

PLANNING & ZONING COMMISSION

PLANO MUNICIPAL CENTER

1520 K AVENUE

April 6, 2009

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning & Zoning Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to Consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes for the March 16, 2009, Planning & Zoning Commission meeting.</p> <p>4 General Discussion: The Planning & Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning & Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning & Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><u>CONSENT AGENDA</u></p> <p>5a BM Preliminary Plat: McDermott Square Addition, Block A, Lot 7 - Veterinary clinic building on one lot on 0.6± acre located on the east side of Independence Parkway, 330± feet north of McDermott Road. Zoned Planned Development-400-Retail. Neighborhood #3. Applicant: Dr. James Greenwell, DVM</p> <p>5b EH Final Plat: Headquarters Village, Block A, Lot 1 - Retail, office, and bank development on one lot on 9.6± acres located at the northeast corner of Preston Road and Razor Boulevard. Zoned Planned Development-20-Mixed Use/Preston Road Overlay District. Neighborhood #1. Applicant: Headquarters II, L.P.</p>	

END OF CONSENT AGENDA

PUBLIC HEARINGS

6
EH **Public Hearing - Replat:** Hematronix Addition, Block A, Lot 2R - Light-intensity manufacturing on one lot on 1.9± acres located on the north side of Technology Drive, 720± feet west of Klein Road. Zoned Research/Technology Center. Neighborhood #68. **Applicant: Jain Holdings, L.L.C.**

7
EH **Public Hearing - Preliminary Replat and Revised Site Plan:** Village Hill Addition, Block 1, Lot 1R - Bank on one lot on 0.8± acre located at the northeast corner of Alma Drive and Parker Road. Zoned Planned Development-69-Retail. Neighborhood #36. **Applicant: Texans Credit Union**

8
TF **Public Hearing - Preliminary Replat:** L.A. Davis Addition, Block 3, Lots 18R & 19R - Religious facility on two lots on 0.5± acre located on the east side of F Avenue, 480± feet south of 11th Street. Zoned General Residential. Neighborhood #67. **Applicant: Avenue F Church of Christ**

9
BM **Public Hearing - Replat:** Exchange Business Center, Block 2, Lot 5R - Office-showroom/warehouse on one lot on 2.4± acres located on the south side of Guildler Drive, 246± feet west of Krona Drive. Zoned Research/Technology Center/190 Tollway/Plano Parkway Overlay District. Neighborhood #68. **Applicant: Ondracek Properties**

END OF PUBLIC HEARINGS

10
PJ **Discussion:** Appeal of the Director of Planning's Interpretation of the Zoning Ordinance - An appeal of the Director of Planning's Interpretation of the Zoning Ordinance Regulations pertaining to the setback of accessory buildings in the Estate Development zoning district from dwelling units on adjoining property. **Applicant: Matthew Twyman**

11
KP **Discussion and Direction:** Sign Ordinance Review - Discussion and direction regarding potential amendments to sign regulations in the Zoning Ordinance and Code of Ordinances.

12 **Items for Future Discussion** - The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.

ACCESSIBILITY STATEMENT

Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.

**CITY OF PLANO
PLANNING & ZONING COMMISSION
PUBLIC HEARING PROCEDURES**

The Planning & Zoning Commission welcomes your thoughts and comments on these agenda items. The commission does ask, however, that if you wish to speak on an item you:

1. **Fill out a speaker card.** This helps the commission know how many people wish to speak for or against an item, and helps in recording the minutes of the meeting. **However, even if you do not fill out a card, you may still speak.** Please give the card to the secretary at the right-hand side of the podium before the meeting begins.
2. **Limit your comments to new issues dealing directly with the case or item.** Please try not to repeat the comments of other speakers.
3. **Limit your speaking time so that others may also have a turn.** If you are part of a group or homeowners association, it is best to choose one representative to present the views of your group. The commission's adopted rules on speaker times are as follows:

- 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.
- 3 minutes each for all other speakers, up to a maximum of 30 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

If you are a group representative and other speakers have yielded their 3 minutes to you, please present their speaker cards along with yours to the secretary.

- 5 minutes for applicant rebuttal.
- Other time limits may be set by the Chairman.

The commission values your testimony and appreciates your compliance with these guidelines.

For more information on the items on this agenda, or any other planning, zoning, or transportation issue, please contact the Planning Department at (972) 941-7151.

CITY OF PLANO
PLANNING & ZONING COMMISSION
CONSENT AGENDA ITEMS

April 6, 2009

Agenda Item No. 5a

Preliminary Plat: McDermott Square Addition, Block A, Lot 7

Applicant: Dr. James Greenwell, DVM

Veterinary clinic building on one lot on 0.6± acre located on the east side of Independence Parkway, 330± feet north of McDermott Road. Zoned Planned Development-400-Retail. Neighborhood #3.

The applicant is proposing to develop a veterinary clinic. The preliminary plat shows easements necessary for the development.

Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Agenda Item No. 5b

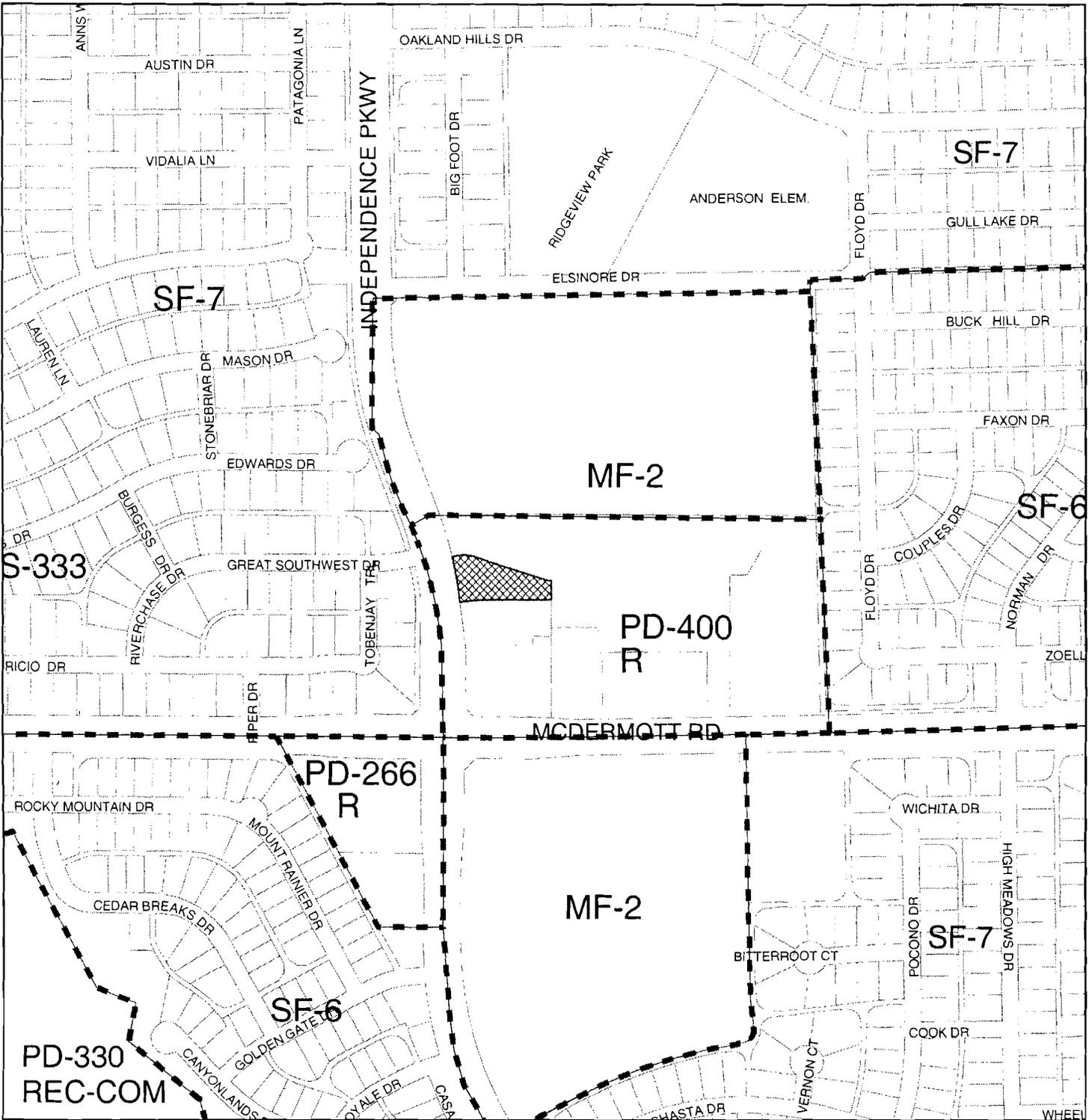
Final Plat: Headquarters Village, Block A, Lot 1

Applicant: Headquarters II, L.P.

Retail, office, and bank development on one lot on 9.6± acres located at the northeast corner of Preston Road and Rasor Boulevard. Zoned Planned Development-20-Mixed Use/Preston Road Overlay District. Neighborhood #1.

This development consists of several multi-tenant retail, office, and bank buildings. The purpose of this final plat is to dedicate easements necessary for development.

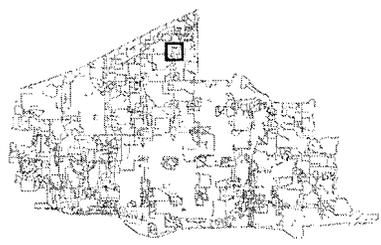
Recommended for approval as submitted.



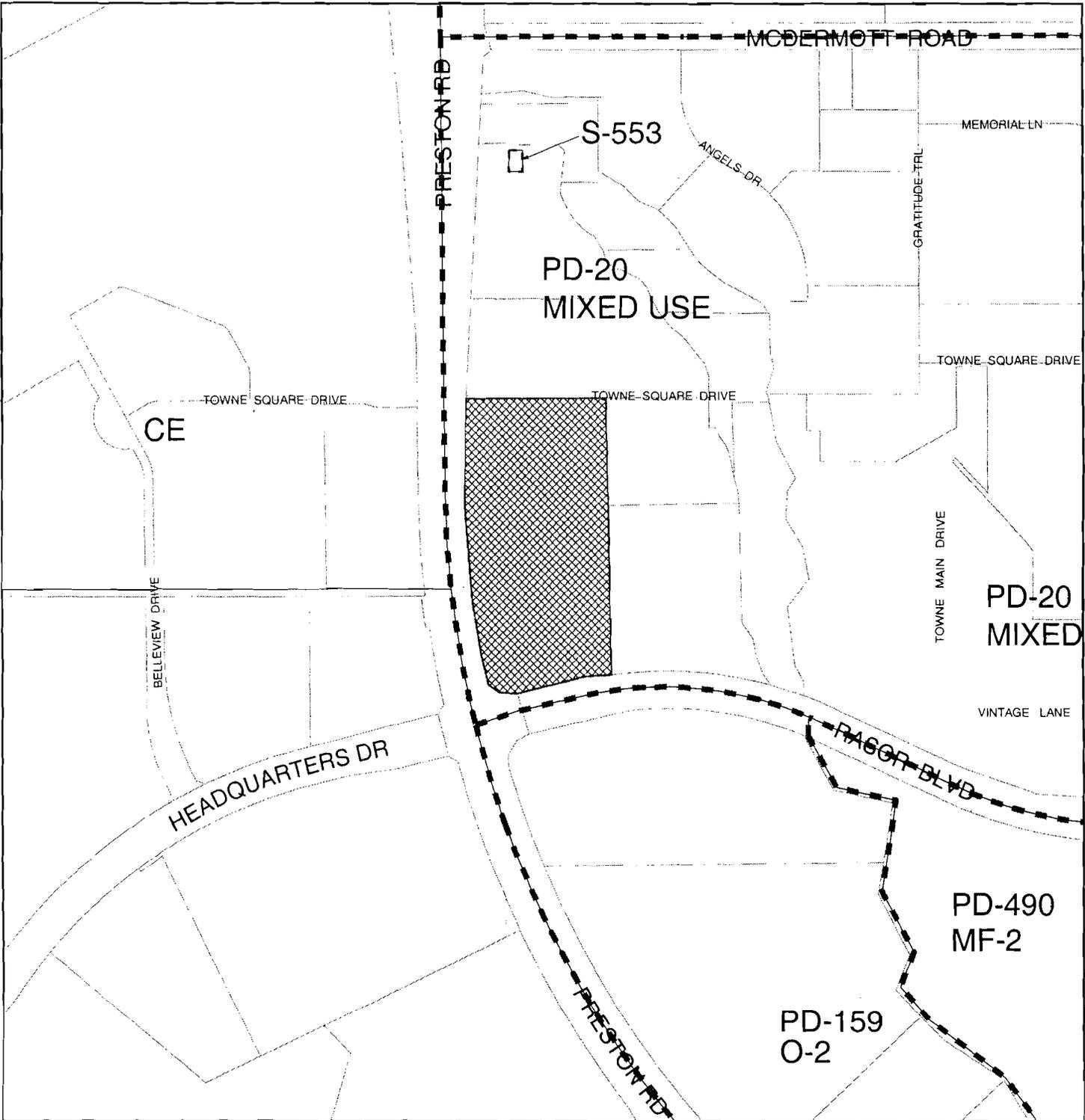
Item Submitted: PRELIMINARY PLAT

Title: MCDERMOTT SQUARE ADDITION
BLOCK A, LOT 7

Zoning: PLANNED DEVELOPMENT-400-RETAIL



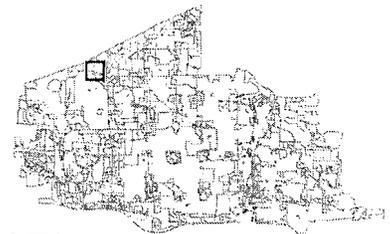
○ 200' Notification Buffer



Item Submitted: FINAL PLAT

Title: HEADQUARTERS VILLAGE
BLOCK A, LOT 1

Zoning: PLANNED DEVELOPMENT-20-MIXED USE/
PRESTON ROAD OVERLAY DISTRICT



○ 200' Notification Buffer



CITY OF PLANO
PLANNING & ZONING COMMISSION

April 6, 2009

Agenda Item No. 6

Public Hearing - Replat: Hematronix Addition, Block A, Lot 2R

Applicant: Jain Holdings, L.L.C.

DESCRIPTION:

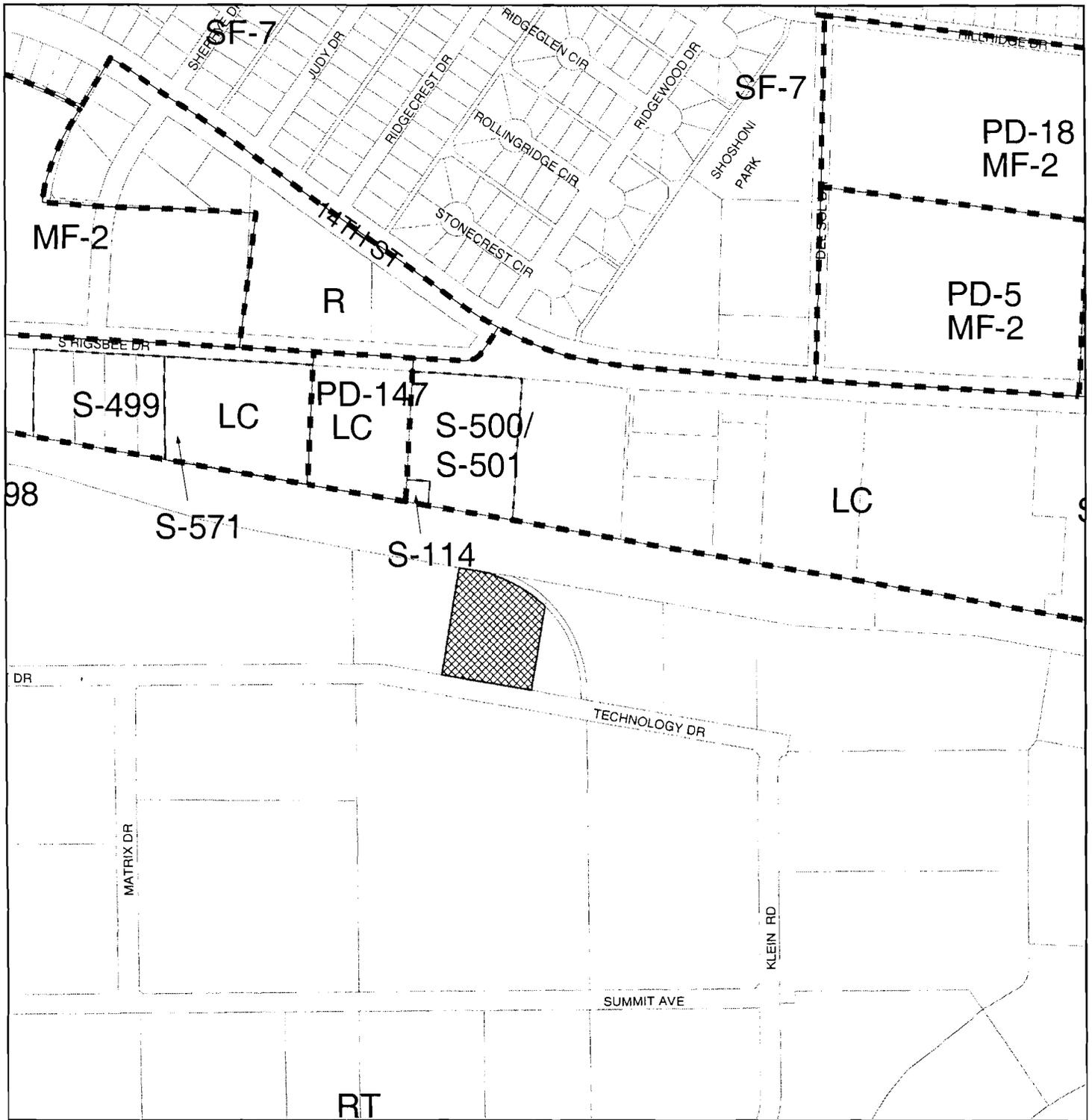
Light-intensity manufacturing on one lot on 1.9± acres located on the north side of Technology Drive, 720± feet west of Klein Road. Zoned Research/Technology Center. Neighborhood #68.

REMARKS:

This site was recently developed as a light-intensity manufacturing facility. The lot was previously platted to provide a fire lane, access, and utility easement turnaround for the adjacent Lot 1R. The purpose of this replat is to abandon and dedicate easements necessary for development.

RECOMMENDATION:

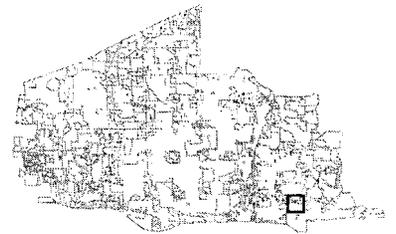
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: HEMATRONIX ADDITION
BLOCK A, LOT 2R

Zoning: RESEARCH/TECHNOLOGY CENTER



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CITY OF PLANO
PLANNING & ZONING COMMISSION

April 6, 2009

Agenda Item No. 7

Public Hearing - Preliminary Replat and Revised Site Plan: Village Hill Addition,
Block 1, Lot 1R

Applicant: Texans Credit Union

DESCRIPTION:

Bank on one lot on 0.8± acre located at the northeast corner of Alma Drive and Parker Road. Zoned Planned Development-69-Retail. Neighborhood #36.

REMARKS:

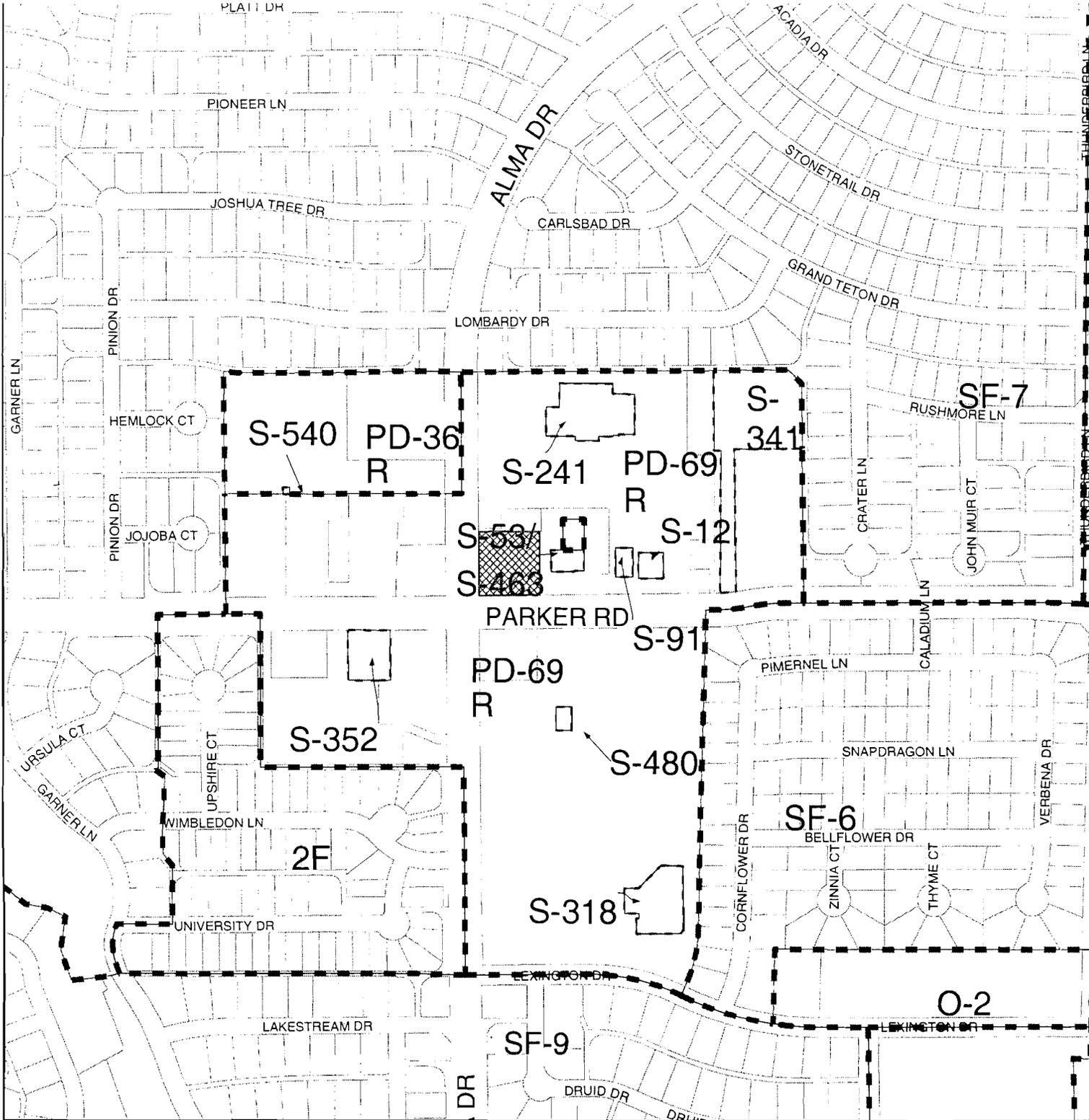
The purpose of the revised site plan is to propose a new bank building with drive-through. The previous site plan was approved on July 16, 2007. This revised site plan shows a similar site layout with a reduced building size.

The purpose of the preliminary replat is to propose easements necessary for development.

RECOMMENDATION:

Preliminary Replat: Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

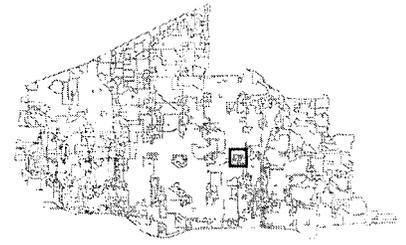
Revised Site Plan: Recommended for approval as submitted.



Item Submitted: REPLAT & REVISED SITE PLAN

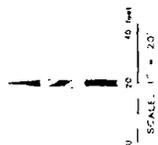
Title: VILLAGE HILL ADDITION
BLOCK 1, LOT 1R

Zoning: PLANNED DEVELOPMENT-69-RETAIL



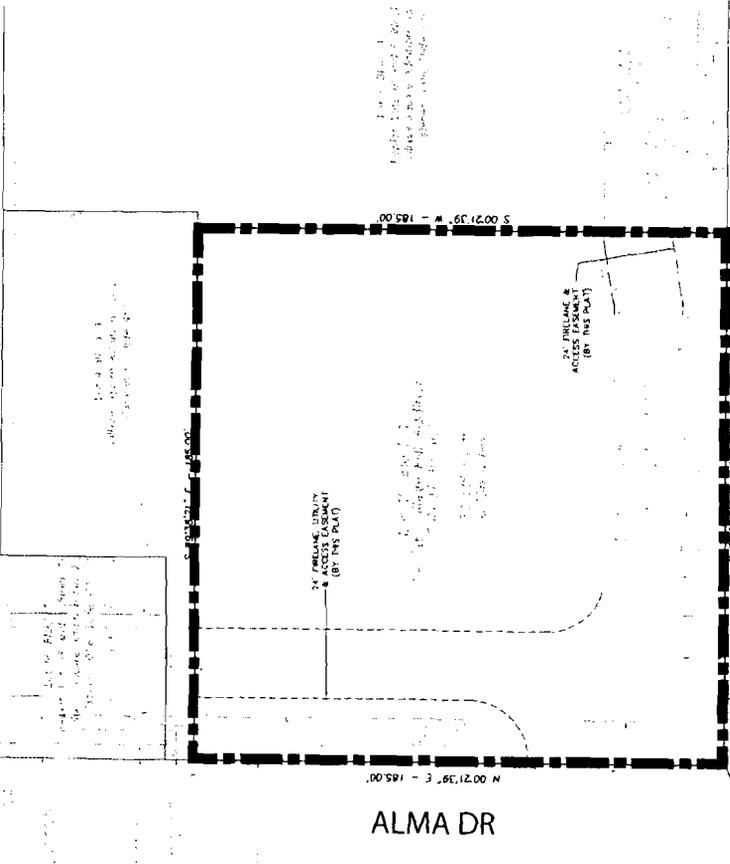
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CITY OF PLAINS (?)
 COUNTY OF COLLIER ()
 WEEHRS

BEGINNING
 POINT
 END
 BEARING
 DISTANCE



ALMA DR

PARKER RD

24' FIRELANE, UTILITY & ACCESS EASEMENT (BY THIS PLAT)

24' FIRELANE & ACCESS EASEMENT (BY THIS PLAT)

LOT 1R, BLOCK 1, VILLAGE HILL ADDITION



PRELIMINARY REPLAT
 VILLAGE HILL ADDITION
 LOT 1R, BLOCK 1

IN ACCORDANCE WITH THE PROVISIONS OF THE PLAT ACT OF
 MARCH 19, 1901, AS AMENDED BY ACTS OF THE LEGISLATURE OF
 THE STATE OF FLORIDA, THE FOLLOWING IS THE
 REPLAT OF THE ABOVE DESCRIBED LOT.

MARCH, 2009 SHEET 1 OF 1
 ENGINEER SURVEYOR

CURVE TABLE

LINE TABLE

LEGEND



CITY OF PLANO
PLANNING & ZONING COMMISSION

April 6, 2009

Agenda Item No. 8

Public Hearing - Preliminary Replat: L.A. Davis Addition, Block 3, Lots 18R & 19R

Applicant: Avenue F Church of Christ

DESCRIPTION:

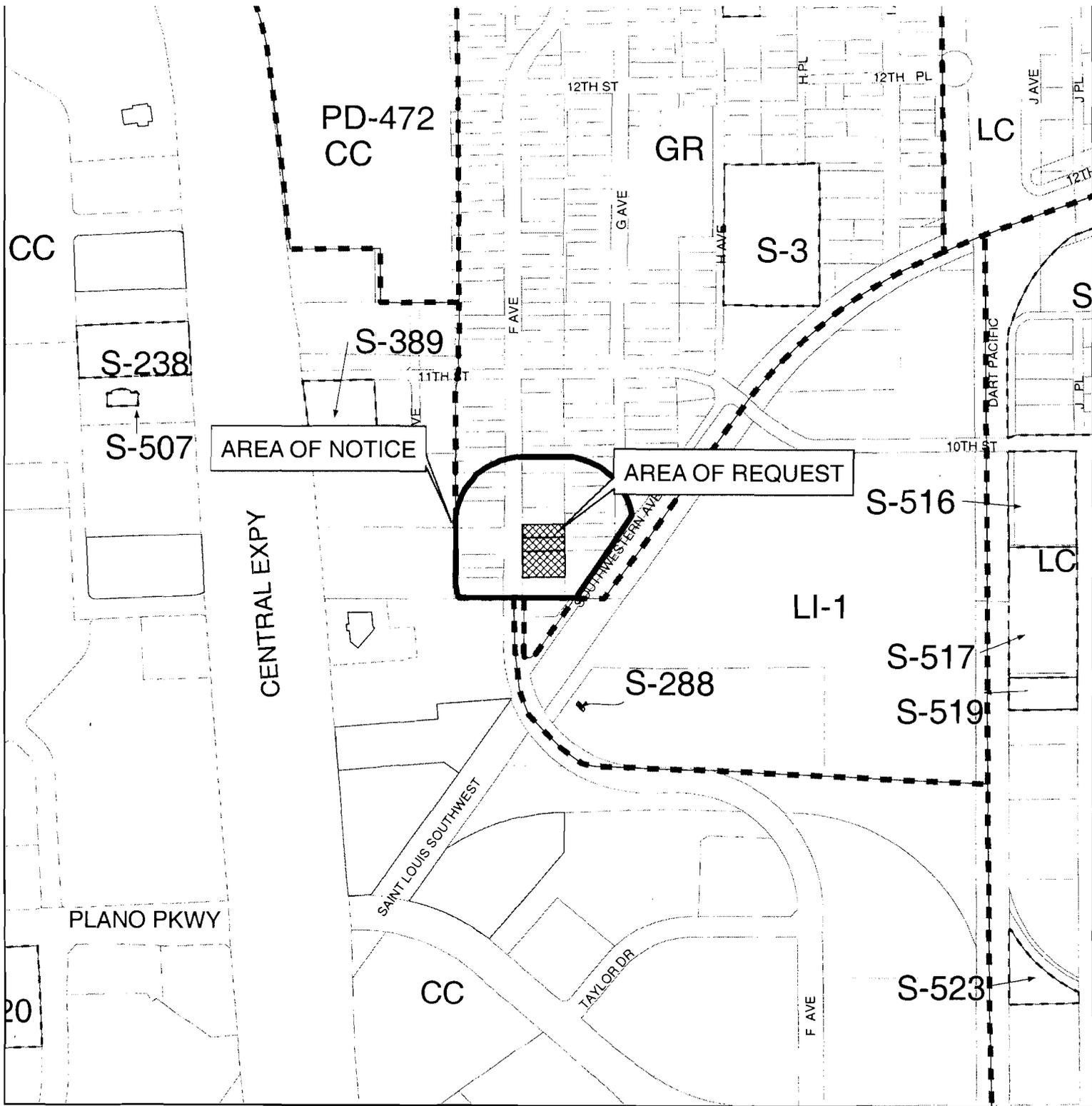
Religious facility on two lots on 0.5± acre located on the east side of F Avenue, 480± feet south of 11th Street. Zoned General Residential. Neighborhood #67.

REMARKS:

The site is currently undeveloped. The purpose for this preliminary replat is to combine four lots (Lots 17 through 20) into two lots as Lots 18R and 19R, and propose easements necessary for the development of the properties as a religious facility.

RECOMMENDATION:

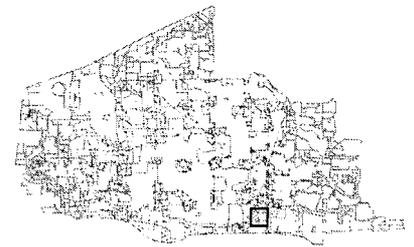
Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.



Item Submitted: PRELIMINARY REPLAT

Title: L. A. DAVIS ADDITION
BLOCK 3, LOTS 18R & 19R

Zoning: GENERAL RESIDENTIAL



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CITY OF PLANO
PLANNING & ZONING COMMISSION

April 6, 2009

Agenda Item No. 9

Public Hearing - Replat: Exchange Business Center, Block 2, Lot 5R

Applicant: Ondracek Properties

DESCRIPTION:

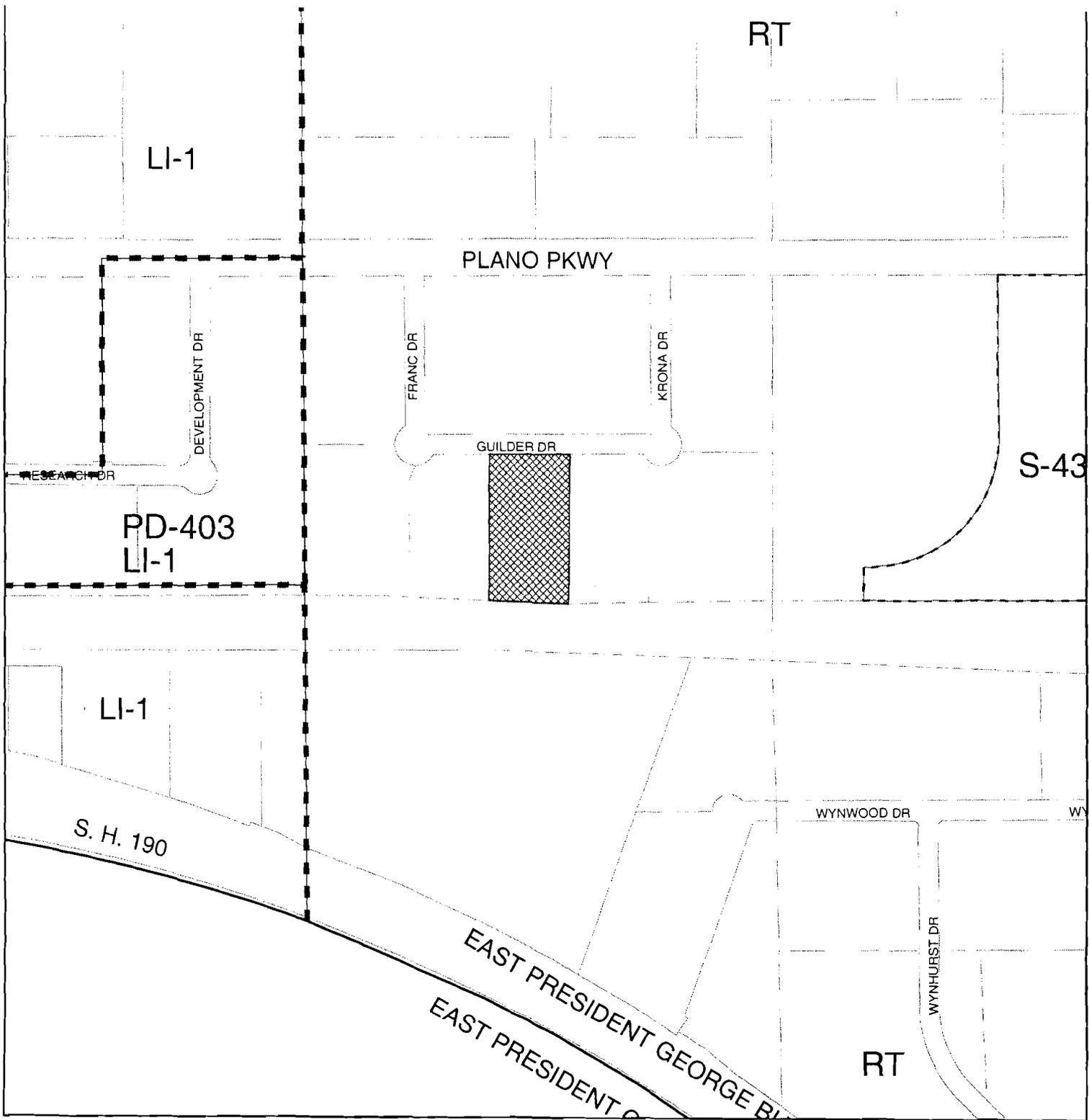
Office-showroom/warehouse on one lot on 2.4± acres located on the south side of Guilder Drive, 246± feet west of Krona Drive. Zoned Research/Technology Center/190 Tollway/Plano Parkway Overlay District. Neighborhood #68.

REMARKS:

Exchange Business Center is an office-showroom/warehouse development nearing completion. The purpose of the replat is to dedicate and abandon easements.

RECOMMENDATION:

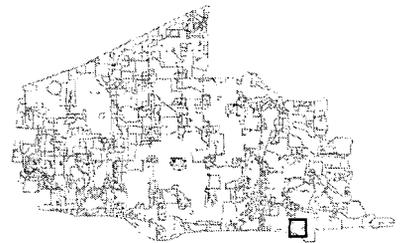
Recommended for approval as submitted.



Item Submitted: REPLAT

Title: EXCHANGE BUSINESS CENTER
BLOCK 2, LOT 5R

Zoning: RESEARCH/TECHNOLOGY CENTER/
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer



CITY OF PLANO

PLANNING & ZONING COMMISSION

April 6, 2009

Agenda Item No. 10

Discussion: Appeal of the Director of Planning's Interpretation of the Zoning Ordinance

Applicant: Matthew Twyman

DESCRIPTION:

An appeal of the Director of Planning's Interpretation of the Zoning Ordinance Regulations pertaining to the setback of accessory buildings in the Estate Development zoning district from dwelling units on adjoining property.

REMARKS:

Subsection 2.802(b)(iii) (ED - Estate Development) of the Zoning Ordinance requires that accessory buildings be located 100 feet or more from a dwelling on an adjoining property. The applicant is appealing the Director of Planning's interpretation that this distance setback applies not only to dwellings on adjoining property that have ED zoning, but also dwellings on property that are in a different residential zoning district. He wishes to place a pool cabana within 100 feet of a dwelling unit on an adjacent lot that is zoned Single-Family Residence-9.

The ED regulations contain several requirements for the placement of accessory buildings that are more restrictive than in other residential zoning districts, and that are intended to maintain a more open, rural landscape. Since large animals are allowed in the ED district, the setback requirements also address barns, sheds, stables, and other structures that might house animals and the attendant noise and odors. As in many of the single-family residential districts, the ED district permits accessory buildings up to ten percent of the lot area. For example, a 4,356 square foot accessory building is possible for a one acre lot (the minimum lot size for the ED district.). The 100 foot separation distance between accessory buildings and residential dwellings helps to buffer potentially large accessory buildings from adjoining residential dwellings.

Typically, zoning regulations that seek to provide additional setbacks, screening, etc. for the protection of residential dwellings do not distinguish between lot size and residential district classification. For example, the screening wall required for commercial developments adjacent to residential areas apply equally to single-family and multifamily districts. The height-slope setback in the Regional Employment and

Regional Commercial districts apply to all residential zoning districts. For these reasons, it is the Director's interpretation that the setback provisions for accessory buildings were intended to apply to all dwellings on adjacent properties, regardless of zoning.

Section 6.300 of the Zoning Ordinance grants authority to the Director of Planning to determine the meaning and interpretation of provisions of the ordinance, with an appeal to the Planning & Zoning Commission. The determination of the Commission is final.

RECOMMENDATIONS:

The Planning & Zoning Commission may uphold the interpretation of the Director of Planning, or overturn it. If the Commission does not agree with the interpretation, staff requests guidance as to how the ordinance language can be clarified. The Commission may call a public hearing to consider amending the ordinance for this purpose.

CITY OF PLANO
PLANNING AND ZONING COMMISSION

April 6, 2009

Agenda Item No. 11

Discussion and Direction: Sign Ordinance Review

DESCRIPTION:

Discussion and direction regarding potential amendments to sign regulations in the Zoning Ordinance and Code of Ordinances.

REMARKS:

In January, the Planning & Zoning Commission began a review of the City's regulations for commercial signage. The Commission held a number of work sessions to examine the existing regulations and hear public comments. On March 9, 2009, the Commission presented their initial recommendations to the City Council. At that time, City Council provided feedback and direction to continue with this project.

Based on comments received during the Commission and City Council meetings, staff has drafted some preliminary language for amending the relevant sections of the Sign Ordinance and Code of Ordinances. This as well as additional information on the proposed changes can be found in the attached document.

A tentative schedule for consideration of these amendments has been established as follows:

Monday, April 6, 2009 - Planning & Zoning Commission Discussion and Direction
Monday, April 20, 2009 - Planning & Zoning Commission - Public Hearing
Monday, May 11, 2009 - City Council - Public Hearing and ordinance adoption

As noted in the attachment, some sign regulations are located in the Zoning Ordinance (permanent signs) and some are in the Code of Ordinances (temporary signs). The Commission may make a formal recommendation on changes to the Zoning Ordinance, that include wall signs, MSO wall signs, light pole banners, digital signs, directional signs, monument signs, institutional signs, mural signs, and directory signs. For the public hearing on April 20, 2009, these items will be presented together. Temporary signs, including horizontal banners and human signs will be presented separately so

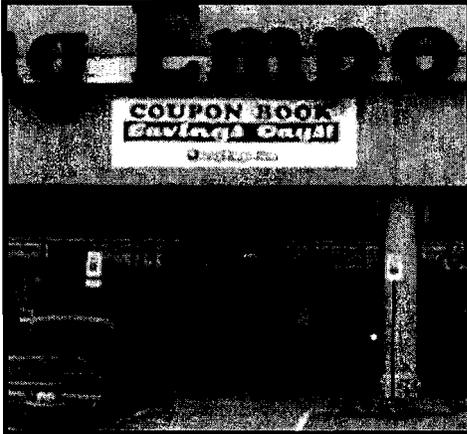
that the Commission may make a recommendation to City Council on these items as well.

Please note that in preparation for this meeting, staff also sent out a letter and summary of the changes to stakeholders.

RECOMMENDATIONS:

Recommended that the Planning & Zoning Commission provide staff with specific direction on potential sign regulation amendments.

— BANNER —



Definition:

A temporary sign made of cloth, canvas, or other light fabric.

Current Requirements under Consideration:

- Banners may be displayed two times per year, for a maximum of 30 days each time.
- A minimum of 30 days is required between each banner permit.
- Only one banner is allowed per business.

Proposed Changes:

- Banners may be displayed up to three times per year for six weeks each time.
- One banner is allowed on each elevation and up to two per building or tenant space.
- Changes would be made in the Code of Ordinances

Staff Comments:

- This change would allow permits to be issued consecutively.
- The Downtown Sign District also contains regulations pertaining to banners. This section has not been discussed and no changes are currently being considered.

— LIGHT POLE BANNER —



Definition:

A sign, attached to a light pole standard, that is made of cloth, vinyl, metal, or other material manufactured for sign use.

Current Requirements under Consideration:

There are no existing requirements as this sign type is not currently allowed.

Proposed Changes:

- Banners on light pole standards shall consist of one or two banners securely attached at both ends, perpendicular or parallel to light pole standards.
- Each banner shall be limited to 15.5 square feet.
- Banners are allowed to be attached on up to 50% of the existing light pole standards.
- Banners on light pole standards shall be limited to noncommercial messages.
- Light pole banners shall be allowed within parking lots in both residential and nonresidential zoning districts.

Staff Comments:

- These regulations will be placed in the Zoning Ordinance which will classify these as “permanent signs” (as opposed to the Code of Ordinances which is where temporary sign regulations are located).
- In order for light pole banners to be permitted throughout town, it will be necessary to add regulations for light pole banners to both the standard zoning districts and the overlay districts.
- Due to the complexity of creating standards for decorations and the compressed schedule for consideration of these amendments, if the Commission would like to amend the sign ordinance to address decorations, staff recommends this topic for discussion as a separate work program item.
- No changes for the Downtown Sign District have been considered, therefore this district would not be included in the changes.

— WALL SIGN —



Definition:

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.

Current Requirements under Consideration:

- Sign must be located over the business for which it is intended.
- A wall sign may not project more than 12 inches from the wall surface.
- Walls signs are not allowed to project above the parapet or roofline.

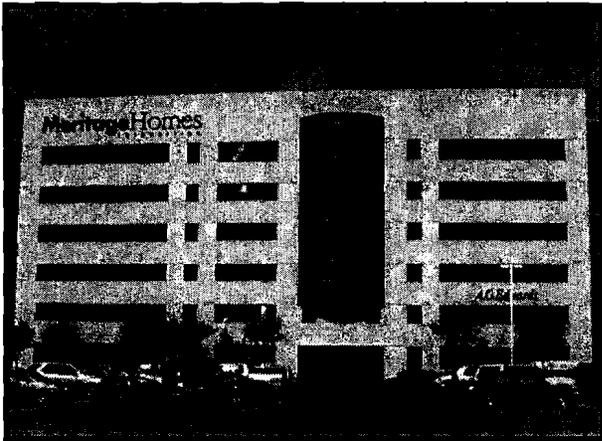
Proposed Changes:

- The sizing of wall signs shall be calculated by determining an overall sign allowance for the entire building. The total gross area of all signs may not exceed two times the linear width and 75% coverage area of each elevation.
- Wall sign placement and individual sizing will be determined by the property owner/manager.
- Wall signs shall not project more than 30 inches from the wall.
- Wall signs are allowed to project a maximum of four feet above the tops of the walls or parapets to which they are attached.

Staff Comments:

- Existing Downtown Sign District regulations will not change.

— MSO WALL SIGN —



Definition:

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.

Current Requirements under Consideration:

- MSO wall signs are limited to two signs per elevation.
- Suites with direct access to the street may have signage under the same regulations as wall signs.

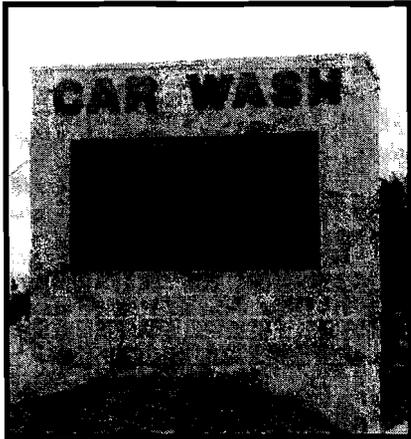
Proposed Changes:

- Multistory office wall signs shall be limited to three signs per elevation.
- Ground floor tenants shall be allowed signage in accordance with wall sign requirements and shall not be counted against total MSO wall sign allowance.

Staff Comments:

- Existing Downtown Sign District regulations will not change.

— DIGITAL/ELECTRONIC SIGN —



Definition:

A variable message sign that utilizes computer-generated messages or some other electronic means of changing copy.

Current Requirements under Consideration:

- Any reader board or electronic message center area of a sign shall not exceed 75% of the allowable square footage for any sign type.
- Illuminated changeable copy signs shall not change copy more than once every 30 minutes, excluding time and temperature.

Proposed Changes:

- Digital/Electronic signs shall be allowed to change the copy every eight seconds.
- Remove the 75% requirement for copy area and just state that a reader board/electronic message center shall not exceed the allowable square footage for its specific sign type.

Staff Comments:

- Existing Downtown Sign District regulations will not change.

— DIRECTIONAL SIGN —



Definition:

Any onsite sign to direct the public to entrances, exits, and services relating to the property.

Current Requirements under Consideration:

- Onsite directional signs shall not exceed eight square feet or 30 inches in height.
- Unless otherwise set forth, a minimum of 60 feet shall be required between all freestanding signs.

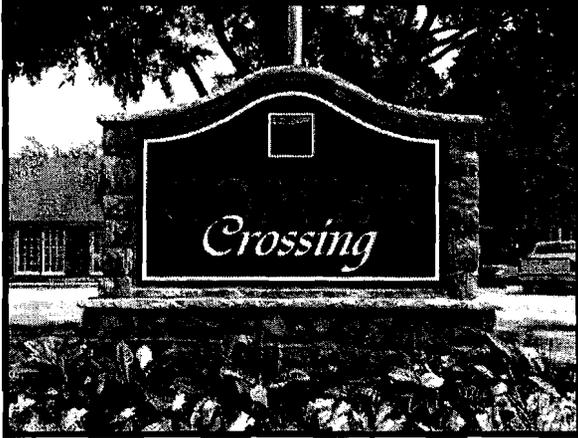
Proposed Changes:

- Directional signs shall be located a minimum of 30 feet from other freestanding signs, including other directional signs.
- Sign provisions specifically addressed by state or federal government regulations which are in conflict with local sign ordinance shall be exempt from local sign ordinance regulations.

Staff Comments:

- The customer will have to provide source of government exemption for a particular regulation.
- Existing Downtown Sign District regulations will not change.

—MONUMENT SIGN—



Definition:

Any sign mounted to a solid base support at ground level.

Current Requirements under Consideration:

- In overlay districts, the copy area shall be framed on all four sides by at least six inches of masonry, rock or other material compatible with the associated building's fascia.
- In overlay districts, the copy area is limited by a certain amount (varies by district).

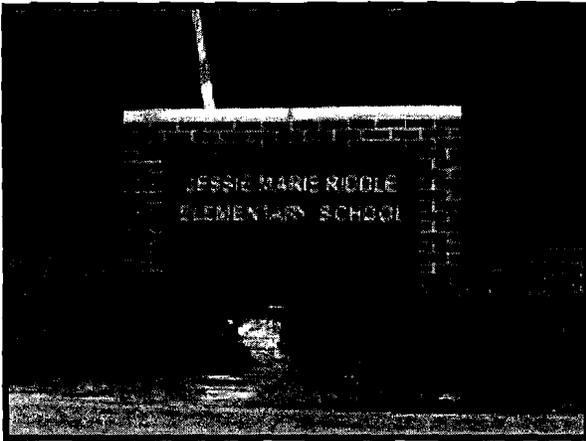
Proposed Changes:

- Remove requirements for monument signs that read: "The copy shall be framed on all four sides by at least six inches of masonry, rock, or other material if compatible with an associated building's fascia."
- Remove applicable copy area requirements under all corresponding zoning areas.

Staff Comments:

- Changes are proposed to affect all overlay districts and the Research/Technology Center zoning district.
- Existing Downtown Sign District regulations will not change.

— INSTITUTIONAL SIGN —



Definition:

Any sign used to identify schools, churches, hospitals, childcare facilities, and similar public or quasi-public institutions.

Current Requirements under Consideration:

- In overlay districts, the copy area shall be framed on all four sides by at least six (6) inches of masonry, rock or other material compatible with the associated building's fascia.
- In overlay districts, the copy area is limited by a certain amount (varies by district).

Proposed Changes:

- Remove institutional sign requirements from corresponding zoning districts and treat as general business signs.

Staff Comments:

- The proposed changes would impact all overlay districts and the Research/Technology Center zoning district.
- Existing Downtown Sign District regulations will not change.

— MURAL —



Definition:

(New Definition) Pictures or images that are painted on or attached to the exterior wall which do not contain logos or names of any business or entity.

Current Requirements under Consideration:

- Murals, as described above, are not subject to size restrictions. However, if the mural contains advertising, it is then regulated as a wall sign (and counts against the allotted square footage for wall signs).

Proposed Changes:

- Murals would be defined as noted above: Pictures or images that are painted on or attached to the exterior wall which do not contain logos or names of any business or entity.

Staff Comments:

- Existing Downtown Sign District regulations will not change.

— HUMAN SIGN —



Definition:

A human sign (or human billboard) is someone who applies an advertisement for commercial purpose on his or her person typically holding or wearing a sign of some sort. A human sign does not include citizens or individuals wearing t-shirts or other apparel with symbols, logos, or names of businesses or entities in a non-advertising capacity.

Current Requirements Under Consideration:

- Human signs are currently regulated by the solicitation ordinance which requires a permit and restricts solicitation to certain public right-of-ways.

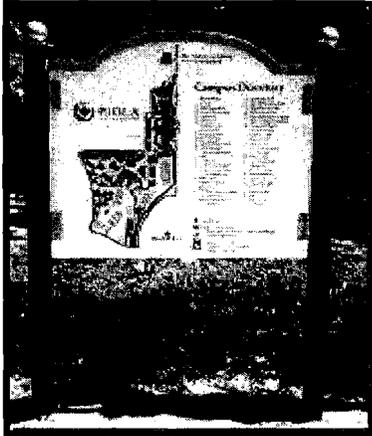
Proposed Changes:

- Human signs shall be located within the property where the business is located and for which it is intended.
- Regulate human signs in a similar way to banners:
 - Human signs may be displayed up to three times per year for six weeks each time.
 - One human sign is allowed per building or tenant space.
 - Changes would be made in the Code of Ordinances

Staff Comments:

- Existing regulations for this type of signage are included in the City Code of Ordinance under solicitor's permits. This is enforced by the City of Plano Police Department.
- The proposed changes described above would regulate humans signs on private property and would be included in the Code of Ordinances (under temporary signs).
- Any new regulations added must not conflict with existing regulations.

— DIRECTORY SIGN —



Definition:

A directory map sign is a noncommercial map sign listing the occupants within a shopping center, retail district, office district, or commercial site.

Current Requirements under Consideration:

No existing requirement as this sign type is not currently allowed except in PD-65-CB-1.

Proposed Changes:

- A directory sign may be freestanding or mounted to a wall.
- A directory sign is used to provide way finding information for pedestrians.
- A directory sign, mounted to a vertical support, shall not exceed 40 square feet with a maximum height of 15 feet.
- For multiple-sided signs, the gross surface area of each side shall not exceed two times the allowable square footage divided by the number of sign faces.
- All accessibility and visibility requirements must be met for public sidewalks and streets.
- Directory signs shall be located a minimum of 60 feet from other freestanding signs, including other directory signs.

Staff Comments:

- This was modeled after the PD-65-CB-1 requirements.