

SIGN ORDINANCE

Chapter 16 Sign Regulations

Section 16.1 Purpose

This chapter is adopted for the following purposes:

- A. Assist the local business community in providing signage which directs the public to each individual business establishment.
- B. Provide for consistent and equitable signage requirements for both large and small businesses.
- C. To provide for a reasonable system of control of signs.
- D. To encourage a desirable characteristic which has a minimum of overhead clutter.
- E. To enhance the economic value of the community and each area thereof through the regulation of such things as size, location, design, and illumination of signs.
- F. To encourage signs which are compatible with adjacent land use.
- G. To reduce possible traffic and safety hazards through sign regulation.
- H. Insure that the type and amount of signage accurately reflects the character of the City of Central.

Section 16.2 Definitions

Abandoned Sign: A sign which no longer correctly advertises a bona fide business, lessor, owner, project, or activity conducted or product available on the premises where such sign is displayed.

Animated Sign: Any sign which moves or which appears to move by any mean, including fluttering or rotating. Animated signs shall include but are not limited to pennants, flags, balloons, ribbons, streamers, inflatable devices or propellers. For purposes of this Ordinance, this term does not refer to flashing or changing signs, all of which are separately defined.

Balloons: Any display or arrangement of inflated objects, including large inflated characters, blimps, replicas of hot air balloons, etc. which are anchored to the ground, a building or pole with the intention to attract the attention of the public to a location or business.

Banners: Any streamer, flag-like pennant or other object, whether constructed of fabric or of other materials which, with or without insignia, attracts the citizenry to a location or business.

Building Face or Wall: All window and wall area of a building in one plane or elevation.

Business Sign: A sign which directs the attention to a business, profession, commodity, service or entertainment conducted, sold, or offered upon the same lot where the sign is located.

Commercial/Industrial Project: A multi-building commercial or industrial development consisting of buildings with uniform architecture and arranged with common areas, parking, and similar landscaping.

Changeable Copy Sign (Manual): A sign on which copy is changed manually and the area of which shall be included within the allotted face of sign square footage. Also referred to as a trailer sign or portable trailer sign.

Changeable Copy Sign (Automatic): A sign such as an electronically or electrically controlled display sign, message center, or reader board where different copy changes are shown on the same lamp bank.

Civic Signs: Signs used for announcements, directing and identification by churches, schools, clubs, and other non-profit organizations.

Commission: The City of Central Planning Commission

Construction sign: A temporary sign erected on the premises on which construction is taking place, during the period of construction, and indicating the names of the architects, contractors, owners, financial supporters, sponsors and similar persons or firms involved with the construction and development of the project.

Copy: The wording or graphics on a sign surface.

Development Sign: A temporary sign relating to the promotion of a sale or rental of a new development or subdivision being constructed on the site upon which the sign is located, or located off-site and containing information and directions to a new development or subdivision.

Directional Sign: An off-premises sign denoting the name and direction to a civic organization.

Exterior Director Sign: A sign containing the building identification and address and the name and location of each tenant allowed in any project where one or more tenants does not have an exterior entrance or does not qualify for an exterior sign.

Façade: The face of a building most nearly parallel with the right of way line of the street upon which the building faces.

Face of Sign: The entire area of a sign on which copy shall be placed, and in the instance where a double faced sign is utilized, the area of one face shall be included to determine face square footage, if both faces include the same copy.

Flashing Sign: Any sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation, changes in the degree of light intensity, or any externally mounted intermittent light source.

Front Footage: The lineal width measured parallel to the street frontage of the heated and inclosed structure, not including a building or appurtenant structures, unless said structure has no street frontage in which case the front footage shall be the structure's side width of principal entrance.

Ground level: Immediate surrounding grade.

Ground Sign: A sign placed at or near ground level which is not permanently mounted.

Height of Sign: The vertical distance measured above the centerline of the adjacent street, highway, or right of way to the highest point of the sign.

Instructional Sign: A sign conveying instructions strictly for the direction safety and convenience of the public with respect to the premises on which it is maintained, such as a sign designating the entrance to or exit from a parking area, a sign identifying restrooms, a trespassing sign, a danger sign, signs showing direction to particular businesses within a strip plaza, and similar signs.

Monument sign: An independent sign affixed to the ground and supported from ground level to the bottom of the sign with the appearance of having a solid base. A monument sign is not a pole sign.

Multi-Family Projects: A project consisting of other than single-family dwellings, including, but not limited to, multi-family dwellings, apartments, and condominiums.

Multi-Story Office Building: An office building two (2) or more stories in height, regardless of the number of tenants.

Office Building: A building principally used by companies to conduct business or the uses allowed in the commercial or office zoning districts.

Office Park: A project of one or more buildings that has been planned as an integrated unit or cluster on property that is under unified control or ownership.

Off Premises Sign: A sign directing attention to a business, profession, commodity, service or entertainment conducted, sold, or offered elsewhere than upon the premises where the sign is maintained, including, but not limited to, billboard signs.

On Premises Sign: See "Business Sign".

Opening Sign: A temporary sign erected only for that limited period during which an enterprise not theretofore in operation begins its operation initially or at a new location.

Outdoor Advertising Sign: An off-premises sign commonly referred to as a billboard and supported by one or more poles. Such signs are prohibited along Greenwell Springs Road from Frenchtown Road north to Liberty Road.

Pole Sign: A sign erected on a free-standing frame, mast, or pole and not attached to a building.

Political Sign: A temporary sign erected to publish the name of a candidate or to enlist votes in any official public election.

Portable Signs: Any sign constructed on a trailer with or without wheels which may or may not be detached or which is designed to be transported from place to place by any means for temporary use and is not designed to be nor is it permanently affixed to a building or lot.

Project Sign: A sign erected to display the identity of a single building, business, office, or shopping complex.

Real Estate Sign: A temporary sign employed to announce or display the sale or lease of real property with said sign being erected upon the property for sale or lease.

Retail Business: A business principally engaged in the sale of commodities, services, or goods to the ultimate consumer.

Roof Line: The apex, or highest point of the roof. If there are a series of roofs, the apex of the lowest roof will be considered.

Roof Sign: A sign which is erected, constructed, or maintained on a roof. All bracing to the roof shall be concealed (not visible from the road or ground) by the same material as the face of the sign.

Setback: The minimum horizontal distance between either the face of curb, the edge of pavement, or the right of way line and the sign structure as specified in a particular section of this Ordinance.

Shopping Center: A commercial area consisting of two or more retail businesses providing convenience goods, general merchandise, office or recreational activities; providing for off-street parking adjacent to such activities.

Sign: Any device, structure, fixture or placard using graphics, symbols, and/or written copy designed specifically for the purpose of advertising or identifying any establishment, product, good or service, activity, place, person or any other item of information.

Sign Area: The surface area of a sign computed as including the entire area within a rectangle, triangle, circle, or other regular geometric form, or aggregates thereof, encompassing all of the display area of the sign and including all of the elements of the matter displayed. Base, apron, supports, and other structural members not bearing advertising matter shall not be included in computation of surface area.

Sign Conversion: The permanent affixation to a building, pole or lot of a portable sign.

Sign Structure: Any structure which supports, has supported, or is capable of supporting a sign including decorative cover.

Single Office Building: An office building containing five (5) or less tenants or occupants.

Street: A public thoroughfare which affords the principal means of access to abutting property.

Street Banner: A temporary sign composed of lightweight material either enclosed or not enclosed in a rigid frame.

Street Plaza: A linear arrangement of two or more businesses or offices under one or many ownerships or management providing off-street parking and consisting of a similar or compatible architectural or graphic character of theme.

Subdivision Entrance Sign: An on-site sign, masonry wall, landscaping, or similar materials or features, which separately or together form a display to identify the subdivision, provided that the legend of such sign shall consist only of the name of the subdivision.

Supports: Structure or column used to hold the sign in place.

Temporary Sign: A sign which is not permanent and is allowed for a specific time period.

Wall Sign: A sign which is fastened and parallel to or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for or forms the background surface of the sign, and which does not extend more than eighteen (18) inches from such building or structure.

Window Sign: A business sign painted on or posted in a window and visible from a public right of way.

Sec 16.3 Signs Permitted in Commercial, Office and Business Uses

The following types of signs, subject to the limitations prescribed for them, shall be the only signs permitted for commercial, office or business uses, including churches and schools, within the City of Central. In instances where a sign setback requirement from the public right-of-way is not physically possible, the Sign Official may allow for a smaller setback from the right-of-way, if in his judgment the placement of the sign will in no manner constitute a traffic hazard, create a nuisance or infringe upon the rights of an adjacent property owner. In no instance will the sign be allowed to be placed in the public right-of-way.

A) Single Business Location (one building/one tenant)

1) Monument or ground mounted signs are allowed provided they conform to the following rules and regulations:

- a) One (1) illuminated sign is allowed on each street upon which the building fronts.
- b) Maximum sign height allowed is eight (8) feet. Maximum sign width, including supports, shall not exceed twelve (12) feet. Maximum sign face is 40 square feet, not to exceed 10 feet in width. A changeable copy sign (manual or automatic) may be incorporated within this sign area, but may not exceed thirty (30) percent of the maximum sign area.
- c) All signs shall be at least five (5) feet behind the public right-of-way.
- d) Each sign shall advertise the name and address of the business. Address numbers shall be a minimum of four (4) inches in height and may be placed on the base or border of the sign. The phone number of the business may be displayed as well.
- e) The base of the sign shall be fully landscaped with planters and/or shrubbery in all directions, not less than the dimensional width of the sign.

2) One wall sign is allowed provided it conforms to the following rules and regulations:

- a) The total area of wall signage shall not exceed one and one-half (1 ½) square feet of sign for every foot of front footage of the applicable building.
- b) The maximum square footage of wall sign allotment shall not exceed one hundred and fifty (150) square feet.
- c) Where a single business fronts on more than one street, one additional wall sign will be allowed, and the allowable square footage for the wall sign shall be computed separately for each street.
- d) A wall sign shall not project beyond the ends or top of the wall to which it is attached nor project away from such wall by more than eighteen (18) inches.

e) In the case of a projecting wall sign, an eight (8) foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign is required.

B) Single Office Building (one building/five or less tenants)

1) Monument or ground mounted signs are allowed provided they conform to the following rules and regulations:

a) One (1) illuminated sign is allowed on each street upon which the building fronts.

b) Maximum sign height allowed is eight (8) feet. Maximum sign width, including supports, shall not exceed twelve (12) feet. Maximum sign area is 40 square feet not to exceed 10 feet in width. A changeable copy sign (manual or automatic) may be incorporated within this sign area, but may not exceed thirty (30) percent of the maximum sign area.

c) All signs shall be at least five (5) feet behind the public right-of-way.

d) The sign shall contain the name of the building and the street address and may have up to five (5) tenants listed. Address numbers shall be a minimum of four (4) inches in height and may be placed on the base or border of the sign.

e) The base of the sign shall be fully landscaped with planters and/or shrubbery in all directions, not less than the dimensional width of the sign.

2) Each individual business within a single office building which has an exterior entrance shall be allowed one wall mounted sign no larger than four (4) square feet adjacent to the entrance.

C) Shopping Centers, Strip Plazas, and Office Parks

1) Monument or ground mounted signs are allowed provided they conform to the following rules and regulations:

a) One (1) illuminated sign is allowed on each street upon which the building fronts to identify the center. One additional sign may be placed per entrance with a minimum distance between signs of 250 feet.

b) Maximum sign height allowed is eight (8) feet. Maximum sign width, including supports, shall not exceed fourteen (14) feet. Maximum sign area is forty-eight (48) square feet not to exceed 12 feet in width.

c) All signs shall be at least five (5) feet behind the public right-of-way.

d) The sign may advertise the name of each individual business. The street address shall be included on the sign, base or border with numbers a minimum of four (4) inches in height.

- e) The base of the sign shall be fully landscaped with planters and/or shrubbery in all directions, not less than the dimensional width of the sign.
- 2) Each individual business shall be allowed to display one wall sign provided it conforms to the following rules and regulations:
- a) The total area of wall signage shall not exceed one and one-half (1 ½) square feet of sign for every foot of front footage of the applicable tenant's leased area.
 - b) The maximum square footage of wall sign allotment shall not exceed one hundred and fifty (150) square feet.
 - c) Where a single business fronts on more than one street, one additional wall sign will be allowed, and the allowable square footage for the wall sign shall be computed separately for each street.
 - d) A wall sign shall not project beyond the ends or top of the wall to which it is attached nor project away from such wall by more than eighteen (18) inches.
 - e) In the case of a projecting wall sign, an eight (8) foot minimum clearance from the sidewalk or public way to the lowest extremity of the sign is required.
- 3) Instructional signs may be placed throughout the parking lot area and driveway entrances from the public street subject to Planning Commission site plan approval. Such signs must be no taller than four (4) feet and the total area of each sign shall not exceed ten (10) square feet.

D) Construction Signs

During the course of physical construction under a valid building permit, one two-sided ground sign not to exceed sixty-four (64) square feet in face area per side shall be permitted. Construction signs shall be no greater than twelve (12) feet in height and located on the premises at least ten (10) feet behind the public right of way. The construction sign shall be permitted to stand no longer than the period during which principal construction is physically in progress under a valid building permit.

E) Real Estate Signs

One ground or wall sign advertising the sale or lease of real estate shall be permitted upon the premises of the property for sale or lease, provided said sign does not exceed thirty-two (32) square feet of sign area. If not attached to a building, the sign shall not exceed eight (8) feet in height and shall be set back at least five (5) feet behind the public right of way. On corner lots, one additional ground or wall sign will be allowed, and the allowable square footage and height shall be computed separately for the additional sign. Real estate signs shall be removed within seven (7) days of the closing of the sale, rental, or lease of the premises.

F) Temporary Signs

- 1) Notwithstanding other provisions of this Ordinance, a newly established or relocated commercial business, in addition to the hereinbefore specified sign allotment, may for a period of thirty (30) days display one permitted changeable copy sign (manual) or temporary wall, window, or ground sign per street frontage. Each temporary sign shall not exceed thirty-two (32) square feet in face area. Ground signs shall not exceed eight (8) feet in height and shall be set back at least five (5) feet behind the public right-of-way.
- 2) A business may request a temporary sign permit from the Sign Official to allow a temporary sign related to a sale or a new product. The temporary sign, which may be made of plastic or fabric and include animated signs not exceeding twelve (12) feet in height, and can be a changeable copy sign (manual), shall not exceed an area of thirty-two (32) square feet and shall not exceed eight (8) feet in height. The sign shall be set back at least five (5) feet behind the public right-of-way. No more than one temporary sign per street frontage shall be allowed. A temporary sign permit issued under this paragraph shall not exceed a period of fourteen (14) calendar days. Businesses shall not be allowed more than six (6) temporary sign permits per calendar year. (There must be a period of at least fifteen (15) days between the issuance of each temporary sign permit).
- 3) In the event that construction within the public road right-of-way restricts access to a commercial/industrial site, off premise signs are permitted. The maximum square footage is nine (9) square feet and the maximum height is six (6) feet subject to review and permitting by the Sign Official. A maximum of two signs are permitted for the duration of the road project as determined by the Sign Official. These temporary signs are to be removed ten days after the completion of the work within the right-of-way which restricted access.

G) Political Signs

A political sign may be erected only on private property with the consent of the owner and located at least five (5) feet behind the public right of way. The sign may be installed no more than one hundred-eighty (180) days prior to the date of the election and shall be removed within seven (7) days after the election. A political sign permitted under Section 16.3 may not exceed twenty (20) square feet in area and may not exceed a height of six (6) feet.

H) Window Signs

Window signs are allowed provided that the signs do not exceed twenty percent (20%) of the total surface area of a window. See Sec. 16.9 regarding illumination.

Sec. 16.4 Signs Permitted in Residential Districts

The following types of signs, subject to the limitations prescribed for them, shall be the only signs permitted for use within residential districts of the City of Central.

A) Construction Signs for New Residential Developments

When an approved single-family or multi-family residential development is under physical construction, there shall be permitted one (1) temporary ground or monument sign per street frontage identifying the project. The sign face shall not exceed forty (40) square feet, and the height of the sign shall not exceed eight (8) feet. The sign shall be set back at least five (5) feet behind the public right of way. Such sign shall not be permitted to stand more than one-hundred eight (180) days without the express approval of the Sign Official.

B) Multi-Family Project Identification Signs

1) All multi-family projects, apartment complexes and/or condominiums with four (4) or more units shall be permitted one (1) externally lighted monument or wall sign per street frontage for identification. The sign face shall not exceed forty-eight (48) square feet, and the height of the sign shall not exceed six (6) feet. The base of all monument signs shall be fully landscaped with planters and/or shrubbery in all directions, not less than the dimensional width of the sign. The sign shall be set back at least **five (5)** feet behind the public right of way.

2) Directory signs, either monument or wall signs, not exceeding nine (9) square feet in area are permitted on individual buildings to indicate names and addresses of buildings or to serve as directories for apartment occupants.

C) Subdivision Entrance Signs

In single family detached residential developments which have an approved plat of record, there shall be permitted one (1) monument sign at each dedicated street entrance to the subdivision only. The sign may be externally illuminated with a maximum of two lighting fixtures not exceeding 100 watts per sign face. The entrance sign shall be permanent and shall contain only the name of the subdivision. The sign face shall not exceed forty-eight (48) square feet, and the height of the sign shall not exceed six (6) feet. Maximum sign width, including supports, shall not exceed twelve (12) feet. The sign shall be set back at least five (5) feet behind the public right of way. Signs may be placed on neutral or median areas of divided roadways with the approval of the Sign Official provided that such signs are placed no closer than five (5) feet from the interior of the curb face and do not pose a traffic hazard. The base of all monument signs shall be fully landscaped with planters and/or shrubbery in all directions, not less than the dimensional width of the sign.

D) Real Estate Signs

In all residential districts, one temporary sign advertising the sale or lease of real estate shall be permitted upon the premises of the property for sale or lease. On corner lots, one additional real estate sign shall be allowed on the side street. Said signs shall not exceed a total maximum sign face area of nine (9) square feet per face, with a maximum of two (2) faces on a single plane of material. The maximum height of said signs shall be five (5) feet, and said signs shall be set back at least five (5) feet behind the public right of way. Signs shall be removed within seven (7) days of the official sale or lease of the property.

Sec. 16.5. Athletic Fields

Churches, schools, clubs, institutions, and non-profit organizations where athletic fields (football, baseball, softball, hockey, and soccer) are located may install on or off premise signs on the playing field side of the fence or wall surrounding the playing field. Signs shall not project above the top of the fence. Each athletic field may install no more than two (2) scoreboards. Each scoreboard may have off premise advertisements. Each organization shall submit sign standards to the Sign Official to determine the location, color, aesthetics and number of signs.

Sec. 16.6. Exempt Signs

The following signs are exempt from the provisions of this Ordinance:

1. Official public notices and notices posted by public officers in the performance of their duties.
2. Government signs for the control or direction of traffic and other regulatory purposes.
3. Flags or emblems of the United States, the State of Louisiana, or their political subdivisions. These flags must be flown in accordance with protocol established by the Congress of the United States for the Stars and Stripes. Any flag not meeting any one or more of these conditions shall be considered a banner sign and shall be subject to regulation as such.
4. Memorial plaques, cornerstones, tombstones, historical tablets, and the like.
5. Signs not visible from a public sidewalk or street.

6. Signs posted in conjunction with door bells or mailboxes with none exceeding thirty-six (36) square inches in surface area.
7. Small, illuminated or non-illuminated signs with none exceeding four (4) square feet in area.
8. Address signs with none exceeding seventy-two (72) square inches in surface area, showing only the numerical address designation of the premises upon which they are designated. However, all single family residences, single business and office locations are required to have an address displayed on the front façade of the structure with numbers no less than three (3) inches in height.
9. Decals, numerals, names, addresses, hours, credit information, no smoking signs, etc., attached to doors or windows and all of which occupy a total area of one (1) square foot or less.
10. Gas station pump signs displaying the federal and state stamps, octane ratings, pump use directions, no smoking signs, and other signs as required by federal, state, and local authorities provided that the accumulated total square footage of same shall not exceed two (2) square feet per pump island.
11. Political signs in residential areas, limited in size and structure to a height of four (4) feet and total sign face area not to exceed eighteen (18) square feet. Such signs shall be permitted only on private property with the consent of the owner and located no less than five (5) feet behind the public right of way. Such signs shall be permitted for no longer than one hundred-eighty (180) days prior to the date of the election. Signs shall be removed within seven (7) days after the election. Signs not removed within the seven (7) days may be removed by the Sign Official at a cost of \$25 per sign.
12. Drive up menu boards at fast food restaurants.
13. Official signs from utility companies warning of underground or aboveground electric lines, pipes, and safety hazards.
14. Any advertisement authorized or contracted for by a State, Parish, or municipal governing authority pursuant to LSA – R.S. 32:236 under the terms of which advertising is allowed on convenience facilities such as benches, shelters, kiosks, and other items located within public rights-of-way as designated stops of a public transit system.
15. Real estate “Open House” signs for the purpose of real estate sales are allowed to be placed out after 5:00 p.m. on the Friday prior to the week-end event and shall be removed by noon on the following Monday. Such signs shall not exceed three (3) square feet in area and must be placed outside of the public right-of-way.
16. Garage Sale, Rummage Sale, Yard Sale, Estate Sale, or signs of similar activities are allowed to be placed out after 5:00 p.m. on the Thursday prior to a week-end sale and removed by 6:00 p.m. on the following Sunday. Such signs shall not exceed three (3) square feet in area and must be placed outside of the public right-of-way.

17. The City of Central recognizes special celebration displays which are allowed without commercial symbols, emblems or message or a period beginning fourteen (14) days before the date and ending two (2) days after the date of the celebration. Christmas celebration displays will be allowed beginning the day after Thanksgiving. Display areas are limited to the front yard of the commercial business and not allowed within the public right-of-way. Inflatable displays are permitted in celebration displays up to twelve (12) feet in height. No permit is required for these “celebration displays”. Celebrations recognized by this provision include: New Year’s Day, Martin Luther King Jr.’s Birthday, Valentine’s Day, Mardi Gras, President’s Day, Easter, Independence Day, Memorial Day, Labor Day, Halloween, Thanksgiving, Hannakuh, and Christmas.

Sec. 16.7. Prohibited Signs

The following types of signs are prohibited within the city limits of Central:

1. Stand-alone Animated signs, except where permitted under Sec. 16.3 (F)(2).
2. No signs shall have lights which imitate or resemble official emergency vehicle or traffic signs or signals.
3. Strips or strings of lights, banners, flags, balloons or pennants outlining property lines, sales areas, roof lines, doors, windows, wall edges, or other architectural features of a building, which are not a part of the original structure. This prohibition shall not apply to Christmas lights displayed between Thanksgiving Day and New Year’s Day of each calendar year.
4. Signs on public property and rights-of-way, other than those erected at the direction of and with the permission of a public authority having jurisdiction. Any such sign shall be considered “litter” and may be removed by any person and disposed of immediately. No notice is required to be given to the owner of the sign before removal of the sign or issuance of a citation.
5. Signs which are not securely affixed to the ground, or otherwise affixed in a permanent manner to an approved supporting structure, including but not limited to portable signs or changeable copy signs, unless permitted under Section 16.3(F).
6. No sign or other device regulated by this Ordinance shall be erected or continue to be displayed in such a manner as to obstruct the free and clear vision of vehicle drivers; or at any location where, by reason of the position, shape, or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic or governmental sign, signal, or device; or which makes use of the words “stop”, “look”, “danger”, or any other words, phrase, symbol, or character in such a manner as to interfere with, mislead, or confuse traffic.

7. Signs which contain reflective materials which present a hazard or danger to traffic or the general public.
8. Signs which exhibit more than four (4) faces.
9. Off-Premise Signs, with the exception of outdoor advertising signs.
10. Signs which contain words or pictures of an obscene, indecent, or immoral character which could offend public morals or decency.
11. Beacon or strobe lights.
12. Signs which are structurally unsound or which are rendered structurally unsound by guy wires or unapproved facing or bracing.
13. No sign shall be placed on a vehicle or trailer which is parked or located for the primary purpose of displaying said sign (this does not apply to signs or lettering on buses, taxis, or vehicles operating during the normal course of business).
14. Pole signs (other than outdoor advertising signs) with poles greater than three (3) feet in height.
15. Signs installed, erected, enlarged, or structurally altered in violation of the provisions of this Ordinance.
16. Signs erected on or that project above a roof line or above the face of flat roofed buildings
17. Any changeable copy sign (manual) that does not have a locked, vandal-proof cover if required by the Sign Official.
18. Signs which obstruct any window, door, fire escape, stairway, or any opening intended to provide air, ingress, or egress for any building or structure are hereby prohibited.
19. No sign or advertising device shall be erected upon, be placed upon, project over, or overhang any public right of way, street, or alley.
20. The tacking, painting, posting, or affixing of signs, posters or advertising devices of any kind on trees, fences, rocks, utility poles, regulation traffic signs, and other such structures is hereby prohibited. Private Property Posted signs are not included.
21. Structures such as out of date billboards and advertising of defunct businesses and signs or structures which have been erected without a permit having been issued therefore and thus are illegal and prohibited.
22. Signs which are illegal under federal or state laws or regulations are prohibited.

23. All signs which are not expressly permitted by this ordinance or any other ordinance of the City of Central.

24. Due to the manifest of traffic safety hazards, the use of flashing or blinking signs, with or without changeable copy board attached, are declared a public nuisance and therefore prohibited. Upon written notice by the City of Central to the owner or lessee of the property upon which such sign is situated, such sign shall be removed within twenty-four (24) hours. Upon failure to comply with this notice, the Sign Official shall cite the sign owner or lessee into District Court or, upon establishment, the Mayor's Court. If found in violation, the owner shall be responsible for all costs incurred in removing the sign in addition to any court-assessed fees and penalties.

Sec. 16.8. Non-Conforming Signs

A. Intent

Signs which were legally in existence prior to the adoption of this Ordinance which do not conform to the provisions of this Ordinance are declared non-conforming signs. It is the intent of this section to recognize that the eventual elimination, as expeditiously and fairly as possible, of non-conforming signs is as much a subject of health, safety, and welfare as is the prohibition of new signs that would violate the provisions of this Ordinance.

B. General Non-Conforming Sign Provisions

Subject to the exceptions hereinafter set forth, any non-conforming sign may be continued in operation and maintenance after the effective date of the Ordinance provided that non-conforming signs shall not be:

- 1) Enlarged, expanded, reworded, redesigned or replaced with another non-conforming sign including altering the sign face (except on Outdoor Advertising signs).
- 2) Structurally altered so as to extend their useful life.
- 3) Relocated.
- 4) Modified in any way that would increase the degree of non-conformity of such sign.

Any non-conforming sign or sign structure which is improved and altered to comply with the provisions of this Ordinance shall thereafter be considered as conforming. Any non-conforming on-premise sign shall be removed or brought into compliance with this Ordinance immediately upon a change in the principal use or business name listed on the sign.

Sec. 16.9. Illumination

Illuminated signs shall adhere to the following provisions and restrictions in addition to those stated in the sign requirements by zoning:

1. The light for or from any illuminated sign shall be so shaded, shielded, dimmed, or directed that intensity will not be objectional to surrounding areas, as determined by the Sign Official.
2. No sign shall have flashing, blinking, or fluttering lights.
3. No colored lights shall be used at any location in any manner so as to be confused or construed as traffic control devices.
4. Neither the direct nor reflected light from primary light sources shall create a traffic hazard to operators of motor vehicles on public thoroughfares.
5. Exposed bulbs shall not be used on the exterior surface of any sign, except when approved by the Sign Official.
6. The illumination of a sign within 200 feet of and facing a residential district shall be diffused or indirect and designed to prevent rays of light from shining into the adjoining residential district. A neon or plastic face sign with interior lighting is considered a diffused or indirectly lighted sign.

Sec. 16.10. Inspection, Removal, and Safety

A. Inspection

All signs shall be inspected periodically by the Sign Official for compliance with this Ordinance. All signs and components thereof shall be kept in good repair and in safe, neat, clean, and attractive condition.

B. Permit Number Display

All temporary signs, except real estate signs, requiring a permit shall display, in the lower right corner, the sign permit number and expiration date. All permanent signs shall display a permit decal with permit number, date of issuance, and name of owner as supplied by the City of Central.

C. Removal of Signs

The Sign Official shall give written notice of the removal of any permanent sign erected or maintained in violation of this Ordinance. Upon failure to comply with this notice, legal action may be taken against the owner of such sign in order to make compliance with this Ordinance. Temporary signs erected or maintained in violation of this Ordinance may be removed by the Sign Official or his designee without notice. The Sign Official or his designee may remove any sign immediately and without notice if the sign presents an immediate threat to the safety of the public. Any sign removal shall be at the expense of the property owner.

D. Obsolete and Abandoned Signs

1. Any sign which advertises or pertains to a business, product, service, event, activity, or purpose which is no longer conducted or that has not been in use for three (3) months or which is no longer imminent shall be deemed to be obsolete or abandoned.
2. Obsolete or abandoned signs are prohibited and shall be removed by the owner of the property, his agent, or person having the beneficial use of the building or site upon which such sign or sign structure is erected within thirty (30) days after written notification from the Sign Official.
3. In the event of non-compliance with the aforesaid terms and provisions, the Sign Official or his designee shall have the authority to cite the sign owner and/or lessee into either District Court or the Mayor's Court for a hearing.

Sec. 16.11. Permits and Fees

1. All permanent and temporary signs permitted under this Ordinance shall require a permit. No sign shall be erected, altered, or relocated without a permit, except as otherwise provided herein. Electrical permits as required shall be obtained for any sign requiring electricity. All signs shall comply with the pertinent requirements of the Standard Building Code and the National Electric Code.
2. Fees for such signs are attached hereto in "Appendix A".
3. A sign permit shall become null and void if the work for which the permit was issued has not been completed within a period of six (6) months after the date of the permit or if the sign varies in any respect from the approved design or location.
4. The repainting, cleaning, and other normal maintenance to prolong the life of the sign as originally permitted shall not be considered as creating a sign and does not require a sign permit.

5. The permit application shall contain the location of the sign structure, the name and address of the sign owner and of the sign erector, a drawing showing the design, location, materials, finishes, and colors of the sign and other such pertinent information as may be required to ensure compliance with the ordinance and requirements of the City of Central. Applications shall be on forms provided by the City of Central.

Sec. 16.12. Administration, Variances, and Penalties

A. Enforcement

The Sign Official or his designee is hereby authorized and directed to enforce all the provisions of this Ordinance. Upon presentation of proper credentials, the Sign Official or his designee may enter at reasonable times any building, structure, or premises in the City of Central to perform any duty imposed upon him by this Ordinance, including issuing citations for violations of this Ordinance.

B. Appeals

The Board of Adjustments of the City of Central shall hear appeals to this Ordinance. Their powers are limited to:

1. To hear and decide appeals from an order, requirement, decision, or determination made by the Sign Official in carrying out the enforcement of this Ordinance, whereby it is alleged in writing that the Sign Official is in error or has acted in an arbitrary manner.
2. To hear and act upon applications for variances to this Ordinance, to alleviate hardships by virtue of the inability of the landowner to comply strictly with the provisions of this Ordinance by reasons of unique structural or locational characteristics which would not be applicable to signs generally.
3. To hear and decide all matters referred to it on which it is required to act under this Ordinance.

C. Applications for Variances, Appeals, Notice of Hearing, Fee.

A written application on a form provided by the City of Central shall be filed with the Board of Adjustments of the City of Central by the property owner or his designated agent, and the application shall contain information and exhibits as may be required to assist the Commission in making a determination. No more than sixty (60) days after the filing of the application, the request shall be considered by the Board of Adjustments on their regularly prepared agenda, unless otherwise withdrawn or postponed by written request by the applicant. A fee of \$100.00 payable to the City of Central shall be charged to cover review and processing of each application for a variance, except that the fee shall be waived for governmental agencies.

D. Standards for Variances

The Board of Adjustments shall not grant a variance unless it makes findings based upon evidence presented to it as follows:

1. The particular physical surrounding shape, topographical, or location conditions of the specific property or structure involved would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this Ordinance was carried out;
2. The conditions upon which the petition for a variance is based would not be applicable, generally, to other property or structures in the same general area.
3. The alleged difficulty or hardship has not been created by any person having an interest in the sign, sign structure or property after the effective date of this Ordinance.
4. That granting the variance requested will not confer on this application any special privilege that is denied by this Ordinance to other land structures, signs, sign structure or buildings similarly situated.
5. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area which the sign is located.
6. The proposed variance will not increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.
7. Under no circumstances shall the Board of Adjustments grant a variance for a sign or sign structure which is expressly prohibited under the terms of this Ordinance.
8. The Board of Adjustments may impose such conditions and restrictions upon the property, sign, or structure as may be necessary to comply with the provisions set forth above, and the Board of Adjustments may establish expiration dates as a condition or as a part of the variances.

E. Board of Adjustment's Power on Appeals

The Board of Adjustments may, so long as such action is in conformity with the terms of this Ordinance, reverse or affirm wholly or partly, or may modify the order, requirement, decision, or determination as ought to be made, and to that end shall have the powers of the administrative official from whom the appeal is taken. The judgment and findings of the Board of Adjustments on all questions of fact that may be involved in any appeal, cause, hearing or proceeding under this Ordinance shall be final and subject to review only for illegality or want of jurisdiction.

F. Penalties

Any person, firm, or corporation violating any provision of this Ordinance shall be deemed guilty of a misdemeanor, and shall be fined not more than two-hundred fifty dollars (\$250.00). Each day continuance of violations shall be considered a separate offense. The owner of any sign, building, or premises, or part thereof, where any matter in violation of this Ordinance shall be placed, or shall exist, and any person who may have knowingly assisted in the commission of any such violation, shall be guilty of a separate offense.

Section 16.13. Severability

If any section or provision of this section be declared by a court or competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be invalid.

APPENDIX A: Fee Schedule

It is hereby ordered that the following fees be imposed upon and collected from persons obtaining permits for signs within the City of Central:

COMMERCIAL SIGNS	SECTION	FEE
Single Business / Office Building Monument Sign	16.3 A, B	\$40.00
Single Business / Office Building Wall Sign	16.3 A, B	
Monument Sign	16.3 A, B	\$40.00
Wall Sign (1 sq. ft. to 59 sq. ft)	16.3 A, B	\$40.00
Wall Sign (60 sq. ft to 99 sq. ft)	16.3 A, B	\$50.00
Wall Sign (100 sq. ft or above)	16.3 A, B	\$75.00
Shopping Center / Strip Plaza / Office Park		
Monument Sign	16.3C	\$40.00
Wall Sign (1 sq. ft. to 59 sq. ft)	16.3C	\$40.00
Wall Sign (60 sq. ft to 99 sq. ft)	16.3C	\$50.00
Wall Sign (100 sq. ft or above)	16.3C	\$75.00
Construction Signs	16.3 D	\$40.00
Real Estate Signs	16.3E	\$15.00 ¹
Temporary Signs	16.3F	\$15.00
Political Signs	16.3G	\$25 one time fee
RESIDENTIAL SIGNS	SECTION	FEE
Construction	16.4A	\$40.00
Multi-Family Identification	16.4B	\$40.00
Subdivision Entrance	16.4C	\$40.00
Real Estate Sign	16.4D	None

¹Only for signs larger than nine (9) square feet or higher than five (5) feet.