

ORDINANCE NO. 987

AN ORDINANCE OF THE CITY OF LANSING, KANSAS, AMENDING THE ZONING ORDINANCE, AS ADOPTED BY REFERENCE IN LANSING CITY CODE, SECTION 17-101; FURTHER AMENDING ARTICLE 11, SIGN REGULATIONS

WHEREAS, the Planning Commission of the city of Lansing has recommended to amend the adopted zoning ordinance, Article 11, "Sign Regulations." The official zoning ordinance is adopted by reference in Lansing City Code, Section 17-101; and,

WHEREAS, after proper legal publication and notice pursuant to the statutes of the State of Kansas, a public hearing was held by the Planning Commission on August 16, 2017, at 7:00 p.m. at the Lansing City Hall, Lansing, Kansas.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LANSING, KANSAS:

SECTION 1. Lansing Zoning Ordinance, Article 11 is hereby amended pursuant to Exhibit A of this ordinance.

SECTION 4. SEVERABILITY. If any section, clause, sentence, or phrase of this ordinance is found to be unconstitutional or is otherwise held invalid by a court of competent jurisdiction, it shall not affect the validity of any remaining parts of this ordinance.

SECTION 5. EFFECTIVE DATE. This ordinance shall take effect from and after its passage, approval, and publication by summary in the official city newspaper.

PASSED AND APPROVED by the governing body of the city of Lansing, Kansas, this 7th day of September, 2017.

Michael W. Smith, Mayor

{SEAL}

ATTEST

Sarah Bodensteiner, City Clerk

APPROVED AS TO FORM:

Gregory C. Robinson, City Attorney

Published: *The Leavenworth Times*

Date Published : _____

CITY OF LANSING
FORM OF SUMMARY FOR PUBLICATION OF ORDINANCE

Ordinance No. 987: An Ordinance Amending the Lansing Zoning Ordinance, as adopted by reference in Lansing City Code, Section 17-101; further amending Article 11, Sign Regulations.

Pursuant to the general laws of the State, a general summary of the subject matter contained in this ordinance shall be published in the official City newspaper in substantially the following form:

Ordinance No. 987 Summary:

On September 7, 2017, the City of Lansing, Kansas, adopted Ordinance No. 987, amending the Lansing Zoning Ordinance, as adopted by reference in Lansing City Code, Section 17-101; further amending Article 11, Sign Regulations. A complete copy of this ordinance is available at www.lansing.ks.us or at City Hall, 800 First Terrace, Lansing, KS 66043. This summary certified by Gregory C. Robinson, City Attorney.

This Summary is hereby certified to be legally accurate and sufficient pursuant to the laws of the State of Kansas.

DATED: September 7, 2017

Gregory C. Robinson, City Attorney

Article 11 - Sign Regulations

1. **PURPOSE:** The purpose of this article shall be to coordinate the type, placement, and physical dimensions of signs within the different land-use zones; to recognize the commercial communication requirements of all sectors of the business community; to encourage the innovative use of design; to promote both renovation and proper maintenance; to allow for special circumstances; and to guarantee equal treatment under the law through accurate record keeping and consistent enforcement. These shall be accomplished by regulation of the display, erection, use, and maintenance of signs. The use of signs is regulated according to zoning districts. The placement and physical dimensions of signs are regulated primarily by type and length of street frontage. No sign shall be permitted as a main or accessory use except in accordance with the provisions of this ordinance.
2. **APPLICABILITY:** No land or building or structure shall be used for sign purposes except as specified herein. All signs in existence at the time of passage of this ordinance must register with the Department of Community Development. All signs legally existing at the time of passage of these regulations may remain in use under the conditions of legal nonconformance. Signs in legal nonconformance shall not be enlarged, moved, lighted, or reconstructed; however, the change of the advertising display shall not be restricted except as previously stated. After the effective date of this regulation, no sign shall be erected, enlarged, constructed or otherwise installed without first obtaining a building permit. All signs shall be constructed in such a manner and of such material that they shall be safe and substantial.
3. **DEFINITIONS:** For the purposes of this article, the following terms, phrases, words, and their derivations shall have the meaning given herein:

Abandoned Sign: A sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product, or activity, and/or for which no legal owner can be found.

Administrator: The code enforcement officer or his/her designated representative.

Advertising Sign: See "Off-Site Sign."

Animated Sign: Any sign which uses movement or change of lighting to depict action.

Awning: A shelter projecting from and supported by the exterior wall of a building, constructed of nonrigid materials on a supporting framework. (Compare "Marquee.")

Awning Sign: A sign painted on, printed on, or attached flat against the surface of an awning.

Banner: A sign made of fabric or any nonrigid material with no enclosing framework.

Beacon: A stationary or revolving light which flashes or projects illumination, single color or multi-colored, in any manner which is intended to attract or divert attention; except, however, this term is not intended to include any kind of lighting device which is required or necessary under the safety regulations described by the Federal Aviation Agency or similar agencies.

Billboard: See "Off-Site Sign."

Building: As defined in the definition section of the International Building Code

Bulletin Board Sign: A sign that indicates the name of an institution or organization on whose premises it is located and which contains the name of the institution or organization, the name or names of persons connected with it, and announcements of events or activities occurring at the institution. Such sign may also present a greeting or similar message.

Business Sign: A sign which directs attention to a business or profession conducted, or to products, services, or entertainment sold or offered upon the premises where such sign is located, or to which it is affixed.

Changeable Copy Sign (Automatic): A sign on which the copy changes automatically on a lampbank or through mechanical means; e.g., electrical or electronic time and temperature units.

Changeable Copy Sign (Manual): A sign on which copy is changed manually; e.g., signs with changeable letters.

City: Unless the context clearly discloses a contrary intent, the word "city" shall mean the city of Lansing, Kansas.

Clearance (of a Sign): The smallest vertical distance between the grade of the adjacent street or street curb and the lowest point of any sign, including framework and embellishments, extending over that grade.

Construction Sign: A temporary sign identifying an architect, contractor, subcontractor, and/or material supplier participating in

construction on the property on which the sign is located.

Controlled Access Highway: Any State or federal numbered highway designated by ordinance as a controlled access highway by the Governing Body of the city.

Copy: The wording on a sign surface in either permanent or removable letter form.

Double-Faced Sign: A sign with two faces.

Electrical Sign: A sign or sign structure in which electrical wiring, connections, or fixtures are used.

Erect: To build, construct, attach, hang, place, suspend, or affix a sign, or paint a wall sign.

Façade: The entire building front, including the parapet.

Face of Sign: The area of a sign on which the copy is placed.

Flashing Sign: An illuminated sign on which artificial or reflected light is not maintained stationary and constant in intensity and color at all times when in use.

Fluorescent Sign: A sign using in whole or in part any fluorescent color.

Free-Standing Sign: A sign which is attached to or a part of a completely self-supporting structure. The supporting structure shall be firmly in or below the ground surface and not attached to any building or any other structure whether portable or stationary.

Frontage: The length of the property abutting on one side of a street, measured along the dividing line between the property and the street right-of-way.

Frontage, Building: The length of an outside building wall on a public or private right-of-way.

Government Sign: Signs of a duly constituted governmental body, including traffic or similar regulatory signs, legal notices, warnings at railroad crossings, and other instructional or regulatory signs having to do with health, safety, parking, swimming, dumping, etc.

Gross Area: See Section 4, General Standards.

Ground Sign: Any sign placed upon, or supported by, the ground independent of the principal building or structure on the property, where the bottom edge of the sign is less than 6 (six) feet above the ground.

Height of a Sign: As measured from the ground elevation at the base of the sign to the highest point of the sign.

Identification Sign: A sign whose copy is limited to the name and address of a building, institution, or person, and/or to the activity or occupation being identified.

Illegal Sign: A sign which does not meet the requirements of this code and which has not received legal nonconforming status.

Illuminated Sign: A sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign.

Incidental Sign: A small sign, emblem, or decal informing the public of goods, facilities, or services available on the premises; e.g., a credit card sign or a sign indicating hours of business.

Lot: A parcel of land legally defined on a subdivision map or defined by a legal record of survey map and recorded with the land registry office.

Maintenance: For the purposes of this ordinance, the cleaning, painting, repair, or replacement of defective parts of a sign in a manner that does not alter the basic copy, design, or structure of the sign.

Mansard: A sloped roof or roof-like façade architecturally comparable to a building wall.

Marquee: A permanent roof-like structure or canopy of rigid materials supported by and extending from the façade of a building. (Compare "Awning.")

Marquee Sign: Any sign attached to or supported by a marquee structure.

Monument Sign: A ground sign which is made of stone, concrete, metal, routed wood planks or beams, brick, or similar materials that is not connected to or joined with any other building or structure.

- a. Monument signs shall be attached to a base or structural frame the width of which shall not be less than one-half the width of the widest dimension of the sign face.
- b. Lowest edge of the sign face shall be no more than three (3) feet above the average finished grade at the base of the sign.

Nameplate: See "Identification Sign."

Nonconforming Sign: A sign which was erected legally but which does not comply with subsequently enacted sign restrictions and regulations, or a sign which does not conform to the sign code requirements but for which a variance has been authorized.

Occupancy: The portion of a building or premises owned, leased, rented, or otherwise occupied for a given use.

Off-Site Sign: A sign structure advertising an establishment, merchandise, service, or entertainment, which is not sold, produced, manufactured, or furnished at the property on which the sign is located; e.g., "billboards" or "outdoor advertising."

On-Site Sign: A sign which pertains to the use of the premises on which it is located.

Owner: A person recorded as such on official records. For the purposes of this ordinance, the owner of property on which a sign is located is presumed to be the owner of the sign unless facts to the contrary are officially recorded or otherwise brought to the attention of the codes administrator; e.g., a sign leased from a sign company.

Painted Wall Sign: Any sign which is applied with paint or similar substance on the face of a wall.

Parapet: The extension of a false front or wall above a roofline.

Person: For the purposes of this ordinance, any individual, corporation, association, firm, partnership, or similarly defined interest.

Pole Sign: Any sign placed upon, or supported by, the ground independent of the principal building or structure on the property, where the bottom edge of the sign is 6 (six) feet or more above the ground level.

Political Sign: For the purposes of this ordinance, a temporary sign used in connection with a local, state, or national election or referendum.

Portable Sign: Any sign designed to be moved easily and not permanently affixed to the ground or to a structure or building.

Portable Swinger Sign and "A" Frame or Sandwich Sign: An advertising device in the shape of an "A" or some variation thereof, located on the ground, easily movable, not permanently attached thereto, and which is usually two-sided.

Portable Temporary Attraction Sign Board: A single or double surface painted or poster panel type sign or some variation thereof, which is temporary in nature, usually mounted on wheels, easily movable, not permanently attached thereto.

Premises: A parcel of land with its appurtenances and buildings.

Projecting Sign: A sign, other than a flat wall sign, which is attached to and projects from a building wall or other structure specifically designed to support the sign.

Pylon Sign: A pole sign supported by uprights, braces, columns, poles, or other vertical members where the bottom edge of the sign face is six (6) feet or more above the average finished grade at the base of the sign, and with supports fully enclosed with stone, concrete, metal, routed wood planks or beams, brick, or similar materials, architecturally compatible with the primary structure occupying the property upon which said sign is situated.

Real Estate Sign: A temporary sign advertising the real estate upon which the sign is located as being for rent, lease, or sale.

Roofline: The top edge of a roof or building parapet, whichever is higher, excluding any cupolas, pylons, chimneys, or minor projections.

Roof Sign: Any sign erected over or on the roofline of a building.

Rotating Sign: A sign in which the sign itself or any portion of the sign moves in a revolving or similar manner. Such motion does not refer to methods of changing copy.

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, goods, or services.

Subdivision Identification Sign: A sign identifying a recognized subdivision, condominium complex, or residential development.

Temporary Sign: A sign constructed or intended for a period of use not to exceed 60 (sixty) days, and a frequency of use of not more than 3 (three) times a year.

Use: The purpose for which a building, lot, sign or structure is intended, designed, occupied, or maintained.

Wall Sign: A sign attached parallel to and extending not more than 12 (twelve) inches from the wall of a building. This definition includes painted, individual letter, and cabinet signs, and signs on a mansard.

Window Sign: A sign installed inside or painted on a window and intended to be viewed from the outside.

4. GENERAL STANDARDS:

- a. Gross Area of Sign: Gross area shall include the entire area within a single continuous perimeter enclosing the extreme limits of the sign, exclusive of the base on which it is mounted or from which it is suspended. If more than one side of a sign is used as a sign, the maximum gross area shall be limited to half of the total allowable area per zoning district and per side for back to back signage. In no event shall more than two sides be allowed per sign.

For computing the gross area of any wall sign which consists of letters mounted or painted on a wall, the area shall be deemed to be the area of the smallest rectangular figure which can encompass all of the letters.

- b. Sign Height: Sign height shall be measured from the ground elevation at the base of the sign to the highest point of the sign.
- c. Lineal Street Frontage: In those districts where gross sign area is allocated based on lineal street frontage and the tract or parcel is adjacent to more than one (1) street, the lineal street frontage shall be determined by using the whole dimension of the fronting street and 2 (one-half) the dimension of the adjacent (second) street.
- d. Lighting: Unless otherwise specified by this ordinance, all signs may be illuminated. However, no sign regulated by this ordinance may utilize:
- (1) An exposed incandescent lamp with an external reflector and without a sunscreen or comparable diffuser.
 - (2) Any exposed incandescent lamp in excess of 150 (One hundred fifty) watts unless a screen is attached or unless the sign is placed over 20 (twenty) feet above the ground.
 - (3) Electronic time/temp message centers are acceptable.
- e. Changeable Copy: Unless otherwise specified by this ordinance, any sign herein allowed may use manual or automatic changeable copy.
- f. Prohibitions:
- (1) Public Property: No signs other than signs placed by agencies of governments shall be erected on any public property.
 - (2) Private Property: No sign shall be placed on any private property without the consent of the owner of the property.
 - (3) Accessway or Window: No sign shall block any required accessway or window.
 - (4) Signs on Trees, Fences, or Utility Poles: No sign shall be attached to a tree, fence, or utility pole on public property, other than warning signs posted by the utility company, or greater than 2 ft sq on private property.
 - (5) Beacon/Spotlight: It shall be unlawful for any person to operate or erect any attraction device or sign which contains a beacon of any type and/or contains a spotlight providing direct illumination, without a Special Issue Permit.
 - (6) Animated, Rotating, Flashing, Blinking Signs: It shall be unlawful for any person to erect an attraction device or sign which flashes, blinks, rotates, or is animated. Illumination of attraction devices or signs that fluctuate in light intensity shall be prohibited.
 - (7) Roof Signs: Roof signs shall be prohibited, and no roof sign shall be placed on the roof of any building or structure in any zoning district of the city.
 - (8) Free-Standing Signs: It shall be unlawful to erect any free-standing sign whose total height is greater than the height specified for each zoning district.
 - (9) Projecting Signs: It shall be unlawful to erect any projecting sign that projects more than 6 (six) feet from the wall of the building upon which it is erected and closer than 5 (five) feet to any curb line or which projects beyond the end or top of the wall to which it is attached. Display surface area of projecting signs shall not exceed 30 (thirty) square feet. Only one projecting sign per business shall be permitted, and a projecting sign shall not be permitted on property which has a free-standing sign.
 - (10) Visible Source of Illumination: A sign whose source of illumination is visible from off site.
 - (11) Offensive Copy Content: A sign which displays obscene, indecent, or immoral matter.
 - (12) Non-Temporary Signs: A sign other than those specifically allowed by this ordinance that is capable of being carried, wheeled, or moved from one location to another.
 - (13) Advertising, Billboard, or Off Site Sign: Any Advertising, Billboard, or Off Site sign proposed to be located within the legal boundary of the city limits. Non conforming signs in existence prior to the adoption of this revision may retain their legal non conforming status provided that all property and structures are maintained in conformance with all applicable provisions of the Zoning Ordinance of the City of Lansing.
- g. Traffic Safety:
- (1) No sign shall be maintained at any location where by reason of its position, size, shape or color, it may obstruct, impair, obscure, interfere with the view of, or be confused with any traffic or railroad control sign, signal or device, or where it may interfere with, mislead, or confuse traffic.
 - (2) Any sign located within 3 (three) feet of a driveway or within a parking area shall have its lowest elevation at least 10 (ten) feet above the curb level; however, no sign shall be placed so as to project over any public right-of-way.

(3) No sign shall be placed in the sight triangle as defined by the Technical Specifications for Public and Private Improvements of the City of Lansing, Kansas.

h. Nonconforming Signs:

(1) Legal Nonconforming Signs: Existing signs which do not conform to the specific provisions of this ordinance may be eligible for the designation of "legal nonconforming," provided that:

- (a) The city inspector determines that such signs are properly maintained and do not in any way endanger the public.
- (b) The sign was covered by a valid permit or variance or complied with all applicable laws on January 1, 1997.

(2) Loss of Legal Nonconforming Status: A legal nonconforming sign may lose this designation if:

- (a) The sign is relocated or replaced.
- (b) The structure or size of the sign is altered in any way except towards compliance with this ordinance. This does not refer to change of copy or normal maintenance.

(3) Maintenance and Repair: The legal nonconforming sign is subject to all requirements of this code regarding safety, maintenance, and repair. However, if the sign is damaged by any means to an extent of more than 50 (fifty) percent of its replacement cost at time of damage, it must be brought into conformance with this code or be removed.

i. Sign Maintenance:

(1) Free Standing Signs: All free-standing signs and the premises surrounding the same shall be maintained by the owner thereof in a clean, sanitary, and inoffensive condition, and free and clear of all obnoxious substances, rubbish, and weeds.

(2) Enforcement: If the city inspector finds that any sign or other advertising structure regulated herein is unsafe, insecure, a menace to the public, abandoned, maintained in a dilapidated condition, or has been constructed or erected or is being maintained in violation of the provisions of this article, the city inspector shall give written notice to the permittee or property owner thereof. If the permittee or property owner fails to remove or alter the structure so as to comply with the standards herein set forth within ten (10) days after such notice, such sign or other advertising structure may be removed or altered to comply, at the direction of the city inspector and at the expense of the permittee or owner of the property upon which it is located. The city inspector shall refuse to issue a permit to any permittee or owner who refuses to pay costs so assessed.

(3) Dangerous Signs: The city inspector may cause any sign or other advertising structure which is an immediate peril to persons or property to be removed summarily and without notice.

j. Real Estate Sign Guidelines: It is the intent that real estate advertisements and signs fairly and truthfully impart to the public accurate information in regard to the zoning classification of such land.

(1) Any person, firm, or corporation who shall make use of or place any real estate advertisements or signs which incite that real property is zoned for land uses, or will be zoned for land uses in the future, under the zoning rules and regulations of the City, when in fact such real estate is not so zoned, is guilty of a public offense.

(2) It shall not be permitted for any person, firm, or corporation to make use of or place advertisements or signs on real estate declaring that the property is reserved or is being held for future land use which is inconsistent with the then existing zoning classification of the City for the land, or any words of similar nature.

5. PERMITS: Unless otherwise provided by this ordinance, all new or altered signs shall require permits and payment of fees. No permit is required for the maintenance of a sign or for a change of copy on painted, printed, or changeable copy signs.

a. Application for Permit: Application for a permit for the erection, alteration, or relocation of a sign shall be made to the Department of Community Development upon a form provided by the Department and shall include the following information:

- (1) Name and address of the owner of the sign.
- (2) Street address or location of the property on which the sign is to be located, along with the name and address of the property owner.
- (3) Name of person, firm, corporation, or association erecting the sign.
- (4) The type and size of the sign or sign structure as defined in this ordinance.
- (5) A site plan showing the proposed location of the sign, along with the locations and square footage areas of all existing signs on the same premises.

b. Permit Fees: Every applicant, before being granted a permit, shall pay to the city of Lansing a permit fee of \$15.00 (fifteen dollars).

c. Issuance of Permit: It shall be the duty of the city inspector, upon the filing of an application for a permit, to examine the plans and specifications and other data and the premises upon which it is proposed to erect the sign or other advertising structure, and if it shall appear that the proposed structure is in compliance with all the requirements of this article and all other laws and ordinance of the city, the city inspector shall then issue the permit. If the work authorized under a permit has not been completed within six (6) months after date of issuance, the said permit shall become null and void.

6. EXEMPTIONS:

a. Total Exemptions: The following signs shall be exempt from all requirements of this article, except for the provisions of Section 4 above:

- (1) Flags or emblems of a governmental or of a political, civic, philanthropic, educational or religious organization, displayed on private property.
- (2) Signs of a duly constituted governmental body, including traffic or similar regulatory signs, legal notices, warnings at railroad crossings and other instructional or regulatory signs having to do with health, safety, parking, swimming, dumping, etc.
- (3) Memorial signs or tablets, names of buildings and dates of erection, when cut into any masonry surface or when constructed of bronze or other noncombustible materials.

- (4) Directional, identification, and informational signs, provided that such signs are limited to wall and freestanding signs with a maximum of 4 (four) square feet of display surface area.
 - (5) Scoreboards in athletic stadiums.
 - (6) Political campaign signs, not exceeding eight (8) square feet in area in residential districts and (16) sixteen square feet in commercial districts, displayed during no more than a four (4) week period preceding and a one (1) week period following an election.
 - (7) Temporary signs for garage or porch sales at a residence for a period not to exceed three (3) days.
- b. Exemptions from Sign Permit: The following signs shall comply with all of the other regulations imposed by this article, but shall be exempt from the requirement to obtain a sign permit:
- (1) Bulletin board signs 6 (six) feet or less in height, with display surface area up to 16 (sixteen) square feet.
 - (2) Business signs when located on property used for agricultural purposes and pertaining to the sale of agricultural products produced on the premises.
 - (3) Construction signs not exceeding 8 (eight) square feet in area.
 - (4) Home occupation signs erected flat against the wall of the building and not exceeding 4 (four) square feet in area.
 - (5) One on-site building construction sign on each construction site in any zoning district, provided that the maximum display surface area shall not exceed a total of 8 (eight) square feet.
 - (6) Private sales event signs placed on private property to advertise a special sales event.
 - (7) Professional name plates erected flat on walls of buildings and not exceeding 4 (four) square feet of display surface area.
 - (8) Real estate signs not exceeding eight (8) square feet in area. See zoning districts for maximum allowable square footage with a permit.
 - (9) Repainting of signs, or the changing of letters or numbers on signs designed for changeable lettering or numbering which were legally erected and maintained for such purposes.
 - (10) All signs located within a building that is not visible to the public outside said building.
 - (11) Signs painted on, or affixed to, glass surfaces of windows or doors and pertaining to the lawful business conducted therein.
 - (12) One temporary subdivision identification sign indirectly illuminated, not to exceed 32 (thirty-two) square feet in area per surface may be erected at any principal entrance to a subdivision, provided that in no event shall such sign remain for more than six months within 50 (fifty) feet of an occupied structure. However, the Community Development Director shall approve permanent subdivision identification signs not to exceed 32 square feet and no more than two (2) per subdivision provided they are located within easements prescribed to be used expressly for this purpose.
 - (13) Temporary signs and banners. (See definition of temporary signs)
 - (14) Time and temperature displays without advertising matter, providing all clearances prescribed herein for signs similarly located are maintained.

7. DISTRICT REGULATIONS:

a. "A-1" Agricultural District:

- (1) Functional Types Permitted:
 - (a) (b) Bulletin board signs.
 - (c) Business signs, pertaining only to the sale of agricultural products produced on the premises and home occupations.
 - (d) Construction signs.
 - (e) Identification signs.
 - (f) Name plate signs.
 - (g) Real estate signs.
- (2) Structural Types Permitted:
 - (a) Pole signs.
 - (b) Wall signs.
 - (c) Ground signs.
- (3) Number of Signs Permitted: One sign per six hundred sixty (660) feet of frontage.
- (4) Maximum Gross Area:
 - (a) (b) Bulletin Board and Identification Signs: Twenty-four (24) square feet.
 - (c) Business Signs: Home occupations: Four (4) square feet; agricultural: Twenty (20) square feet.
 - (d) Construction Signs: Eight (8) square feet.
 - (e) Identification Signs: Four (4) square feet.
 - (f) Name Plate Signs: Four (4) square feet.
 - (g) Real Estate Signs: Eight (8) square feet per one hundred sixty -five (165) feet of frontage to a maximum of thirty-two (32) square feet per six hundred sixty (660) feet or more of frontage.
- (5) Maximum Height: Twenty (20) feet.
- (6) Required Setbacks: None, except that advertising signs shall observe any setback required by state or federal law.

b. "R-1" Suburban Residential; "R-2" Single-Family Residential; "R-3" Duplex Residential; "R-4" Multi-Family Residential; "R-5" Mobile Home Park; and "R-6" Mobile Home Park Districts:

- (1) Functional Types Permitted:
 - (a) Business signs pertaining to a home occupation and subject to the sign requirements of the home occupation section of this regulation.
 - (b) Bulletin board signs.

- (c) Construction signs.
- (d) Identification signs.
- (e) Name plate signs.
- (f) Real estate signs.
- (2) Structural Types Permitted:
 - (a) Ground signs.
 - (b) Wall signs.
- (3) Number of Signs Permitted: One (1) sign per zoning lot.
- (4) Maximum Gross Area:
 - (a) Business Signs - Home Occupations: Four (4) square feet.
 - (b) Bulletin Board and Identification Signs: Sixteen (16) square feet.
 - (c) Construction Signs: Twenty (20) square feet.
 - (d) Name Plate Signs: Four (4) square feet.
 - (e) Real Estate Signs: Eight (8) square feet, one per lot.
- (5) Maximum Height: Fifteen (15) feet.
- (6) Required Setback: No sign shall be placed closer to the front property line than one-half (2) the distance of the front yard.

c. "B-1" Neighborhood Business; "B-2" General Business; and "B-3" Commercial Business Districts:

- (1) Functional Types Permitted:
 - (a) (b) Business signs.
 - (c) Construction signs.
 - (d) Identification signs.
 - (e) Name plate signs.
 - (f) Real estate signs.
- (2) Structural Types Permitted:
 - (a) Awning, canopy or marquee signs.
 - (b) Monument signs.
 - (c) Pylon signs.
 - (d) Projecting signs.
 - (e) Wall signs.
- (3) Number of Signs Permitted: The following number of signs shall be permitted in the "B-1", "B-2", and "B-3" Districts, but in no event shall more than a total of three (3) signs be permitted.
 - (a) Awning, Canopy or Marquee Signs and Wall Signs: Three per zoning lot.
 - (b) Monument Signs and Pylon Signs: Two (2) per zoning lot.
 - (c) Projecting Signs: One (1) per zoning lot.
 - (d)
 - (e) Real Estate: One (1) per zoning lot.
- (4) Maximum Gross Surface Area: Four (4) square feet for each lineal foot of street frontage, provided no single sign shall exceed a gross surface area of three hundred (300) square feet, or 10% of the building façade.

EXCEPTION:

 - a) Real Estate signs shall not exceed sixteen (16) square feet.
 - b) Business signs for Tow Lots as specified in Chapter 5, Article 6 of the Lansing City Code.
- (5) Maximum Height: Twenty (20) feet.
- (6) Required Setback: None, except that advertising signs shall maintain the same setback that is required for principal structures.

d. "I-1" Light Industrial and "I-2" Heavy Industrial Districts:

- (1) Functional Types Permitted:
 - (a) (b) Bulletin board signs.
 - (c) Business signs.
 - (d) Construction signs.
 - (e) Identification signs.
 - (f) Name plate signs.
 - (g) Real estate signs.
- (2) Structural Types Permitted:
 - (a) Awning, canopy or marquee signs.
 - (b) Monument Signs.
 - (c) Ground signs.
 - (d) Pylon signs.
 - (e) Projecting signs.
 - (f) Wall signs.
- (3) Number of Signs Permitted: Two (2) per zoning lot.

EXCEPTION:

 - a) Real Estate signs are allowed one per zoning lot.
 - b) Business signs for salvage yards as specified in Chapter 5, Article 5 of the Lansing City Code.
- (4) Maximum Gross Surface Area: Four (4) square feet per lineal foot of street frontage, provided no single sign exceeds

a gross surface area of seven hundred (700) square feet.

EXCEPTION:

a) *Real Estate Signs shall not exceed thirty-two (32) square feet.*

b) *Business signs for salvage yards as specified in Chapter 5, Article 5 of the Lansing City Code.*

(5) Maximum Height: Thirty (30) feet.

(6) Required Setback: None, except that advertising signs shall maintain the same setback as required for principal structures.

e. **"P" Planned Overlay District:** The requirements regarding signs for the underlying district shall apply. However signage and easements shall be located on and subject to the approval of the Final Development Plan.

8. **SCHEDULE OF SIGN GUIDELINES:** The following table provides additional guidelines to clarify the intent of this regulation:

Land Use	Max. Area [Sign Face]	Max. Number	Type	Max. Height
Multi-Family Residential	As approved by Planning Commission	(1) at each major entrance from a collector or arterial	Monument (can be double faced)	As approved by Planning Commission, if in a PUD or MSOD District
Commercial Office	10% of building façade (Not to exceed 300 square feet)	(3) total, no more than (1) per abutting street	Wall or Canopy	Below eave or parapet
	[48 square feet per sign face]	[(1) monument sign per individual building]	[Monument (Can be double faced)]	[6 feet]
Retail or Service Commercial	10% of building façade (Not to exceed 300 square feet per sign)	3	Wall or Canopy	Below eave or parapet
	48 square feet [per sign face]	None. However (1) monument sign is permitted in lieu of (1) wall or canopy sign for each individual building	Monument (Can be double faced)	[8 feet]
(Development Identification Sign)	60 square feet [per sign face]	(3) total: (1) at each major entrance from a collector or arterial and/or (1) at each major street intersection	[Pylon (Can be double faced)]	[20 feet]
(Directional Sign)	6 square feet	2 per development lot	Free-standing	3 feet

9. **ENFORCEMENT:** Any violation of this ordinance may be punished by imprisonment of not more than six (6) months, nor a fine in excess of \$1,000.00. Any violation of this ordinance may be prosecuted in Municipal Court for the City of Lansing. Each twenty-four hour (24) consecutive hour period during or on which a violation occurs or continues shall constitute a separate offense and shall be punished as such under the provisions of this ordinance. The court may impose a fine of not more than \$1,000.00, or a period of imprisonment of not more than six months or both.