

## **DRAFT REVISION TO CHAPTER 98 – ZONING, ARTICLE 5 - SIGNS**

Proposed is to replace current Article 5 with the following:

### **ARTICLE 5 – SIGNS**

#### **Sec. 98-500. Definitions**

**Abandoned sign** means a sign which was erected on property in conjunction with a particular use which has been discontinued for a period of 60 days or more, or a sign, the content of which pertains to a time, event or purpose which no longer applies. Seasonal closures of businesses are excepted.

**Awning** means an architectural projection or shelter projecting from and supported by the exterior wall of a building and composed of a covering of rigid or non-rigid materials and/or fabric on a supporting framework that may be either permanent or retractable.

**Awning sign** means a sign displayed on or attached flat against the surface or surfaces of an awning. Only the sign area displayed on an awning shall be used to determine the permitted sign area. The entire awning shall not be included in a sign area calculation.

**Banner sign** means a temporary sign hung or strung from point to point.

**Barrier curb** means a curb designed with a steep or near-vertical face that acts as a physical barrier to prevent motor vehicles from leaving the roadway.

**Blade sign:** A projecting sign, which is suspended from an overhang, canopy, marquee, or awning, or is suspended from a mounting attached directly to the building wall, and hangs perpendicular to the building wall.

**Billboard sign:** a large fixed outdoor sign for displaying advertisements or mobile outdoor sign for displaying advertisements that is attached to, or integrated into, a motorized vehicle, trailer, or towed apparatus where the primary purpose of the vehicle at the time of display is to broadcast or exhibit a message, rather than the bona fide transportation of passengers, goods, or the delivery of services.

**Building frontage** means the length of an exterior building wall or structure, of a single premises, along either a public street, path, parking lot, or other property<sup>26</sup> that it faces. The building frontage is measured by the linear distance of the building façade.

**Canopy (attached)** means a multi-sided overhead structure or architectural projection supported by attachment to a building on one or more sides and either cantilevered from such building or also supported by columns at additional points. The surface(s) and/or soffit of an attached canopy may be illuminated by means of internal or external sources of light.

**Canopy (freestanding)** means a multi-sided overhead structure supported by columns, but not enclosed by walls. The surface(s) and/or soffit of a freestanding canopy may be illuminated by means of internal or external sources of light.

**Canopy sign** means a permanent Projecting Sign affixed to the side or bottom surface(s) of an attached or freestanding canopy. Such signs may be internally illuminated pursuant to the requirements of this Article.

**Commercial sign** means a sign used to identify, advertise, or provide directions for a business, service, or other non-residential use. Commercial signs may display non-commercial messages

**Directory sign** means a sign whose content indicates the names and location of businesses, as well as the location of related customer convenience services and facilities.

**Electronic message board sign** means an electrically activated, changeable sign or device whose variable message and/or graphic presentation capability is electronically programmable.

**Flashing sign** means any lighted or electrical sign which emits light in sudden intermittent bursts. On/off time and temperature signs are not considered flashing signs for the purpose of this ordinance.

**Freestanding sign** means a sign supported by permanent uprights or braces in the ground or attached to an on-grade base.

**Illuminated sign** means a sign which is directly lighted by an electrical source, internal or external.

**Internal business sign** means a sign within the walls of a building utilizing window and/or door display area for exterior viewing.

**Marquee** means an enclosed projecting structure attached to a building used to display a sign.

**Monument sign** means a freestanding sign supported by a base placed on-grade and not attached to any building, brace, or other structure.

**Nonconforming sign** means any currently non-compliant sign that was erected or displayed prior to the effective date of either this ordinance or any amendment thereto.

**Off-premises commercial sign** means a commercial sign that is located off the premises of the business, service, or other non-residential use to which the sign pertains.

**Pedestrian sign** means any sign intended to convey incidental information to pedestrians.

**Permanent sign** means a sign of a ridged and durable material (including paint) applied, anchored, or secured to a building, accessory structure, or the ground.

**Portable sign** means any sign not permanently attached to the ground that can be removed without the use of tools.

**Projecting sign** means a sign which is attached directly to a building wall and extends perpendicular from the wall.

**Residential sign** means a sign permitted in R-1, R-2, R-4, and RSV zoning districts.

**Sandwich board sign** means a free-standing sign hinged at the top with supporting legs or projecting upward from a movable base.

**Sign** means a graphic device, including its base, foundation or erection supports, upon which is displayed any words, letters, figures, emblems, symbols, designs or trademarks by which any such message or image is afforded public visibility from out-of-doors, on behalf of and for the benefit of any

product, place, activity, individual, firm, institution, profession, service, association, business or organization. A series of painted letters on the exterior surface of a building also is a sign.

**Sign area** means the entire area within a circle, triangle, or parallelogram enclosing the extreme limits of writing, representation, emblem, or any figure of similar character, together with any frame or other material or color forming an integral part of the display or use to differentiate the sign from the background against which it is placed; excluding the necessary supports or uprights on which such sign is placed. Both sides of a sign structure may be used for sign purposes, provided the graphic content has a 180-degree back-to-back relationship. In the case of a broken sign (a sign with open spaces between the letters) the total surface area shall be measured by multiplying the height of the individual letters or combination of letters by the distance between the outer edges of the two furthestmost letters.

**Strip mall** means a linear building having three or more separate premises with a common wall between each premises and a common, on site, parking lot.

**Strip mall sign** means a sign associated with a strip mall.

**Temporary sign** (including those with political content) means a sign to notify the public of or promote an event, used for only a temporary period of time. Temporary signs are not permanently embedded in the ground or permanently affixed to a building or sign structure that is permanently embedded in the ground.

**Wall sign** means a sign painted on or attached directly to a building wall with the face of the sign parallel to and extending not more than 15 inches from the face of the wall.

**Window sign** means a sign affixed to, or located behind the outside surface of a window, with its message intended to be visible to the exterior environment. A sign affixed to a faux window is a wall sign and subject to the regulations thereof.

#### **Sec. 98-501. Objectives.**

These objectives intended to regulate signs in the city in a manner that protects and enhances public health, safety and the public welfare while preserving the right of free speech and expression. These are accomplished by regulating size, placement, relationships, construction, illumination, and other aspects. It is determined that such regulation is necessary for several reasons:

1. **Enable Convenient Access and Discourage Confusion:** To enable the public to locate goods, services, and facilities without difficulty and confusion.
2. **Prevent Clutter:** To prevent visual clutter and the dangerous and distracting demands for attention between commercial signs and traffic control signs and signals, which can create public safety risks.
3. **Prohibit Unsafe Signs:** To protect public safety by preventing or removing signs which are potentially dangerous to the public due to structural deficiencies or disrepair.
4. **Effective Communication:** To encourage appropriate design, scale, and placement of signs in a manner that communicates effectively to the intended reader.
5. **Aesthetic Quality and Character:** To protect and enhance the continued attractiveness of the city (including showing special concern for the value of its historic, cultural and natural features, scenic areas, and viewsheds) by preventing blight, visual clutter, excessive lighting, and out-of-scale signs that degrade aesthetic values of the community. Also, to promote signs that contribute to the streetscape and aid in creating a sense of place.
6. **Protect Property Values:** To protect property values within the city and public/private investments in property through the use of signs which are aesthetically pleasing, of appropriate scale, and integrated with surrounding buildings and landscape.

### **Sec. 98-502. Administration.**

1. No sign, except those specifically exempted by this Article, shall be erected without a permit issued by the zoning administrator, application for which shall contain the following:
  - A. Name, address and telephone number of the applicant.
  - B. Type of sign or sign structure.
  - C. Sketch showing sign size, height, type of support (if applicable), zoning district in which the sign is to be located, location of the sign on property including front and side yard setback distances, position on buildings, and any other information required in this Article.
  - D. Street address of the property upon which the sign is proposed to be located.
  - E. The name of the sign contractor who will erect the sign and/or sign structure.
  - F. Any other information deemed appropriate by the zoning administrator.
2. Fees for sign permits shall be fixed by the city council.
3. Nonconforming signs that are not compliant per Sec. 98-503 shall be treated in the same manner as abandoned signs in Sec. 98-505.
4. When any sign is found by the zoning administrator to be in such condition as to make it immediately dangerous, the zoning administrator is authorized and empowered to abate such nuisance by taking action necessary to protect the public and property, including the authority to take down and remove such sign without notice to the owner.
5. Signs shall not be affixed in any manner to any city structure, utility pole, trash can, or other city asset. Such signs are subject to immediate removal by the city. Their owner is subject to a municipal civil infraction pursuant to Chapter 51 of the City Ordinances.

### **Sec. 98-503. Nonconforming signs.**

It is the objective of this Section to recognize that the eventual removal, as expeditiously as is reasonable, of existing signs and their supporting structures that are not in conformity with the provisions of this Article as of the date of adoption or amendment is as much a subject of health, safety and welfare as is the prohibition of new signs that would violate this Article's provisions. It is also the objective of this Section that any removal of nonconforming signs shall occur in a manner that avoids an unreasonable invasion of established private property rights. To expedite these objectives, no nonconforming sign shall:

1. Be changed to another nonconforming sign.
2. Undergo any changes in the words, symbols, or the message displayed on the sign unless the sign is designed for periodic change of message.
3. Be structurally altered to prolong the life of the sign; or to change its shape, size, type or design.
4. Undergo changes to the face or faces except when the sign is designed to permit a complete change of face.
5. Be reestablished after the activity, business, or usage to which it relates has been discontinued.
6. Require other than routine maintenance.

### **Sec. 98-504. Prohibited signs and devices.**

The following signs are prohibited in all locations within the city:

1. Flashing or rotating lights.
2. Roof signs.
3. Billboard signs.
4. Off-premises commercial signs on private property.
5. Banners as permanent signs.

6. Signs with lights that move, flash or make noise except as provided in Sec. 98.-509. Par. 2., including signs that are displayed within a building intended to be viewed from outside the building through a window.
7. Colored lights and illuminated signs employing colors in use in traffic signal signals within view of any signalized intersection.
8. Any imitation of official traffic signs or signals using such words as "stop," "look," "danger," "go slow," "caution," or "warning."

**Sec. 98-505. Abandoned signs.**

Abandoned signs, including frames, brackets, and supports, shall be removed by their owner within sixty days after meeting the abandoned sign definition in Sec. 98-500. If the owner of the abandoned sign does not remove it, the city may remove the abandoned sign at the expense of the owner.

**Sec. 98-506. Regulation of temporary signs.**

1. Temporary signs may be placed in accordance with this Section without a permit issued by the Zoning Administrator.
2. Temporary signs are not permitted on public property or in any public right-of-way except as follows.
  - A. Temporary signs may be placed in the public right-of-way of city streets in any R or B zoned District, single family residences in the RSV district, any R zoned uses in the Multiple Use district, and Planned Unit Developments, all in accordance with the following limitations:
    - i. They shall be located at least three feet from the back of a curb, edge of pavement where a curb is not present, or edge of sidewalk if present, in the direction away from the centerline of the street.
    - ii. Permission from the abutting private property owner shall be obtained prior to placement.
    - iii. Multiple temporary signs, with the same message, abutting the same side of a single property, are not permitted.
  - B. Temporary signs may be placed in the public right-of-way of Highways US-41 and M-26 in accordance with i., ii., and iii. above. However, if no barrier curb is present, the temporary sign shall be located at least 30 feet from the edge stripe of the pavement.
3. A temporary sign shall not be placed within any area that in the opinion of the zoning administrator:
  - A. Obstructs the sightline of a motor vehicle operator, bicyclist, or pedestrian in a manner that impedes safety.
  - B. Is at risk of causing distracted driving.
  - C. Obstructs a sidewalk.
4. Temporary signs shall not exceed four square feet per side in the following zoning districts: R-1, R-2, R3, R-4, RSV, B-1, Central Business Overlay, and Multi-Use. The four square foot limitation also applies to Planned Unit Developments and the public rights-of-way of Highways US-41 and M-26.

5. Temporary sign(s) shall not exceed a total of 32 square feet per side on a privately owned parcel of land or lot in the B-2, B-3, and I-1 zoning districts and may only be placed by the property owner or with the owner's permission.
6. Temporary signs shall not be internally illuminated and shall display only a fixed message.
7. Temporary signs may be placed and remain in compliant locations for a maximum period of 100 days. They shall be removed by their owner within 10 days following conclusion of the event to which they are related. The zoning administrator may remove such signs after the 10 day period at the expense of the owner.

**Sec. 98-507. Regulation of residential signs in R-1, R-2, R-4, and RSV zoning districts.**

1. Residential signs are permitted on private property, placed or installed by the owner of the property, in accordance with the provisions of this Section. If a sign type is not included, it is not permitted.
  - A. Freestanding sign maximums:
    - i. Area = 6 sq. ft. per side
    - ii. Height = 6 ft. above grade
    - iii. Quantity = 1 per lot or parcel on which a residence is located
  - B. Wall sign maximums:
    - i. Area = 6 sq. ft.
    - ii. Quantity = 1 per lot or parcel on which a residence is located

**Sec. 98-508. Regulation of commercial signs.**

Commercial signs are allowed on private property in the districts identified herein, placed or installed by the owner of a property, in accordance with provisions of this Section. Any sign that displays a commercial message may display a noncommercial message. If a sign type is not included under a district heading, it is not permitted.

1. R-3 Districts

- A. Wall sign in compliance with Sec. 98-509. Par. 1, maximum: 1 per building frontage.
- B. Freestanding signs in compliance with Sec. 98-509. Par. 5, maximums:
  - i. Area = 50 sq. ft. per side.
  - ii. Height = 15 ft.
  - iii. Quantity = 2 per property.
- C. Monument signs in compliance with Sec. 98-509. Par. 6, maximums:
  - i. Area = 50 sq. ft. per side.
  - ii. Quantity = 2 per property.

2. B-1 Districts

- A. Wall sign compliant with Sec. 98-509. Par. 1, maximum 1 per property
- B. Sandwich board signs in compliance with Sec. 98-509. Par. 3.
- C. Window signs in compliance with Sec. 98-509. Par. 4.
- D. Monument sign in compliance with Sec. 98-509. Par.6, maximums:

- i. Area = 50 sq. ft. per side.
- ii. Quantity = 1 per property.

### 3. B-2, B-3 and I-1 Districts

- A. Wall signs in compliance with Sec. 98-509. Par. 1.
- B. Sandwich board signs in compliance with Sec. 98-509. Par. 3.
- C. Window signs in compliance with Sec. 98-509. Par. 4.
- D. Freestanding signs in compliance with Sec. 98-509. Par. 5 and shall be subject to maximums for number of signs, sign area, and sign height based on speed limit of the roadway from which the signs are viewed:
  - i. Up to 30 mph, maximums are:
    - a. First sign: Area = 75 sq. ft. per side, Height = 20 ft.
  - ii. With a 35-mph speed limit, maximums are:
    - a. First sign: Area = 100 sq. ft. per side. Height = 20 ft.
    - b. Second sign: Area = 60 sq. ft. per side. Height = 12 ft.
  - iii. With a 40-mph or 45-mph speed limit, maximums are:
    - a. First sign: Area = 125 sq. ft. per side. Height = 25 ft.
    - b. Second sign: Area = 75 sq. ft. per side. Height = 15 ft.
  - iv. With a 50-mph or 55-mph speed limit, maximums are:
    - a. First sign: Area = 150 sq. ft. per side. Height = 30 ft.
    - b. Second sign: Area = 90 sq. ft. per side. Height = 18 ft.
- E. Monument signs in compliance with Sec. 98-509. Par.6, maximums:
  - i. Area = 50 sq. ft. per side.
  - ii. Quantity = 1 per property.
- F. Projecting signs in compliance with Sec. 98-509. Par. 8 and Par. 9:
  - i. Maximum quantity: 1 blade, 1 awning, 1 canopy (attached), or one marquee per business, profession, or service tenant.
  - ii. Maximum sign area:
    - a. Blade: 10 sq. ft. per side.
    - b. Awning or canopy (attached): 8 sq. ft. on each end panel. 24 sq. ft. total.\*\*
    - c. Marquee: 24 sq. ft. total.\*\*
    - d. \*\*A sign attached to the face of an awning, canopy, or marquee which is parallel to the flow of traffic may be enlarged in accordance with the wall sign area regulations of Sec. 98-509. Par. 1.
- G. Canopy (freestanding) signs, maximums:
  - i. Quantity = 1 canopy (freestanding) per motor vehicle fueling station.
  - ii. Area = 30% of the facia area facing each direction.

### 4. Central Business Overlay District

The signs permitted in the underlying zoning districts are permitted. Additionally, as an exception to Sec. 98-509. Par. 3, c. (location), sandwich board signs pertaining to one business, profession, or service may be placed within the building frontage of another, with the permission of the business, profession, or service where the sign is to be located. Compliance with all other provisions of Sec. 98-509 Par. 3 is required.

5. M-26 and Sharon Avenue Corridor Development and Tax Increment Finance Plan (TIFA) Area, excluding all R zoned Districts Contained Therein

Signs as permitted in the underlying zoning districts are permitted, and one electronic message board sign per property is permitted that complies with Sec. 98-509. Par. 2.

6. Multi-Use District

Signs are permitted that comply with the requirements in Paragraphs 1 through 5 above and 7 below based on land uses within the Multi-Use development.

7. All Districts Except R-1, R-2, and R-4

Signs that meet the following descriptions are permitted:

- A. Names of buildings, date of erection, historic identification, and commemorative tablets up to 32 square feet in area, when made a permanent and integral part of the building.
- B. A sign that is attached to a building listed on the State and/or National Register of Historic Places, or that is recognized by local historians and the Zoning Administrator as having significant value as an element of the city's heritage or development, which was attached to the building at the time of said listing; or a sign that is at least 50 years old, not significantly altered from its historic appearance, and demonstrates historic value to the community.
- C. Building directories, up to 20 square feet in area if located outside.
- D. Traffic control and guidance signs, in conformance with public traffic sign standards, but located on private property, and orientational signs up to two square feet each in area, displayed for purposes of direction or convenience, including signs identifying restrooms, freight entrances and similar features.

**Sec. 98-509. General standards applicable to commercial signs.**

1. Wall Signs

For each building:

- A. The total surface area of all signs on a single wall abutting any single building frontage shall not exceed 15 times the square root of the single building frontage.
- B. The total surface area of all signs on all walls abutting combined building frontages shall not exceed 15 times the square root of the sum of the combined building frontages.
- C. The following table provides examples:

| Building Frontage (ft.) | Allowable Area (sq. ft.) |
|-------------------------|--------------------------|
| 20                      | 67                       |
| 30                      | 82                       |
| 40                      | 95                       |
| 50                      | 106                      |
| 60                      | 116                      |
| 70                      | 125                      |
| 80                      | 134                      |
| 90                      | 142                      |
| 100                     | 150                      |

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| 125 | 168 |
| 150 | 184 |
| 200 | 212 |
| 250 | 237 |
| 300 | 260 |

D. Wall signs shall not project more than 15 inches from the wall.

2. Electronic Message Board Signs

- A. Shall be permitted only in the B-3 zone areas within the M-26 and Sharon Avenue TIFA area.
- B. Sign size shall be no more than 32 sq. ft. per side.
- C. Shall display a stationary message that can change no more frequently than every eight seconds, but not flash, scroll, or have animation.
- D. Must employ automatic brightness controls using variable intensity.
- E. Changeable fuel price signs at motor vehicle fueling stations are permitted.

3. Sandwich Board Signs

- A. One sign is permitted for each business, profession, or service.
- B. The sign may only be displayed when the business with which it is associated is open but in no event earlier than 7:00 a.m. or later than midnight.
- C. There shall be at least five feet of unimpeded sidewalk width maintained and not obstructed at the location of the sign.

4. Window Signs

- A. Window signs, both permanent and temporary, shall not exceed 50% of the area within a single window frame, and the total area of window signs shall not exceed fifty percent (50%) of the total window area of that story of the building.

5. Freestanding Signs

- A. There shall be a minimum eight foot clearance between the bottom of a sign face and any pedestrian walking surface.
- B. The signs shall be located completely on the premises to which its subject matter relates.

6. Monument Signs

- A. The supporting base shall be equal to or greater in width than the width of the sign face, be constructed of a decorative and durable material, and shall not have separations between the sign face and the base.
- B. The entire sign, including its structure, shall not be more than eight feet above the adjoining grade.
- C. The sign shall be located completely on the premises to which its subject matter relates.
- D. No sign shall be located:
  - i. Closer than 25 feet from the edge of pavement at any intersection of a street with any other street,
  - ii. Within the clear vision area of the intersection of a street and a driveway or alley, or
  - iii. Closer than three feet from a sidewalk.

## 7. Strip Mall Signs

- A. Each storefront in a strip mall may have a wall sign with the allowable area to be determined by the length of the storefront using the surface area provisions of Sec. 98-509. Par. 1. End storefronts with one side facing a street and one side facing a parking lot may have a second wall sign not exceeding the size limitation of the sign on the front of the storefront.
- B. In addition to the signs for each storefront, there may be one additional sign, not exceeding 100 square feet in area, displaying the name of the mall.

## 8. Blade Signs

- A. **Minimum Height:** No portion of a blade sign shall be placed less than eight feet above a sidewalk or public right-of-way.
- B. **Maximum Distance between the Blade Sign and the Wall:** The distance between a blade sign and the wall to which it is attached shall not be greater than 18 inches.
- C. **Maximum Overall Projection from the Wall:** No portion of a blade sign shall project more than four feet from the wall to which it is attached or be closer than two feet measured horizontally from a curb, whichever results in the least overall projection. Additionally, a blade sign shall project not more than three inches for each linear foot of distance to the nearest side lot line. However, this requirement shall not apply to blade signs suspended under a canopy or marquee pursuant to Par. 9. of this section.
- D. **Concealment of Support Structures:** All blade signs shall be designed, installed and erected in such a manner that there shall be no visible support structures above the roof line or parapet.
- E. **Prohibited Over Alleys and Private Access Lanes:** No blade sign may project over an alley or private access lane.
- F. **Minimum Setback from Intersections:** No blade sign shall be located closer than 10 feet to any intersecting rights-of-way.
- G. **Maximum Height:** A blade sign may not extend vertically above the roofline.
- H. **Design of Hardware, Supports, and Brackets:** Mounting hardware, such as supports and brackets, shall complement the design of the sign, the building, or both.

## 9. Awning, Marquee, and Canopy (attached) Signs

- A. **Minimum Clearance:** Awnings, canopies, and marquees, and signs attached to them, shall not be placed less than 8 feet above a public sidewalk or right-of-way, with the exception of the replacement of non-conforming historic signs as specified in Sec. 98-508. Par. 7. B.
- B. **Prohibited Locations:** Awnings, canopies, and marquees shall not extend beyond the width of the building or tenant space or encroach above the roof line or into the story above.
- C. **Maximum Projection from the Wall:** Awning, canopy, and marquee signs shall not be located closer than two feet, measured horizontally, from a curb.
- D. **Signs Attached to the Face of the Awning, Canopy, or Marquee (parallel to the flow of traffic)** may not project more than six inches from the face of the awning, canopy, or marquee, and may not exceed three feet in height.

- E. Signs Attached to the Sides of the Awning, Canopy, or Marquee (not parallel to the flow of traffic): Signs attached to the sides of an awning, marquee, or canopy which are not parallel to the flow of traffic shall meet the requirements of blade signs, except that the maximum projection from the wall shall not apply if the sign is entirely contained on the side of the awning, marquee, or canopy.
- F. Signs Suspended Under Awnings, Canopies, and Marquees: Where signs are suspended under awnings, canopies, or marquees, the following conditions shall apply:
  - i. Maximum Area: The sign area shall not be greater than six square feet.
  - ii. Maximum Number: There shall not be more than one such sign per business, profession, or service tenant.
  - iii. Minimum Height: Signs shall be no less than eight feet above the sidewalk or public right-of-way.
  - iv. Minimum Distance from Established Curb: Signs shall not be located closer than two feet, measured horizontally, from any established curb.
  - v. Maximum Vertical Separation from Awning, Canopy, or Marquee: Signs may swing provided that the distance between the top of the sign and the underside of the canopy or marquee is not greater than four inches.
  - vi. Signs shall be perpendicular to the flow of pedestrians.

#### 10. Sign Illumination

- A. Signs shall be illuminated only by steady, stationary, shielded light sources directed solely at the sign, or internal to it, without causing glare for motorists, pedestrians or neighboring premises.
- B. Signs shall not be illuminated between the hours of midnight and 7:00 a.m. except during hours of operation of a related business, service, or profession.
- C. All permanent outdoor lights such as those used for area lighting or building floodlighting shall be steady, stationary, shielded sources directed so as to avoid causing glare for motorists, pedestrians or neighboring premises.

#### 11. Building Code Compliance

All signs, connections, attachments, and other related appurtenances shall be designed, constructed, and maintained in accordance with the latest edition of the Michigan Building Code.

#### 12. Prohibited Locations in General

Notwithstanding any other provision of this Sec. 98–509., a commercial sign shall not be placed within any area that in the opinion of the zoning administrator:

- A. Obstructs the sightline of a motor vehicle operator, bicyclist, or pedestrian in a manner that impedes safety.
- B. Is at risk of causing distracted driving.
- C. Obstructs a sidewalk.

**Secs. 98-510. – 98-599. Reserved.**