

Section 4.2.5.4 Multi-Tenant Signs

(a) Applicability.

- (1) A multi-tenant sign shall be required on any lot with more than one (1) use or business in conformance with Section 4.2.5.4., subject to the following:
 - a. A use or business shall be permitted to erect an on-premise ground sign when such use or business has at least seventy-five feet (75') of building frontage.
 - b. A use or business that has an on-premise ground sign shall not be listed on any multi-tenant sign.
- (2) A multi-user sign may be erected and maintained on any lot that is part of an integrated business development. Said multi-user sign may not advertise any business in the integrated business development that has an on-premise ground sign. Any multi-user sign legally placed but that subsequently fails to meet the definition of a multi-user sign shall be removed by the owner of the property on which the sign is located.

(b) Standards. Multi-tenant and multi-user signs are subject to the following standards:

- (1) Type: All multi-tenant and multi-user signs shall be ground signs.
- (2) Number Allowed: The number of multi-tenant signs on one (1) site is limited to one (1) per six hundred (600) linear feet of street frontage unless said frontage is on State Highway 288 or Beltway 8, in which case the limit per property or development is one (1) multi-tenant sign per one thousand (1,000) linear feet of street frontage. The cumulative street frontage shall be calculated for corner lots. An integrated business development shall be allowed a multi-user sign on any lot in that integrated business development that has at least fifty (50) linear feet of street frontage, with a limit of only one (1) multi-user sign per street, except that any integrated business development that has more than six hundred (600) linear feet of street frontage on one street – one thousand (1000) linear feet for State Highway 288 or Beltway 8 – shall be allowed two (2) multi-user signs on that street. The following are not counted in this limitation:
 - a. Additional directional signs up to two (2) square feet in area each, provided the number of these signs does not exceed the number of driveways; and,
 - b. Subdivision identification signs in accordance with Section 4.2.5.3.
- (3) Maximum Height: The maximum height of any multi-tenant or multi-user sign shall not exceed fifteen feet (15'), unless the sign is located on a property or development with frontage on State Highway 288 or Beltway 8, and said sign is not set back more than thirty-five feet (35) from the right-of-way line of State Highway 288 or Beltway 8, in which case the maximum height shall not exceed twenty two (22') feet. The portion of the base of the sign within two feet (2') of the grade of the ground shall not be included in the height calculation (refer to *Figure 4-6*). For properties located below the grade of an adjacent highway an additional height of up to ten feet (10') above the grade of the highway at the sign location may be allowed by a Conditional Use Permit.

(4) Maximum Sign Area: A multi-tenant or multi-user sign shall have a maximum sign area according to the following:

- a. Three hundred (300) square feet, when erected on property located on State Highway 288 or Beltway 8 and said sign is not set back more than thirty-five feet (35') from the right-of-way line of State Highway 288 or Beltway 8; or
- b. One hundred (100) square feet, plus ten (10) square feet per tenant or business advertised on the sign, or one hundred and fifty (150) square feet, whichever is lesser, in all other locations.
- c. Each tenant or business may have a different size sign; each sign does not have to be the same size.
- d. The effective area shall be measured from the highest point on the sign to the elevation of the center of the base of the sign by the width at the highest point (refer to *Figure 4-7*). Marquee signs may be part of a ground sign but shall not cover more than seventy-five percent (75%) of the effective area.

(5) Location: No multi-tenant or multi-user sign shall be closer than:

- a. ten feet (10') to any property line;
- b. fifteen feet (15') from any property line for properties on State Highway 288 or Beltway 8; or
- c. six hundred feet (600'), or for properties located on State Highway 288 or Beltway 8, one thousand feet (1000'), from:
 1. any other multi-tenant sign located on the same street frontage of one lot, or
 2. any other multi-user sign for the same integrated business development.

(6) Electronic Changeable Message Sign: An electronic changeable message sign that conforms to the size and locational requirements of this section shall be permitted with adherence with the following:

- a. Each message displayed on an electronic changeable message sign must be static or depicted for a minimum of six (6) seconds. The scrolling of messages is permitted, but must also conform to the minimum of six (6) second display.
- b. The flashing display (i.e., changeable message) portion shall not exceed twenty-five (25) percent of the total allowable effective sign area.
- c. The flashing display (i.e., changeable message) portion shall be limited to one (1) color, and shall be limited to white, gold, yellow, red, blue, or green. The Planning Director shall determine whether proposed colors conform to these colors.
- d. The addition of any flashing display (i.e., changeable message) to any nonconforming sign is prohibited.

Ord. No. 2000T-4, Section 4.2.5.4, September 24, 2007.

Ord. No. 2000T-5, Section 4.2.5.4, October 22, 2007.

Ord. No. 2000T-8, Section 4.2.5.4, August 25, 2008.