exceeding six feet, the allowable width of the sign shall be reduced by one percent; in the case of a vertical sign, for every one inch of the sign width exceeding six feet, the allowable height of the sign shall be reduced by one percent.

- (vi) The combination of MSO wall sign areas shall not exceed the product of two times the lineal footage of the designated building elevation. Such signs shall not be arranged as to have a vertical height of more than six feet, except as noted in 1.c.v. (above). The combination of the sign widths, when placed side by side, shall not exceed 75% of the width of the wall elevation available to such signs.
- (vii) MSO wall signs may be illuminated only on building facades facing a nonresidential zoning district.
- (viii) An MSO wall sign shall not project more than 12 inches from the wall surface.
- (ix) Suites with direct access to the street in a multistory office shall have signage regulated by 1.b (above) for general business wall signs. However, signs using this direct access provision must remain in compliance with 1.c.iii (above).

(d) Projection Over Private Property

Projections other than awning or canopy signs over private property shall be allowed over pedestrian sidewalks, walkways, and corridors but not to exceed the following:

Vertical Clearance	Maximum Projection
Less than seven feet	Three inches
Seven feet to eight feet	Twelve inches
Over eight feet	Four feet

(e) Awning Signs

The copy/artwork on an awning shall not exceed the area and size that is allowed for a wall sign on the wall to which it is attached. However, the total area of wall signs and awning signs on any wall shall not exceed the area and size allowed for a single wall sign and shall not extend more than 75% of the length of the awning.

(f) Vehicle Service Canopy Signs

A canopy sign may be placed on or be an integral part of the face of a canopy. The sign may consist of only the name and/or logo of the business at the location of the canopy and shall not exceed 25 square feet or ten percent of the face of the canopy of which it is a part of or to which it is attached, whichever is greater. An illuminated stripe may be incorporated into a canopy. The stripe may extend along the entire length of the

face of the canopy. The width or thickness of the stripe shall be limited to one-third of the vertical dimension of the face of the canopy. The internal illumination of a canopy is limited to the portions of the canopy face on which a sign or stripe is permitted.

(g) Subdivision Wall Signs or Plaques

Subdivision wall signs or plaques are limited to residential zoning districts and shall not exceed 30 square feet. Subdivision wall signs or plaques are limited to two per subdivision entry and may be illuminated by means of spotlighting only. Subdivision wall signs or plaques shall only be attached to an approved masonry screening wall or entry feature. The homeowners association or developer must enter into a maintenance agreement with the City of Plano Planning Department. Subdivision wall signs or plaques shall only be allowed in the absence of a freestanding subdivision entry sign.

(h) Window Signs

Window signs are permitted. The total area of all window signs on any given elevation of a building may not exceed 25% of the window area of that elevation.

(i) Occupational Signs

Occupational signs shall not exceed two square feet in area and shall denote only the name and profession of an occupant in a commercial building or public institutional building.

(j) Murals (ZC 2004-24; Ordinance No. 2004-8-21)

(i) Murals shall be reviewed and approved by the Building Official for compliance with the definition of a mural and other applicable local, state, and federal laws.

(ii) Murals denied by the Building Official shall be subject to review pursuant to Subsection 3.1601.9.

(2) Freestanding Signs

(a) Agricultural Signs

Agricultural signs, limited to advertising produce, crops, or animals on a farm, may be erected in any Agricultural zoning district and shall not exceed 50 square feet. Maximum height of an agricultural sign shall be 15 feet with a required setback of 30 feet from the front and side property lines. Spacing between signs shall be a minimum of 200 feet.

(b) Apartment Signs

Apartment signs may be erected in any residential zoning district and shall not exceed 25 square feet. Maximum height of an apartment sign shall be ten feet for a monument sign and 12 feet for a pole sign with a required setback of 15 feet from the front property line. Apartment signs are limited to one per street front.

(c) General Business Signs

(i) General business signs may be erected in nonresidential zoning districts and shall not exceed 90 square feet for monument signs and 60 square feet for pole signs, except for signs on property fronting on U.S. Highway 75, in which case

the sign may be 100 square feet. Maximum height of a general business sign shall be ten feet for a monument sign and 20 feet for pole signs, except for signs located on property fronting on U.S. Highway 75, in which case a height of 40 feet is permitted. Required setback shall be eight feet from the front property line (or any property line adjacent to a street) and shall be located a minimum of 30 feet from adjoining private property lines and a minimum of 60 feet from any other freestanding sign.

- (ii) Single tenant properties shall be limited to one freestanding sign per street front.
- (iii) General business signs shall be constructed of materials that are not subject to deterioration when exposed to the weather. Internally-illuminated general business signs must be constructed of noncombustible material or approved plastics.

(d) Identification Signs

- (i) An identification sign may be erected in nonresidential zoning districts and shall not exceed 150 square feet for monument signs and 100 square feet for pole signs. Maximum height of an identification sign shall be ten feet for a monument sign and 20 feet for pole signs, except for signs located on property fronting on U.S. Highway 75, in which case a height of 40 feet is permitted. Required setback shall be eight feet from the front property line (or any property line adjacent to a street) and 30 feet from adjoining private property line, and the sign shall be located a minimum of 60 feet from any other freestanding sign.
- (ii) Identification signs shall be limited to one sign per street front per development.
- (iii) Identification signs shall be constructed of materials that are not subject to deterioration when exposed to the weather. Such signs, when internally illuminated, must be constructed of noncombustible materials or approved plastics.

(e) Institution Signs

Institution signs erected in residential zoning districts shall not exceed 32 square feet with a maximum height of ten feet. Institution signs erected in nonresidential zoning districts shall comply with the requirements of a general business sign. Required setback shall be eight feet from the front property line (or any property line adjacent to a street) and 30 feet from any adjoining property line. Institution signs are limited to one per street front.

(f) Multipurpose Signs

- (i) The total area of multipurpose pole signs shall not exceed 150 square feet. In the case of multipurpose monument signs, the maximum overall area shall be 225 square feet; however, the copy area shall be limited to 150 square feet leaving a base area of 75 square feet.
- (ii) The identification portion of multipurpose signs shall not exceed 50 square feet. Any combination of directory and reader board shall not exceed 100 square feet.
- (iii) Multipurpose signs may be erected in nonresidential zoning districts.

- (iv) Maximum height shall be ten feet for multipurpose monument signs and 20 feet for multipurpose pole signs, except for signs located on property fronting on U.S. Highway 75, in which case a height of 40 feet is permitted.
- (v) Required setback for multipurpose signs shall be 30 feet from front and adjoining private property lines. Multipurpose signs are limited to one per street front per development and a minimum spacing of 60 feet from any other freestanding sign must be maintained. Multipurpose signs that meet the size and height requirements of a general business sign shall be allowed an eight-foot front setback.
- (vi) Multipurpose signs shall be constructed of materials not subject to deterioration when exposed to the weather and when internally illuminated must be constructed of noncombustible materials or approved plastics.

(g) Municipally-owned Signs

Municipally-owned signs may be erected in any zoning district and if exceeding 100 square feet shall be reviewed by the Board of Adjustment for specific approval. Municipally-owned signs shall not be placed in any sight visibility triangle and shall be located at least 25 feet from any privately-owned parcel of land. Maximum height of monument styled municipally-owned signs shall not exceed ten feet and pole signs shall not exceed 20 feet in overall height.

(h) Subdivision Entry Signs

Subdivision entry signs may be erected in residential zoning districts and shall not exceed 30 square feet with a maximum height of two feet six inches. Required setback shall be three feet from the front property line, and signs are limited to two per subdivision entryway. Freestanding subdivision entry signs shall only be allowed in the absence of subdivision wall signs or plaques. The homeowners association or developer shall enter into a maintenance agreement with the City of Plano Planning Department.

(i) Flags

A single flag which shows an emblem or logo of a firm or corporation is allowed on the premises of the firm or corporation when it is erected on a freestanding flagpole with a minimum setback of eight feet behind the property line. In addition to flags, emblems, and insignia of any governmental body and decorative displays for holidays or public demonstrations which do not contain advertising and are used as such are allowed. Maximum height shall not exceed 50 feet.

(j) Onsite Directional Signs

Onsite directional signs shall not exceed eight square feet or 30 inches in height and shall not contain advertising.

(k) Menu Board Signs

Menu board signs may be erected in nonresidential zoning districts and shall not exceed 40 square feet with a maximum height of six feet. Required setback shall be a minimum of eight feet from any property line and shall be a minimum of ten feet from any other menu board sign.

(l) Unified-lot Signs

- (i)** Unified-lot signs may be erected in nonresidential zoning districts and shall comply with all area, height, setback, spacing, and composition restrictions applicable to multipurpose signs.
- (ii)** One unified-lot sign per street front may be placed on a premise consisting of two or more contiguous lots where each lot owner has entered into a binding agreement to treat their separate lots as one lot for the limited purpose of signage. The agreement shall contain a legal description of the properties subject to the agreement; state that the parties, their heirs, and assigns forego any rights to additional freestanding street front signage on the premises covered by the agreement; state that the agreement is a covenant running with the land to be filed and made a part of the Deed Records of Collin or Denton County, Texas; and that the agreement cannot be amended or terminated without the consent of the Building Official.
- (iii)** A unified-lot sign agreement shall not be effective until a true and correct copy of the approved agreement is filed in the Deed Records of the applicable county and a file-marked copy is filed with the Building Official.
- (iv)** Individual lots that are part of a unified-lot sign agreement shall not be entitled to any other freestanding street front signage.

(3) Requirements for Freestanding Signs Located within an Overlay District

- (a)** All freestanding signs in an overlay district as set out by the City of Plano Zoning Ordinance shall be monument-type signs. (Reference Article 4 for allowed size, height, and border requirements.)
- (b)** Single tenant properties shall be limited to one freestanding sign per street front.
- (c)** Multi-tenant commercial developments shall be limited to the following:
 - (i)** Multipurpose Signs
One sign per street front per development.
 - (ii)** General Business Signs
One sign per street front of the development or one per 225 feet of street frontage or portion thereof.
- (d)** No single tenant shall be allowed to advertise on more than one sign per street front.

(4) Miscellaneous Requirements for Freestanding Signs

- (a)** Freestanding signs shall not be placed in any sight visibility triangle.
- (b)** In the case of a multi-face sign, the gross surface area of each face shall not exceed two times the allowable square footage divided by the number of sign faces.
- (c)** No sign shall be located within any easement unless a hold harmless agreement has been obtained from the easement holder.

- (d) Any projecting or overhanging portion of a freestanding sign must be a minimum of ten feet above any walking surface and 14 feet above any driving surface.
 - (e) No advertising matter shall be displayed on or attached to any freestanding sign. No guys, braces, attachments, banners, flags, balloons, or similar devices shall be attached to any sign.
 - (f) Freestanding signs shall be protected by wheel or bumper guards when required by the Building Official.
 - (g) Minimum five foot radius required around a fire hydrant.
 - (h) Unless otherwise set forth, a minimum of 60 feet shall be required between all freestanding signs.
 - (i) Unless otherwise set forth, all freestanding signs shall provide a minimum eight foot setback from any property line.
 - (j) Signs that have a base or pole that exceeds 50% of the total width of the sign shall be classified as a monument sign.
 - (k) When the minimum building line setback is less than the minimum sign setback, the minimum building line shall apply to any freestanding sign, including temporary signs.
 - (l) No single tenant shall be allowed to advertise on more than one sign per street front.
- (5) Illumination (ZC 05-53; Ordinance No. 2006-2-30)**
- (a) A sign in a residential district, where allowed by this ordinance, may be illuminated. Any illumination shall be located so as not to produce intense glare or direct illumination across the bounding property line. Internal illumination shall not exceed 40 watts per every 25 square feet or any portion thereof.
 - (b) Illuminated changeable copy signs shall not change copy more than once every 30 minutes, excluding time and temperature.
 - (c) No lighted sign shall be erected within 150 feet of a residential district as measured from the location of the sign nearest to the property line of each neighboring lot unless it meets the illumination criteria listed above.
 - (d) All illumination shall comply with the City of Plano illumination ordinance.
- (6) Wind Pressure and Dead Load Requirements**
- All signs shall be designed and constructed to receive wind loads as required by the Building Code of the City of Plano.
- (7) Reader Boards/Electronic Message Center**
- Any reader board or electronic message center area of a sign shall not exceed 75% of the allowable square footage for any sign type.

3.1604 General**(1) Overlay Districts/Planned Developments/Heritage Resource District/Downtown Sign District**

Signs within an overlay district, planned development, Heritage Resource District, or Downtown Sign District shall be regulated by the ordinance regulating signs located within the relevant district.

(2) Preserving Rights and Violations under Existing Ordinances

By the passage of this ordinance, no presently illegal use of signs shall be deemed to have been legalized, and no offense committed, and no liability, penalty, or forfeiture, either civil or criminal, incurred prior to the time this ordinance is adopted, shall be discharged or affected by such repeal; but prosecutions and suits for such offenses, liabilities, penalties, or forfeitures may be instituted or caused presently pending proceeded with, in all respects as if such prior ordinance or portion of such ordinance, had not been repealed.

(3) Prohibited Signs

Except as otherwise expressly allowed by this ordinance or as otherwise expressly allowed by Article XII, Chapter 6, of the City of Plano Code of Ordinances, the following signs and conditions are prohibited: (ZC 05-53; Ordinance No. 2006-2-30)

- (a)** Signs displaying materials determined to be obscene by a court of law or prohibited by law, subject to the appeal and judicial review proceedings provided for in Subsection 3.1601.9.f. (ZC 2004-24; Ordinance No. 2004-8-21)
- (b)** Signs placed in any location which by reason of their location will obstruct the view of any authorized traffic sign, signal, or other traffic control device by vehicular or pedestrian traffic. No sign shall be erected which, by reason of shape, color, size, design, or position, would be reasonably likely to create confusion with, to be confused as, or to interfere with any traffic signal or device which is authorized by the appropriate state or local governmental authorities. Further, no sign shall be placed in a location that will obstruct vision of a vehicle operator while entering, exiting, or traveling upon the public right-of-way.
- (c)** Signs placed so as to prevent or inhibit free ingress to or egress from any door, window, or any exit way required by the Building Code of the City of Plano or by Fire Department regulations.
- (d)** A-frame and sandwich board signs. (ZC 05-53; Ordinance No. 2006-2-30)
- (e)** Signs that are animated by any means not providing constant illumination, except time and temperature units. Signs which rotate or emit audible sound or visible matter. No sign shall be illuminated to such intensity or in such a manner so as to cause a glare or brightness to a degree that it constitutes a hazard or nuisance to vehicular traffic, pedestrians, or adjacent properties.
- (f)** Signs located on public property including, but not limited to, signs attached to any public utility pole or structure, street light, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, or other location on public property.

- (g)** Roof signs. (ZC 05-53; Ordinance No. 2006-2-30)
- (h)** Amenity signs. (ZC 05-53; Ordinance No. 2006-2-30)
- (i)** Billboard signs.
- (j)** Signs attached to a standpipe or fire escape.
- (k)** Signs erected on or over public property or in the right-of-way of any thoroughfare within the city of Plano, unless the same is erected by the city or with the permission of the city for public purposes. (Exception: Signs located in the Downtown Business/Government district may be erected over the public sidewalk provided the sign projects no more than the width of the sidewalk minus one foot and provided the clearance between the bottom of the sign and the sidewalk below is a minimum of seven feet.)
- (l)** No person shall attach any sign, paper, or other material, or paint, stencil, or write any name, number (except house numbers), or otherwise mark on any sidewalk, curb, gutter, street, utility pole, public building, or structure, except as otherwise allowed by this ordinance.
- (m)** No person shall place on or suspend from any building, light fixture, pole structure, sidewalk, parkway, driveway, or parking area any goods, wares, merchandise, or other advertising object or structure for the purpose of advertising such items other than a sign, as defined, regulated, and prescribed by this ordinance, except as otherwise allowed by this ordinance.
- (n)** It shall be unlawful for any person to place or cause to be placed any private temporary directional sign(s) within the city of Plano on any public right-of-way of any major or minor thoroughfare (street designated as Type A, B, C, D, E, or F in the City of Plano Thoroughfare Plan). The Building Official may impound all signs in violation of this section.
- (o)** Searchlights.
- (p)** Offsite/Premise signs (except as allowed in Subsection 3.1603.5.i.).

(4) Violations

- (a)** A person is responsible for a violation of this ordinance if the person is: (1) the permit holder, owner, agent, or person(s) having the beneficial use of the sign, (2) the owner of the land or structure on which the sign is located, or (3) the person in charge of erecting the sign.
- (b)** It shall be unlawful for any person to erect, replace, alter, or relocate any sign within the city of Plano, or cause the same to be done, without first obtaining a permit to do so from the Building Official of the City of Plano, except as may be hereinafter provided.
- (c)** It shall be unlawful for any person to use, maintain, or otherwise allow the continued existence of any sign for which the required permit was not obtained.

- (d) It shall be unlawful for any person to install, construct, or display a prohibited sign, as defined herein, or any sign in violation of the provisions of this ordinance within the city of Plano.
- (e) It shall be unlawful for any person to violate any term or provision of this ordinance.

(5) Illegal Signs

Illegal signs are those which do not meet the requirements of this ordinance and which have not received nonconforming status.

(6) Nonconforming Signs

(a) Legal Nonconforming Uses

Subject to the provisions of this section, signs for a legal nonconforming use, as defined in the Comprehensive Zoning Ordinance of the City of Plano, are allowed. Any such sign legally existing on the effective date of this ordinance but which does not comply with the regulations of this ordinance, shall be deemed to be a nonconforming sign under the provisions of this ordinance and shall be subject to alteration or removal in accordance with the provisions of this ordinance.

(b) Moving, Relocating, or Altering of Signs

No nonconforming sign shall be moved, altered, removed and reinstalled, or replaced unless it is brought into compliance with the requirements of this ordinance.

(c) Change in Use or Occupant of Structure

Any nonconforming sign may continue to be utilized as long as the occupancy within the structure remains the same. When a use changes from one occupancy category to another, or when there is a change in occupant, all signs serving that occupant shall be brought into conformance with the provisions of this section.

(7) Maintenance of Signs

(a) Maintenance

Each sign shall be maintained in a safe, presentable, and good condition, including the replacement of defective parts and other acts required for the maintenance of such sign, without altering the basic copy, design, or structure of the sign. The Building Official shall require compliance or removal of any sign determined by the Building Official to be in violation of this section in accordance with the enforcement provisions set forth below.

(b) Dilapidated or Deteriorated Signs

No person shall maintain or permit to be maintained on any premises owned or controlled by him or her any sign which is in a dilapidated or deteriorated condition as defined herein. Upon notice of violation, any such sign shall be promptly removed or repaired by the owner of the sign or the owner of the premises upon which the sign is located in accordance with the enforcement provisions set forth in 8. below.

(8) Enforcement**(a) Authority**

The Building Official, or his respective designee(s), any peace officer, and any code enforcement officer is hereby authorized to issue a citation and to order the repair or removal of any dilapidated, deteriorated, abandoned, illegal, or prohibited signs from property within the corporate city limits of Plano, in accordance with the enforcement mechanisms set forth in this section. (ZC 2004-24; Ordinance No. 2004-8-21)

(b) Notice of Violation

When the Building Official, or his respective designee, determines that a dilapidated, deteriorated, illegal, prohibited, or abandoned sign located on private property within the corporate city limits of Plano requires removal by the city, they shall issue a notice of violation to the owner of the sign or to the owner, occupant, or person in control of the property on which the sign is located, except when the sign poses an immediate or imminent threat to public safety because of the condition of the sign, in which case it may be removed without notice. (ZC 2004-24; Ordinance No. 2004-8-21)

(i) Contents of Notice of Violation

The notice of violation shall contain:

1. Name of the owner, occupant, manager, or other person in control of the property.
2. Street address sufficient to identify the property on which the alleged violation occurred.
3. Description of alleged violation and reference to the portion of this section that has been violated.
4. Statement of the action required to correct the violation and a deadline for completing the corrective action.
5. Statement that failure to take the corrective action within the time specified may result in (1) a criminal penalty not exceeding \$2,000 per day for each violation and (2) the city filing a civil action against owner seeking injunctive relief and/or civil penalties up to \$1,000 per day for each violation. (ZC 05-53; Ordinance No. 2006-2-30)
6. Statement informing recipient of their right to appeal the decision of the Building Official to the Board of Adjustment in accordance with Section 6.200.

(ii) Service of Notice of Violation (ZC 2004-24; Ordinance No. 2004-8-21)

The Building Official, or his designee, shall serve a written notice of violation on the owner of the sign or the owner, occupant, or person in control of the property on which the sign is located for sign violations on private property within the corporate limits of the city of Plano. The notice of violation should be served by either hand delivery or by certified mail, return receipt requested. Service by certified mail shall be effective three days after the date of mailing.

(iii) Notice Not Prerequisite to Issuance/Enforcement of Citation (ZC 2004-24; Ordinance No. 2004-8-21)

Citations shall be issued and enforced pursuant to this section independent of any required notice provisions. It shall not be a prerequisite to enforcement of any citation issued pursuant to this section that notice of violation was served on any party.

(iv) Notice Not Required (ZC 2004-24; Ordinance No. 2004-8-21)

Notice of violation shall not be required under this section if a sign is placed in or upon any public or city-owned property. Signs placed on public or city-owned property within the corporate limits of the city of Plano in violation of the law may be removed and disposed of immediately without notice to interested parties. Notice of violation shall not be required in an emergency situation for which the threat to public safety is imminent and immediate.

(c) Enforcement Remedies

(i) Criminal Penalties

Any person, firm, or corporation violating any of the provisions or terms of this section shall be deemed guilty of a misdemeanor, and upon conviction thereof, be subject to a fine not exceeding \$2,000 for each offense, and each and every day or portion thereof that such violation shall continue shall constitute a separate offense.

(ii) Civil Remedies

The city may file a civil action to enforce the requirements of this ordinance pursuant to any applicable law. (ZC 2004-24; Ordinance No. 2004-8-21)

(iii) Emergency Removal of Sign

The city may remove a sign which the Building Official finds to be an immediate and imminent threat to the public safety because of its dilapidated, deteriorated, or structural condition. The notice of violation provisions found in this section shall not apply to emergency removal of a sign. (ZC 2004-24; Ordinance No. 2004-8-21)

(iv) Remedies Cumulative

All remedies authorized under this section are cumulative of all others unless otherwise expressly provided. Accordingly, the filing of a criminal action shall not preclude the pursuit of a civil or administrative action for violation of this section nor shall the filing of a civil action preclude the pursuit of any other action or remedy, administrative or criminal.

3.1605 Downtown Sign District

(1) Purpose

The purpose of this section is to regulate the construction of new signs and alterations made to existing signs to ensure consistency with the historic, urban, pedestrian-oriented nature of this district, and the dense, compact development absent in other areas of the city. The objective of this section is to ensure (1) that new signage is appropriate to the architectural design of the building and the district and (2) that signs do not visually obscure significant architectural features of a building or the district in general.

The Downtown Sign District encompasses all properties that are zoned Downtown Business/Government. The Downtown Sign District is further classified into two areas - Area A and Area B. The boundary of Area A is defined below. Area B consists of all properties within the Downtown Business/Government zoning that are not within the boundary of Area A.

(2) Area A Boundary Description

BEING a 17.86 acre tract of land situated in Collin County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of centerline of Municipal Avenue (variable R-O-W) with the centerline of 15th Street (variable R-O-W) to a point for a corner;

THENCE continuing west along said 15th Street centerline to a point for a corner at the intersection of 15th Street and the centerline of K Avenue (variable R-O-W);

THENCE continuing north along said K Avenue centerline to a point for a corner at the intersection of K Avenue and the centerline of 16th Street (variable R-O-W);

THENCE continuing along said 16th Street centerline to a point for a corner at the intersection of 16th Street and the centerline of the Dallas Area Rapid Transit (DART) R-O-W (variable R-O-W) located in Tract 68 of the Sanford Beck Survey, City of Plano, Collin County, Texas;

THENCE continuing south a distance of 1,125 feet along said DART R-O-W to a point for a corner intersecting the centerline of 14th Street (variable R-O-W);

THENCE continuing east following along said 14th Street centerline to a point for a corner at the intersection of 14th Street and the centerline of Municipal Avenue;

THENCE continuing north along said Municipal Avenue centerline back to the PLACE OF BEGINNING and containing 17.86 (777,982 square feet) acres of land.

(3) General Provisions

(a) Issuance of Sign Permit

Signs shall conform to the criteria in this section and to appropriate city codes prior to issuance of a sign permit.

(b) Conflict between Sections

Where there is a conflict between sections of this ordinance, this section shall govern in this district.

(c) Compatibility with Building Architecture

Signs should generally be designed to be compatible with the architectural composition of the building and the district and not obscure any architectural accent, pattern, or object on the original structure.

(d) Sign Materials

Sign finish materials shall be one of the following:

- (i)** Metal, painted or enameled.
- (ii)** Cold cathode tube (neon).
- (iii)** Carved relief in stone or cast stone.
- (iv)** Wood or carved wood which is painted or sealed.
- (v)** The use of plastic on the exterior of a sign is prohibited, except on a marquee sign.

(e) Lighting of Signs

- (i)** All electrical shall comply with the currently adopted version of the National Electrical Code.
- (ii)** Buildings and signs may be illuminated by remote light sources provided that these light sources are shielded to protect adjacent properties.
- (iii)** No illuminated sign may contain flashing or moving elements or change its brightness. (Exception: historic signs.)
- (iv)** No sign, except a marquee sign, may be illuminated by fluorescent or back lighting. (Exception: historic signs.)
- (v)** The use of neon and/or incandescent bulbs is allowed.

(f) Historic Signs

Historic signs shall not be calculated in the number or area of allowed signs for the purposes of this ordinance. They shall not be considered nonconforming unless deemed noncontributing through the Certificate of Appropriateness process.

(g) Pedestrian Clearance

A minimum clearance of seven feet shall be maintained below signs that are located over a walkway area measured from the walkway surface to the lowest part of the sign. (Exception: projecting signs that extend no more than 20 inches from a wall.)

(h) Community Special Events

City Council or the City Manager may authorize signs to advertise patriotic, special events, or special projects of general public interest taking place within the boundaries of the Downtown Sign District.

(i) Encroachment onto Public Right-of-Way

Any sign that is located upon or overhangs a public right-of-way shall be governed by a franchise agreement with the City of Plano.

(j) Special Event Signage

Special event signage shall be reviewed as part of the overall Special Event Permit as set out in the Code of Ordinances, City of Plano.

(4) Signs Exempt

Signs with a sign area under four square feet and used in the operation of a business, such as hours of operation, credit cards accepted, and parking information shall not require a sign permit.

(5) Signs Allowed/Prohibited**(a) Allowed Signs**

The following signs shall be allowed:

- (i)** All signs specifically permitted in this section.
- (ii)** Development or construction signs.
- (iii)** Real estate signs.

(b) Prohibited Signs

The following signs are prohibited in the Downtown Sign District:

- (i)** Any sign not specifically permitted by this section is prohibited.
- (ii)** Any sign that flashes, blinks, revolves, or is put into motion by the atmosphere will not be permitted.
- (iii)** Portable signs, except for a-frame or sandwich board signs, will not be permitted.

(6) Table of Permitted Signs

Signs Permitted in Each Sub-Area of the Downtown Sign District		
Sign Type	Area A	Area B
A-frame/Sandwich Board Sign	X	X
Armature Sign		X
Awning Sign	X	X
Banner Sign	X	X
Directory Sign	X	X
Flag	X	X
Hanging Sign	X	X
Marquee Sign	X	X
Pole Sign		X
Municipally-owned Sign	X	X
Mural Sign	X	X
Onsite Directional Sign	X	X
Projecting Sign	X	
Wall Sign - Attached	X	X
Window Sign	X	
(X = Permitted)		

(7) Sign Standards

(a) General

- (i)** Each business within Area A with direct ground floor access is permitted one hanging sign and one awning or wall sign per street frontage.
- (ii)** Each business with direct first floor access within Area B is permitted one hanging, awning, or wall sign and one pole or armature sign per street frontage.
- (iii)** Each building is permitted one building identification sign.

(b) A-frame/Sandwich Board Signs**(i) General**

No more than one a-frame or sandwich board sign per business shall be allowed, and a minimum of four feet of clear sidewalk shall be maintained at all times. The sign shall be sufficiently weighted or anchored to prevent movement by wind or other elements.

(ii) Sign Area and Size

No a-frame or sandwich board sign shall exceed eight square feet per face or four feet in height. The entire sign structure shall be calculated as the total of sign area.

(c) Armature Signs**(i) Sign Area**

The sign area of any one face shall not exceed 16 square feet in area. The sign area of an armature sign shall not comprise more than 70% of the entire sign structure.

(ii) Sign Size

The maximum height of an armature sign structure shall be six feet. The maximum width shall be four feet.

(iii) Location

An armature sign may be placed adjacent to the public right-of-way, provided it does not encroach on the sight visibility triangle and is a minimum of six feet from the outside curb line.

(d) Awning Signs**(i) Sign Location**

The awning sign shall be located within the center 75% of the frontage of the awning, the tenancy, or the building face, whichever is least. Awning signs must maintain a minimum border of one inch between the letters or logo and the edge or a change of plane.

(ii) Sign Size

The maximum size of letters shall be eight inches. A logo may extend up to 12 inches tall provided the appropriate border is maintained.

(e) Banner Signs**(i) General**

Each business shall be allowed two banner permits per calendar year, and each permit shall be good for a maximum of 30 days. A minimum of 30 days shall be required between each banner permit. Banners shall be kept in good repair and remain firmly anchored or secured.

(ii) Location and Content

No more than one banner sign shall be permitted across the facade of a building or business or in any other location on a single property. The city, or an agent of the city, may mount banners on street light standards and/or across the street for special events, subject to installation policy and the following regulations:

1. A banner must display artwork or a message that pertains to the district, a holiday, a welcome, or a special event.
2. Up to ten percent of the effective area of a banner may contain the words or logos that identify a sponsor of a cultural event or activity.
3. No more than two banner signs shall be permitted across any one street between two intersecting streets.

(f) Building Identification Sign

Building identification signs shall be considered as projecting signs or wall signs, attached or painted, for purposes of this section, except when historic.

(g) Directory Signs**(i) General**

On multi-tenant buildings where there are two or more tenants without direct outside access to a public street, a directory sign may be allowed. One directory sign per street face is permitted.

(ii) Type

A directory sign may take the form of an armature sign, pole sign, projecting sign on ground floor of a building, or wall sign on ground floor of a building and must follow the regulations for each.

(iii) Sign Area

A directory sign may contain four square feet, with an additional one-and-a-half square feet, for each tenant having a separate lease space, up to a maximum area of ten square feet.

(h) Flags**(i) General**

Flags that display emblems or insignia of any governmental body or decorative display for holidays or public demonstrations that do not contain advertising are allowed.

(ii) Location

Flags may be attached to a building but may not extend above the roof or parapet of the building. Flags on freestanding poles are allowed only in Area B of the district, must have a minimum setback of eight feet behind the property line, and shall not exceed 30 feet in height.

(i) Hanging Signs**(i) Location**

Hanging signs must maintain a minimum clearance of seven feet above the sidewalk and one foot from the curb.

(ii) Sign Area

No hanging sign area shall exceed six square feet in area per face.

(j) Marquee Signs**(i) General**

Marquee signs shall be permitted only on a theater or performance hall. Only one marquee sign shall be allowed for each building containing a theater or performance hall.

(ii) Lighting

A marquee sign may have backlighting, exposed incandescent bulbs, or neon lighting.

(iii) Sign Area

The sign area of a marquee sign on a facility with a seating capacity of 750 or less may not exceed 100 square feet in area, including all sign faces. The sign area of a marquee sign on a facility with a seating capacity of more than 750 may not exceed 200 square feet.

(iv) Sign Size

Marquee signs must not exceed six feet in height and must maintain a minimum clearance of eight feet above the sidewalk.

(k) Municipally-owned Signs

Municipally-owned signs shall be regulated by Subsection 3.1603.

(l) Mural Signs

Mural signs shall be regulated by Subsection 3-1603. In Area A of this district, murals shall be attached rather than painted directly onto an exterior wall.

(m) Onsite Directional Signs

Onsite directional signs shall not exceed eight square feet or 30 inches in height and shall not contain advertising.

(n) Pole Signs**(i) General**

Pole signs in the Downtown Sign District shall be constructed of two uprights with the sign face placed between the uprights.

(ii) Sign Area

The sign area of any one face shall not exceed 16 square feet in area. The sign area of a pole sign shall not comprise more than 70% of the entire sign structure.

(iii) Sign Size

The maximum height of a pole sign structure shall be six feet. The maximum width shall be six feet.

(iv) Location

A pole sign may be placed adjacent to the public right-of-way, provided it does not encroach on the sight visibility triangle and is a minimum of six feet from the outside curb line.

(o) Projecting Signs**(i) General**

Projecting signs greater than 20 inches in width must maintain a minimum clearance of seven feet above the ground or sidewalk and two feet from the curb. A projecting sign must not extend above the wall to which it is attached.

(ii) Sign Area and Structure Size

A projecting sign located within seven feet of the ground or sidewalk shall not exceed five square feet in area per face. The area per face of a projecting sign located over seven feet above the ground or sidewalk shall be calculated based on the total height of the wall to which the sign is attached at one square foot per one foot of wall height. The maximum height of the total sign structure shall not exceed one-third of the total height of the wall to which it is attached and shall not project more than six feet.

(p) Wall Signs - Attached**(i) General**

An attached wall sign must be mounted parallel to the wall surface and may not extend above the wall to which it is attached. Attached wall signs may not project more than six inches from the wall surface.

(ii) Sign Area and Structure Size

The maximum permitted sign area for a single business or single storefront shall be one square foot per linear foot of business frontage along a public street. The width of the sign structure shall not exceed half the width of the business's linear frontage. The maximum height of the sign structure shall not exceed one-third of the total height of the wall to which it is attached.

(iii) Wall Signs Used for Building Identification Purposes

The sign area for an attached wall sign used for building identification purposes shall be calculated based on the width of the building's facade to which the sign is attached. The width of the sign structure shall not exceed half the width of the building's linear frontage. The maximum height of the sign structure shall not exceed one-third of the total height of the wall to which it is attached.

(q) Wall Signs - Painted**(i) General**

In Area A of the district, only existing historic, painted signs shall be allowed. They may be maintained and refurbished, but the message may not change. Painted wall signs shall be allowed in Area B of the district.

(ii) Sign Area

The maximum permitted sign area for a single business or single storefront shall be one square foot per linear foot of business frontage along a public street. The width of the sign shall not exceed half the width of the business's linear frontage. The maximum height of the sign shall not exceed one-third of the total height of the wall to which it is attached.

(iii) Wall Signs Used for Building Identification Purposes

The sign area for a painted wall sign used for building identification purposes shall be calculated based on the width of the building's facade to which the sign is attached. The width of the sign shall not exceed half the width of the building's linear frontage. The maximum height of the sign shall not exceed one-third of the total height of the wall to which it is attached.

(r) Window Signs**(i) General**

Window signs shall only be permitted on the ground floor of a building.

(ii) Sign Area

No window sign or signs shall cover more than 25% of any window area. Window signs that exceed 15% of a window area shall obtain a permit, unless the sign is a noncommercial temporary sign.

RESEARCH TECHNOLOGY ZONING DISTRICT

Section 2.826 of the City of Plano Zoning Ordinance

All freestanding “apartment”, “general business”, “identification”, “institution” and “multi-purpose” signs, as defined in Section 3.1600, shall be monument type. The copy area shall be framed on all four (4) sides by at least six (6) inches of masonry, rock, or other material if compatible with as associated building’s fascia. An additional allowance of up to three (3) feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. Except for those signs located within 150 feet of a residential zoning district, the following standards shall apply:

1. Apartment Signs:

Maximum height	10 feet
Maximum size	35 square feet
Maximum size of copy area	20 feet

2. General Business Signs:

Maximum height	12 feet
Maximum size	90 square feet
Maximum size of copy area	70 square feet

* The requirement for framing of general business signs may be eliminated if the following standards are met:

Maximum height	5 feet
Maximum size	50 square feet
Maximum size of copy area	NA

3. Identification Signs:

Maximum height	12 feet
Maximum size	125 square feet
Maximum size of copy area	100 square feet

4. Institutional Signs:

Maximum height	12 feet
Maximum size	45 square feet
Maximum size of copy area	30 square feet

5. Multi-Purpose Signs:

Maximum height	15 feet
Maximum size	225 square feet
Maximum copy size	
Identification	50 square feet
Directory*	70 square feet
Reader Board*	30 square feet

*Any combination of directory and reader board is permitted if it does not exceed 100 square feet.

For freestanding signs located within 150 feet of residential zoning districts, the following standards shall apply:

1. Apartment Signs:

Maximum height	6 feet
Maximum size	30 square feet
Maximum size of copy area	15 square feet

2. General Business Signs:

Maximum height	6 feet*
Maximum size	50 square feet*
Maximum size copy area	35 square feet

* The requirement for framing of general business signs may be eliminated if the following standards are met:

- | | |
|---------------------------|----------------|
| Maximum height | 4 feet |
| Maximum size | 25 square feet |
| Maximum size of copy area | NA |
3. Identification Signs:

Maximum height	6 feet
Maximum size	70 square feet
Maximum size of copy area	50 square feet

 4. Institutional Signs:

Maximum height	6 feet
Maximum size	35 square feet
Maximum size of copy area	20 square feet

 5. Multi-Purpose Signs:

Maximum height	6 feet
Maximum size	125 square feet
Maximum copy size	
Identification	25 square feet
Directory*	35 square feet
Reader Board*	20 square feet

*Any combination of directory and reader board is permitted if it does not exceed 55 square feet.

PRESTON ROAD OVERLAY DISTRICT
Section 4.506 of the City of Plano Zoning Ordinance

All freestanding "apartment", "general business", "identification", "institution" and "multi-purpose" signs, as defined in Section 3.1600 and its subsequent updates and revisions, shall be monument type. The copy area shall be framed on all four sides by at least six (6) inches of masonry, rock, or other material if compatible with as associated building's fascia. An additional allowance of up to three (3) feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. The standards of the above signs shall be as follows:

1. Apartment Signs:

Maximum height	8 feet
Maximum size	35 square feet
Maximum size of copy area	20 feet

2. General Business Signs:

Maximum height	8 feet *
Maximum size	90 square feet *
Maximum size of copy area	70 square feet *

* The requirement for framing of general business signs may be eliminated if the following standards are met:

Maximum height	5 feet
Maximum size	50 square feet
Maximum size of copy area	NA

3. Identification Signs:

Maximum height	8 feet
Maximum size	125 square feet
Maximum size of copy area	100 square feet

4. Institutional Signs:

Maximum height	8 feet
Maximum size	45 square feet
Maximum size of copy area	30 square feet

5. Multi-Purpose Signs:

Maximum height	8 feet
Maximum size	225 square feet
Maximum copy size	
Identification	50 square feet
Directory*	70 square feet
Reader Board*	30 square feet

*Any combination of directory and reader board is permitted if it does not exceed 100 square feet.

The above signage regulation shall not apply to those lots or tracts partially within the overlay district but adjacent to the Santa Fe Railroad right-of-way and/or SH 121 right-of-way if the affected signs are located more than 300 feet from the centerline of Preston Road.

DALLAS NORTH TOLLWAY OVERLAY DISTRICT
Section: 4.606 of the City of Plano Zoning Ordinance

All freestanding “apartment”, “general business”, “identification”, “institution” and “multi-purpose” signs, as defined in Section 3.1600, shall be monument type. The copy area shall be framed on all four (4) sides by at least six (6) inches of masonry, rock, or other material if compatible with as associated building’s fascia. An additional allowance of up to three (3) feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. Except for those signs located within 150 feet of a residential zoning district, the following standards shall apply:

1. Apartment Signs:

Maximum height	8 feet
Maximum size	35 square feet
Maximum size of copy area	20 feet

2. General Business Signs:

Maximum height	8 feet
Maximum size	90 square feet
Maximum size of copy area	70 square feet

- * The requirement for framing of general business signs may be eliminated if the following standards are met:

Maximum height	5 feet
Maximum size	50 square feet
Maximum size of copy area	NA

3. Identification Signs:

Maximum height	8 feet
Maximum size	125 square feet
Maximum size of copy area	100 square feet

4. Institutional Signs:

Maximum height	8 feet
Maximum size	45 square feet
Maximum size of copy area	30 square feet

5. Multi-Purpose Signs:

Maximum height	12 feet
Maximum size	225 square feet
Maximum copy size	
Identification	50 square feet
Directory*	70 square feet
Reader Board*	30 square feet

*Any combination of directory and reader board is permitted if it does not exceed 100 square feet.

For freestanding signs located within 150 feet of residential zoning districts, the following standards shall apply:

1. Apartment Signs:

Maximum height	6 feet
Maximum size	30 square feet
Maximum size of copy area	15 square feet

2. General Business Signs:

Maximum height	6 feet*
Maximum size	50 square feet*
Maximum size copy area	35 square feet

* The requirement for framing of general business signs may be eliminated if the following standards are met:

- | | |
|---------------------------|----------------|
| Maximum height | 4 feet |
| Maximum size | 25 square feet |
| Maximum size of copy area | NA |
3. Identification Signs:

Maximum height	6 feet
Maximum size	70 square feet
Maximum size of copy area	50 square feet

 4. Institutional Signs:

Maximum height	6 feet
Maximum size	35 square feet
Maximum size of copy area	20 square feet

 5. Multi-Purpose Signs:

Maximum height	6 feet
Maximum size	125 square feet
Maximum copy size	
Identification	25 square feet
Directory*	35 square feet
Reader Board*	20 square feet

*Any combination of directory and reader board is permitted if it does not exceed 55 square feet.

The above signage regulations shall not apply to those lots or tracts located fully or partially within the Overlay District but adjacent to the SH 121 right-of-way if the affected signs are located more than 500 feet from the centerline of the Dallas North Tollway.

190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT
Section 4.706 of the City of Plano Zoning Ordinance

All freestanding “apartment”, “general business”, “identification”, “institution” and “multi-purpose” signs, as defined in Section 3.1600, shall be monument type. The copy area shall be framed on all four (4) sides by at least six (6) inches of masonry, rock, or other material if compatible with as associated building’s fascia. An additional allowance of up to three (3) feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. Except for those signs located within 150 feet of a residential zoning district, the following standards shall apply:

1. Apartment Signs:
 Maximum height 10 feet
 Maximum size 35 square feet
 Maximum size of copy area 20 feet

2. General Business Signs:
 Maximum height 12 feet
 Maximum size 90 square feet
 Maximum size of copy area 70 square feet

* The requirement for framing of general business signs may be eliminated if the following standards are met:

- | | |
|---------------------------|----------------|
| Maximum height | 5 feet |
| Maximum size | 50 square feet |
| Maximum size of copy area | NA |

3. Identification Signs:
 Maximum height 12 feet
 Maximum size 125 square feet
 Maximum size of copy area 100 square feet

4. Institutional Signs:
 Maximum height 12 feet
 Maximum size 45 square feet
 Maximum size of copy area 30 square feet

5. Multi-Purpose Signs:
 Maximum height 15 feet
 Maximum size 225 square feet
 Maximum copy size
 Identification 50 square feet
 Directory* 70 square feet
 Reader Board* 30 square feet

*Any combination of directory and reader board is permitted if it does not exceed 100 square feet.

For freestanding signs located within 150 feet of residential zoning districts, the following standards shall apply:

1. Apartment Signs:

Maximum height	6 feet
Maximum size	30 square feet
Maximum size of copy area	15 square feet

2. General Business Signs:

Maximum height	6 feet*
Maximum size	50 square feet*
Maximum size copy area	35 square feet

* The requirement for framing of general business signs may be eliminated if the following standards are met:

- | | |
|---------------------------|----------------|
| Maximum height | 4 feet |
| Maximum size | 25 square feet |
| Maximum size of copy area | NA |
3. Identification Signs:

Maximum height	6 feet
Maximum size	70 square feet
Maximum size of copy area	50 square feet

 4. Institutional Signs:

Maximum height	6 feet
Maximum size	35 square feet
Maximum size of copy area	20 square feet

 5. Multi-Purpose Signs:

Maximum height	6 feet
Maximum size	125 square feet
Maximum copy size	
Identification	25 square feet
Directory*	35 square feet
Reader Board*	20 square feet

*Any combination of directory and reader board is permitted if it does not exceed 55 square feet.

STATE HIGHWAY 121 OVERLAY DISTRICT
Section 4.806 of the City of Plano Zoning Ordinance

All freestanding “apartment”, “general business”, “identification”, “institution” and “multi-purpose” signs, as defined in Section 3.1600, shall be monument type. The copy area shall be framed on all four (4) sides by at least six (6) inches of masonry, rock, or other material if compatible with as associated building’s fascia. An additional allowance of up to three (3) feet in height may be permitted for earthen berms, stone mounds, or other landscape features if part of an approved landscape plan. Except for those signs located within 150 feet of a residential zoning district, the following standards shall apply:

1. Apartment Signs:

Maximum height	10 feet
Maximum size	35 square feet
Maximum size of copy area	20 feet

2. General Business Signs:

Maximum height	12 feet
Maximum size	90 square feet
Maximum size of copy area	70 square feet

* The requirement for framing of general business signs may be eliminated if the following standards are met:

Maximum height	5 feet
Maximum size	50 square feet
Maximum size of copy area	NA

3. Identification Signs:

Maximum height	12 feet
Maximum size	125 square feet
Maximum size of copy area	100 square feet

4. Institutional Signs:

Maximum height	12 feet
Maximum size	45 square feet
Maximum size of copy area	30 square feet

5. Multi-Purpose Signs:

Maximum height	15 feet
Maximum size	225 square feet
Maximum copy size	
Identification	50 square feet
Directory*	70 square feet
Reader Board*	30 square feet

*Any combination of directory and reader board is permitted if it does not exceed 100 square feet.

For freestanding signs located within 150 feet of residential zoning districts, the following standards shall apply:

1. Apartment Signs:

Maximum height	6 feet
Maximum size	30 square feet
Maximum size of copy area	15 square feet

2. General Business Signs:

Maximum height	6 feet*
Maximum size	50 square feet*
Maximum size copy area	35 square feet

* The requirement for framing of general business signs may be eliminated if the following standards are met:

- | | |
|---------------------------|----------------|
| Maximum height | 4 feet |
| Maximum size | 25 square feet |
| Maximum size of copy area | NA |
3. Identification Signs:

Maximum height	6 feet
Maximum size	70 square feet
Maximum size of copy area	50 square feet

 4. Institutional Signs:

Maximum height	6 feet
Maximum size	35 square feet
Maximum size of copy area	20 square feet

 5. Multi-Purpose Signs:

Maximum height	6 feet
Maximum size	125 square feet
Maximum copy size	
Identification	25 square feet
Directory*	35 square feet
Reader Board*	20 square feet

*Any combination of directory and reader board is permitted if it does not exceed 55 square feet.

PARKWAY OVERLAY DISTRICT
Section 4.905 of the City of Plano Zoning Ordinance

All freestanding “apartment”, “general business”, “identification”, “institution” and “multi-purpose” signs, as defined in Section 3.1600, shall be monument type. The copy area shall be framed on all four (4) sides by at least six (6) inches of masonry, rock, or other material if compatible with as associated building’s fascia.

1. Apartment Signs:
 Maximum height 8 feet
 Maximum size 35 square feet
 Maximum size of copy area 20 feet

2. General Business Signs:
 Maximum height 8 feet
 Maximum size 90 square feet
 Maximum size of copy area 70 square feet

3. Identification Signs:
 Maximum height 8 feet
 Maximum size 125 square feet
 Maximum size of copy area 100 square feet

4. Institutional Signs:
 Maximum height 8 feet
 Maximum size 45 square feet
 Maximum size of copy area 30 square feet

5. Multi-Purpose Signs:
 Maximum height 8 feet
 Maximum size 225 square feet
 Maximum copy size
 Identification 50 square feet
 Directory* 70 square feet
 Reader Board* 30 square feet

*Any combination of directory and reader board is permitted if it does not exceed 100 square feet.

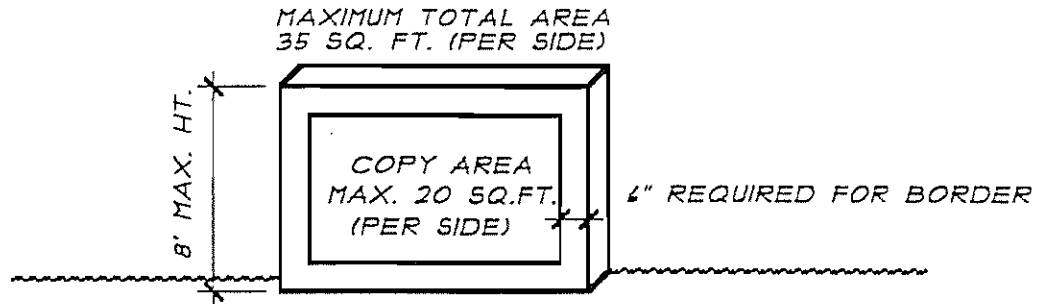
CITY OF PLANO

BUILDING INSPECTION DEPARTMENT

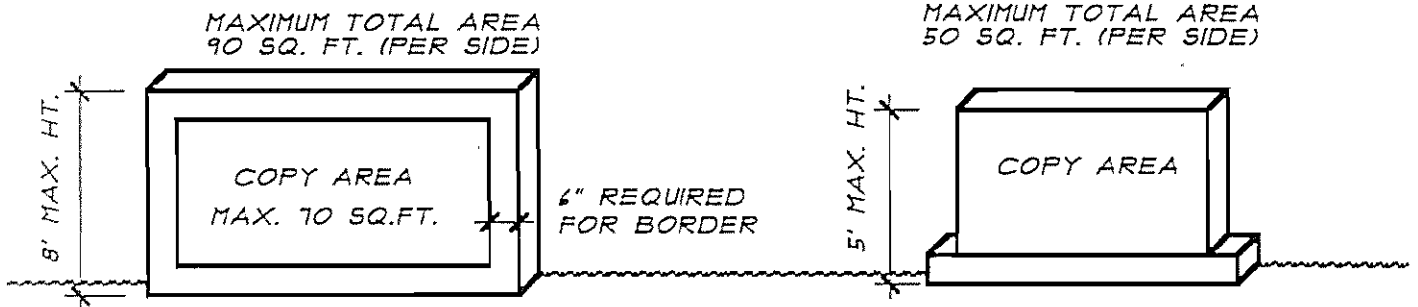
SIGN REQUIREMENTS

PRESTON ROAD OVERLAY DISTRICT
DALLAS NORTH TOLLWAY OVERLAY DISTRICT

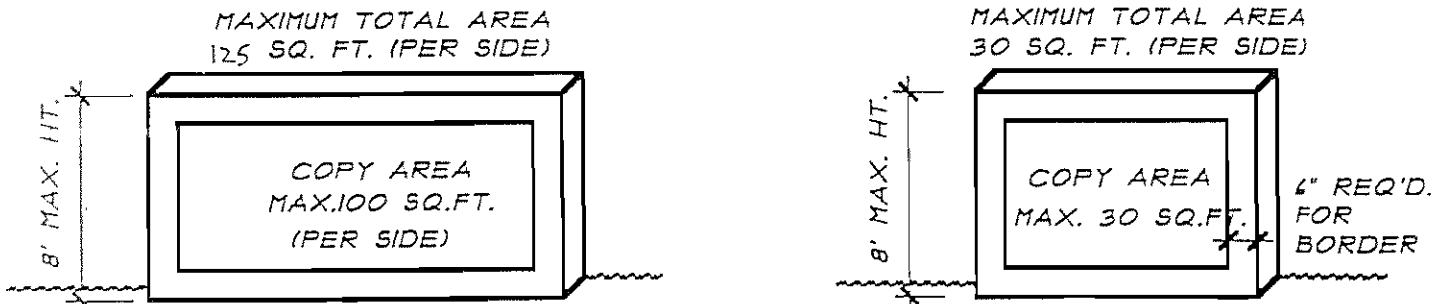
THE COPY AREA SHALL BE FRAMED ON ALL FOUR SIDES BY AT LEAST SIX (6) INCHES OF MASONRY, ROCK, OR OTHER MATERIAL IF COMPATIBLE WITH AN ASSOCIATED BUILDING'S FACIA.



APARTMENT SIGN



GENERAL BUSINESS SIGN



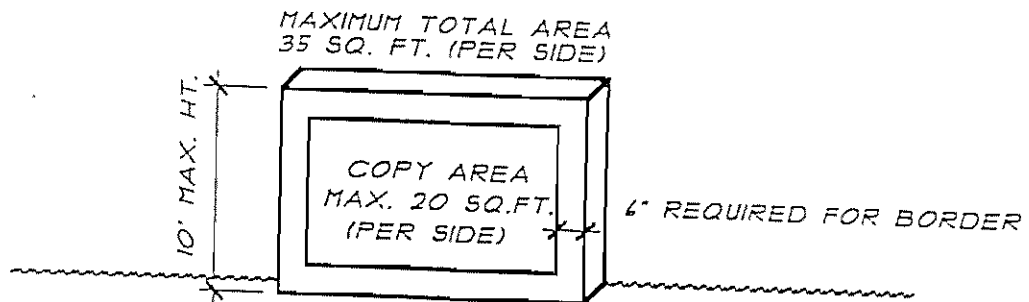
IDENTIFICATION SIGN

INSTITUTION SIGN

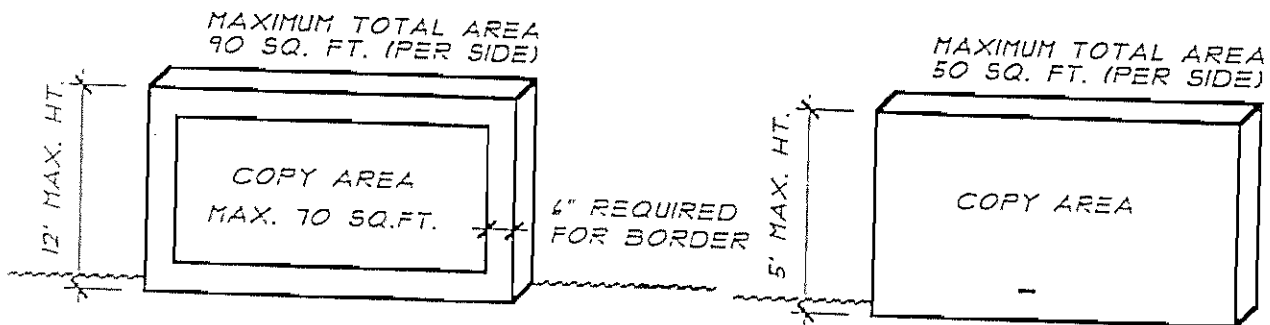
CITY OF PLANO BUILDING INSPECTION DEPARTMENT SIGN REQUIREMENTS

RESEARCH TECHNOLOGY ZONING DISTRICT
STATE HWY 121 OVERLAY DISTRICT
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT

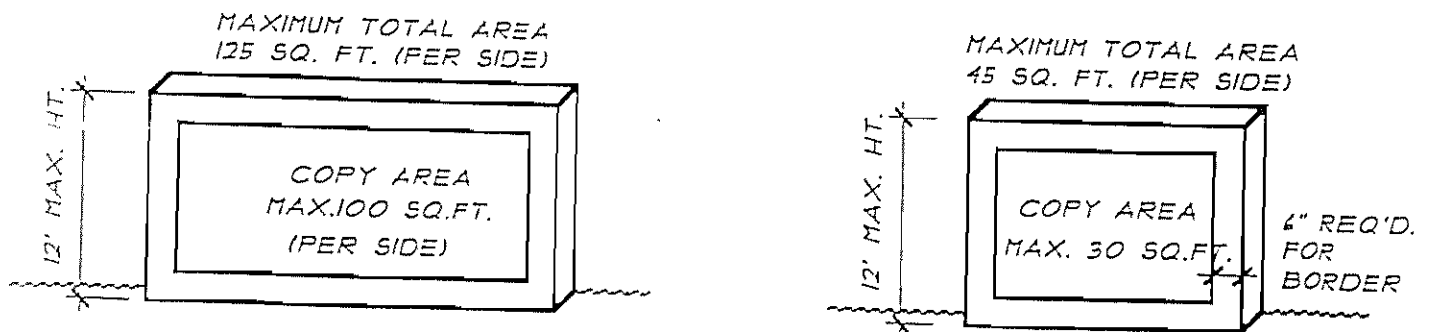
THE COPY AREA SHALL BE FRAMED ON ALL FOUR SIDES BY AT LEAST SIX (6) INCHES OF MASONRY, ROCK, OR OTHER MATERIAL IF COMPATIBLE WITH AN ASSOCIATED BUILDING'S FACIA.



APARTMENT SIGN



GENERAL BUSINESS SIGN



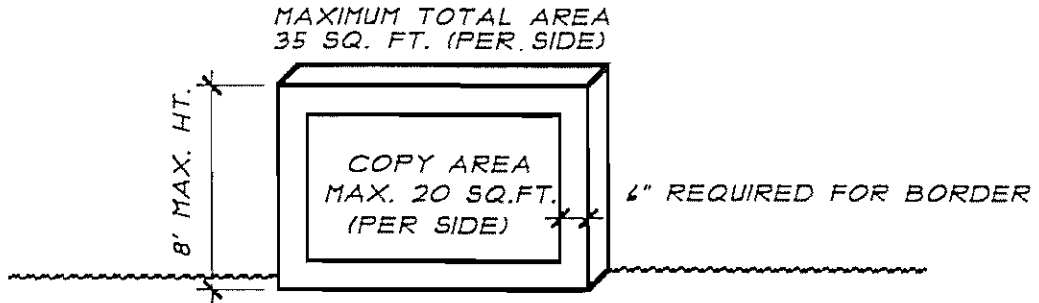
IDENTIFICATION SIGN

INSTITUTION SIGN

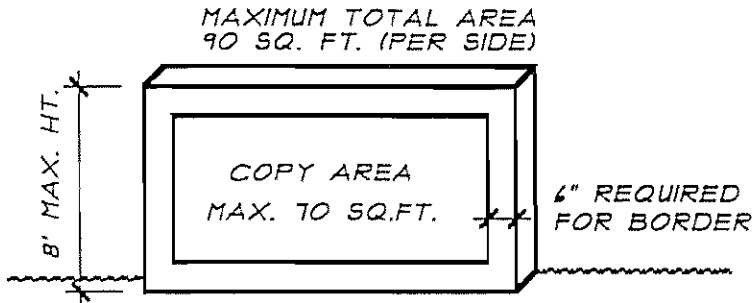
CITY OF PLANO BUILDING INSPECTION DEPARTMENT SIGN REQUIREMENTS

PARKWAY OVERLAY DISTRICT

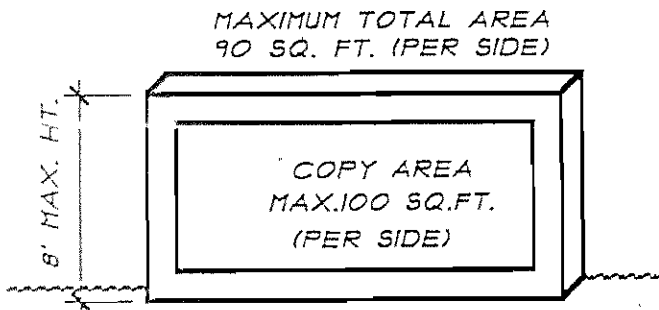
THE COPY AREA SHALL BE FRAMED ON ALL FOUR SIDES BY AT LEAST SIX (6) INCHES OF MASONRY, ROCK, OR OTHER MATERIAL IF COMPATIBLE WITH AN ASSOCIATED BUILDING'S FACIA.



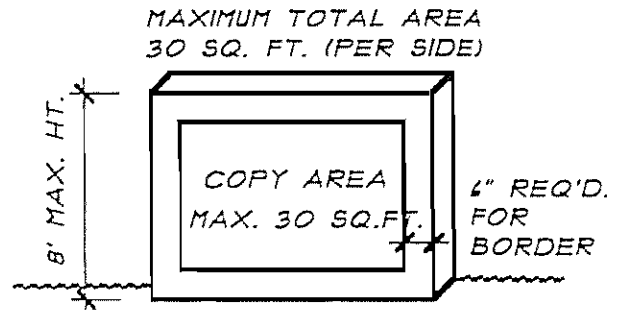
APARTMENT SIGN



GENERAL BUSINESS SIGN



IDENTIFICATION SIGN

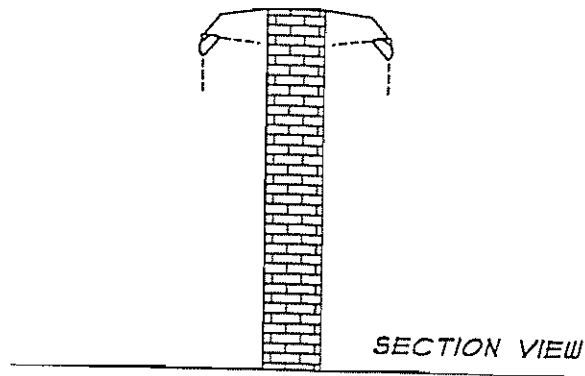


INSTITUTION SIGN

CITY OF PLANO
BUILDING INSPECTION DEPARTMENT
SIGN LIGHTING REQUIREMENTS

OUTDOOR LIGHTING ORDINANCE #2000-4-16

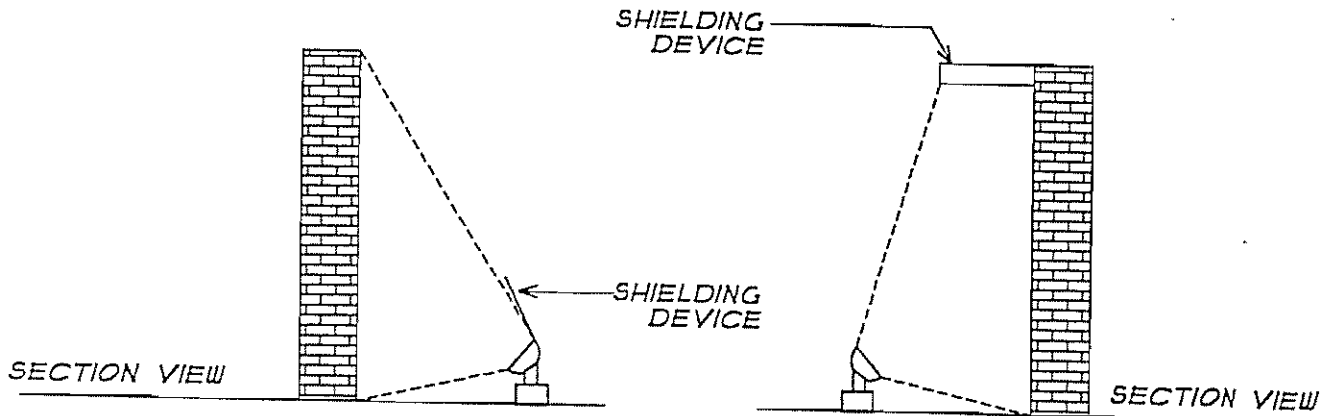
OUTDOOR ADVERTISING, DISPLAYS AND SIGNS NOT EXCLUSIVELY ILLUMINATED INTERNALLY, MAY ONLY UTILIZE ILLUMINATING DEVICES MOUNTED ON THE TOP AND POINTING DOWNWARD ON THE ADVERTISING DISPLAY STRUCTURES.



MOUNTED ON TOP

ALLOWED EXCEPTIONS:

GROUND LIGHTED SIGNS WOULD BE ALLOWED BY ONE OF TWO MEANS: 1) IF THE GROUND MOUNTED DEVICE IS SHIELDED AS NOT TO ALLOW THE LIGHT TO EXCEED THE BOUNDARIES OF THE SIGN. 2) IF A TOP SHIELD IS PROVIDED ON THE SIGN SUCH THAT THE LIGHT WOULD NOT PROJECT ABOVE THE SIGN.



PSIGN2.DC5

1) GROUND MOUNTED LIGHTING

2) GROUND MOUNTED LIGHTING

CITY OF PLANO BUILDING INSPECTION DEPARTMENT SIGN REQUIREMENTS

DEFINITIONS

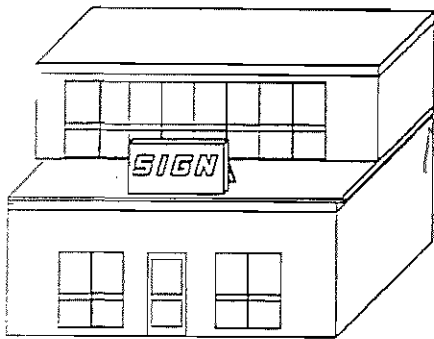
WALL - ANY EXTERIOR SURFACE OF A STRUCTURE THAT HAS A SLOPE OF 60 DEGREES OR MORE WITH THE HORIZONTAL PLANE.

PER UBC 97' SECTION 224

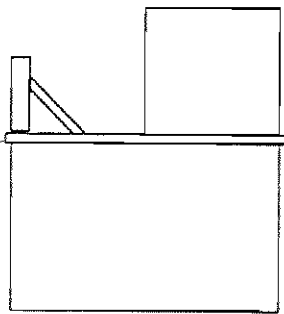
ROOF - ANY EXTERIOR SURFACE OF A STRUCTURE THAT HAS A SLOPE OF LESS THAN 60 DEG., SHALL ALSO INCLUDE THE TOP MOST PORTION OF ANY STRUCTURE.

SIGN, WALL - ANY SIGN, ERECTED FLUSH AGAINST AN EXTERIOR WALL, SUPPORTED BY THE WALL, AND HAVING THE SIGN FACE PARALLEL TO THE WALL OR PAINTED DIRECTLY ONTO A WALL.

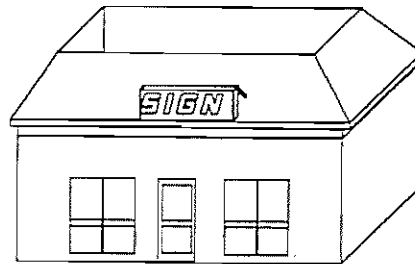
WALL SIGNS SHALL NOT PROJECT MORE THAN 12" FROM THE WALL



PROHIBITED

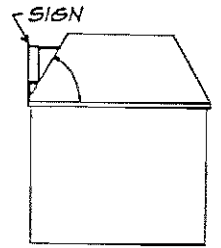


PROHIBITED

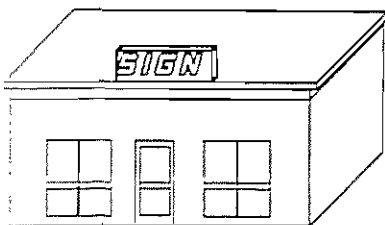


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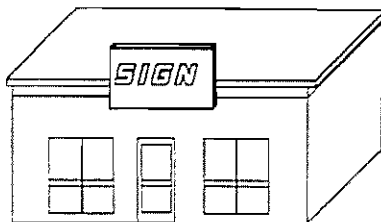
LESS THAN 60°
ANGLE IS
CONSIDERED A ROOF



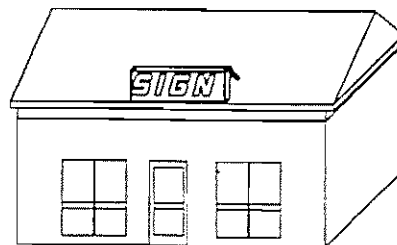
PROHIBITED



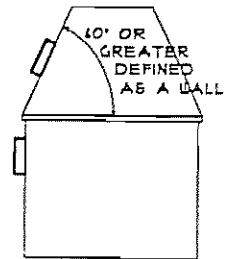
PROHIBITED



PROHIBITED



PROHIBITED

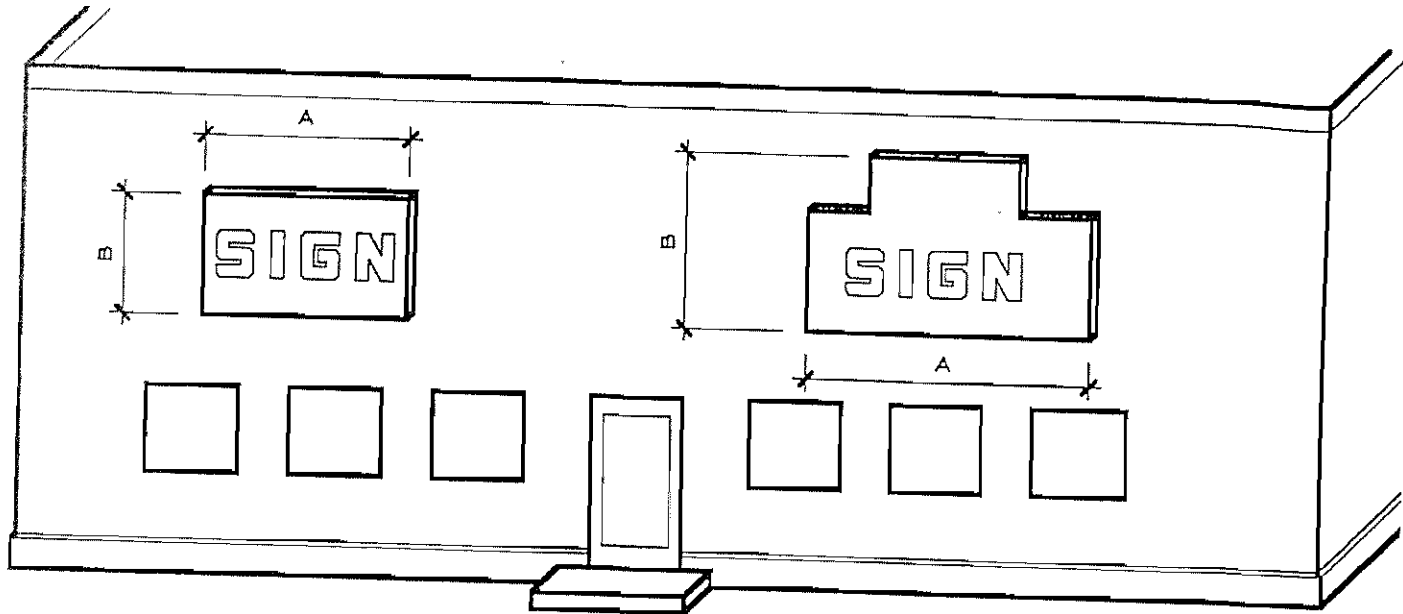


ALLOWED

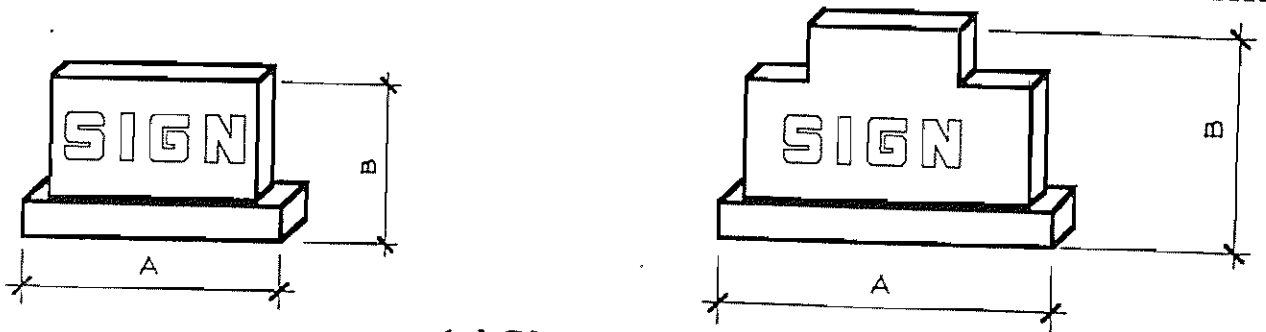
SIGN LOCATIONS

CITY OF PLANO BUILDING INSPECTION DEPARTMENT SIGN REQUIREMENTS

IN CASE OF AN IRREGULAR SHAPED SIGN, THE GROSS SURFACE AREA SHALL BE CALCULATED BY ENCLOSING THE OUTER MOST LIMITS OF THE SIGN.



WALL SIGNS



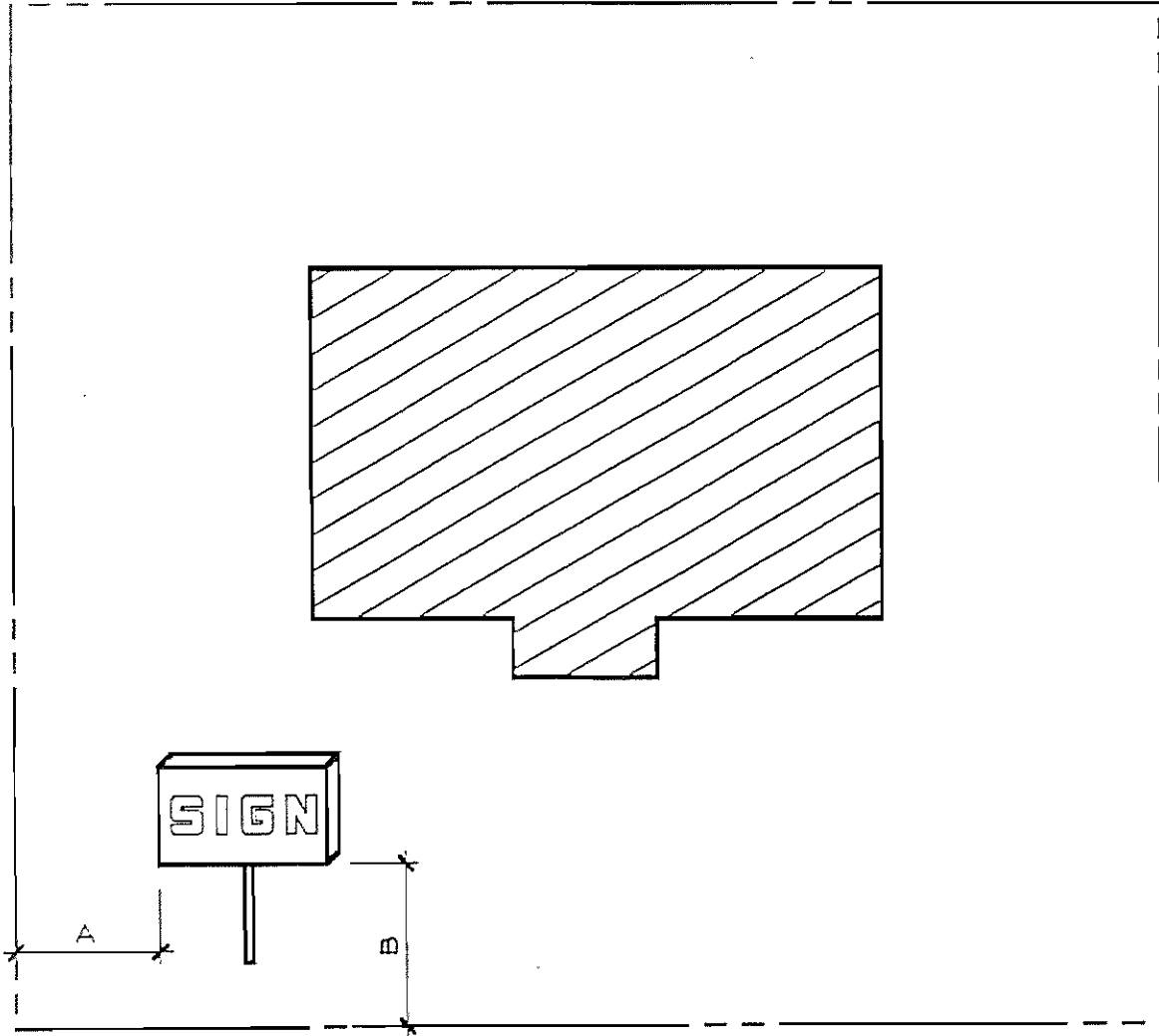
MONUMENT SIGNS



POLE SIGNS

SIGN MEASURED TO ITS LIMIT- OFFSETS OR IRREGULAR SHAPES SHALL BE INCLUDED

**CITY OF PLANO
BUILDING INSPECTION DEPARTMENT
SIGN REQUIREMENTS**



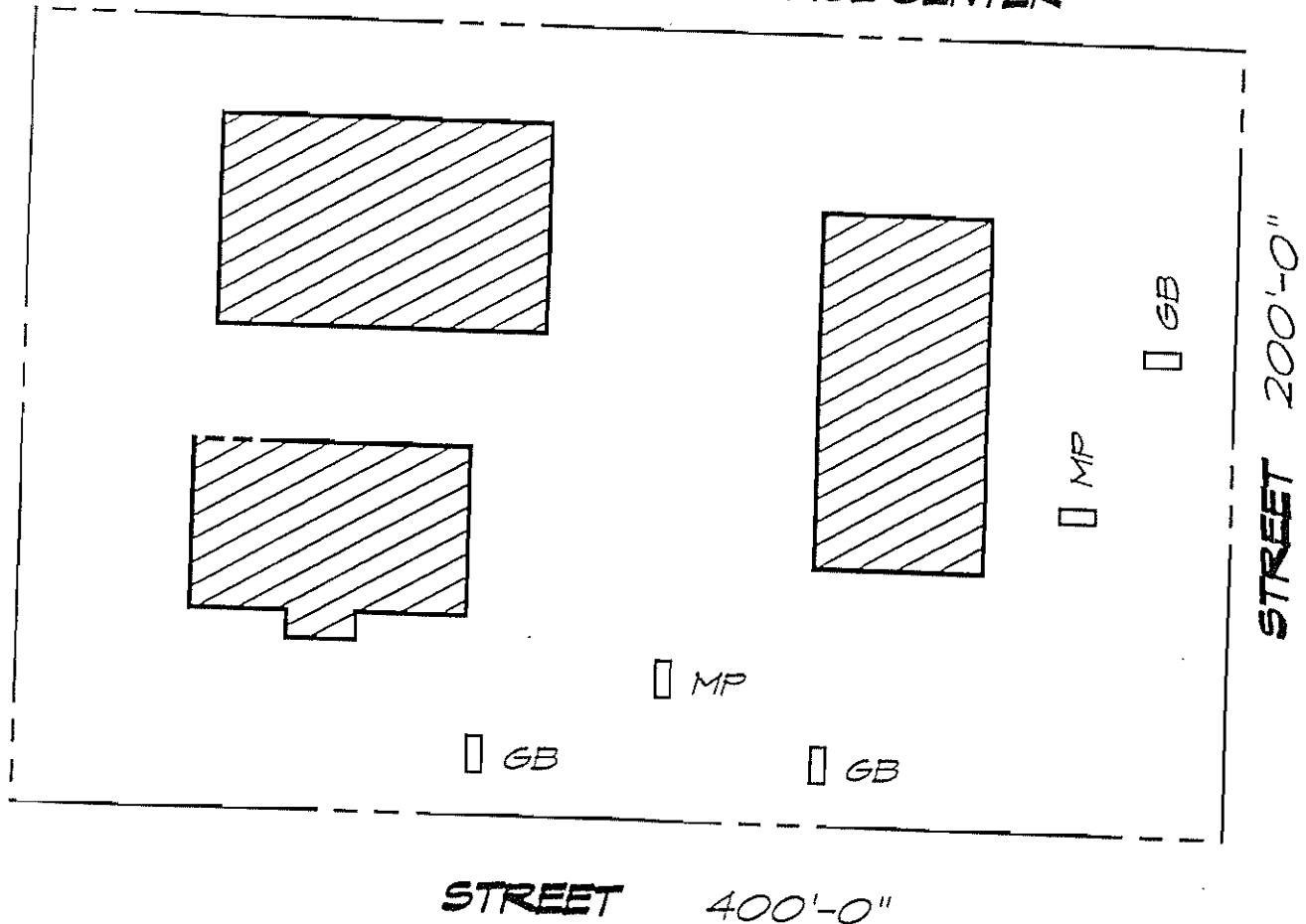
A - SIDE SETBACK- DISTANCE FROM FRONT PROPERTY LINE TO LEADING EDGE OF SIGN

B - FRONT SETBACK- DISTANCE FROM SIGN TO ANY ADJOINING PROPERTY LINE

SETBACKS TO BE MEASURED FROM LEADING EDGE OF SIGN

**CITY OF PLANO
BUILDING INSPECTION DEPARTMENT
SIGN REQUIREMENTS**

SHOPPING CENTER/OFFICE CENTER



DEFINITION

MULTI TENANT COMMERCIAL DEVELOPMENT: A BUILDING OR GROUP OF BUILDINGS, SUCH AS BUT NOT LIMITED TO SHOPPING CENTERS AND OFFICE CENTERS, CONSTRUCTED AND MANAGED AS A TOTAL ENTITY, WITH CUSTOMER AND EMPLOYEE PARKING PROVIDED ON SITE.

REQUIREMENTS FOR FREESTANDING SIGNS LOCATED WITHIN AN OVERLAY DISTRICT

MULTI TENANT COMMERCIAL DEVELOPMENTS SHALL BE LIMITED TO THE FOLLOWING:

MP - MULTIPURPOSE SIGNS: ONE SIGN PER STREET PER DEVELOPMENT

GB - GENERAL BUSINESS SIGNS: ONE SIGN PER STREET DEVELOPMENT, OR ONE PER 225 FEET OF STREET FRONTAGE, OR PORTION THEREOF.