



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: City Council Members

FROM: Rob Kowalski, AICP, Planning Manager

DATE: June 6, 2002

SUBJECT: Projecting Signs

Enclosed you will find background information for the upcoming discussion on projection signs in downtown. As you will recall, this proposed text amendment was forwarded to City Council from the Plan Commission with a recommendation for approval back in September. The City Council decided to postpone action until the downtown plan was completed.

Enclosed for your review are the previous staff memorandums along with a brief history of projecting signs in downtown along with a description of the types of signs that are encouraged and discouraged by the proposed text amendment.

If you have any questions prior to Monday night, please do not hesitate to call.

Attachments:

History of Projecting Signs in Downtown
Urbana Plan Commission Memorandum, August 17, 2001
City Council Memorandum, September 13, 2001

History of Projecting Signs in Downtown

1950 Zoning Ordinance

The inception of the Urbana Zoning Ordinance in 1950 focused primarily on land uses, zoning and development regulations. It did not place restrictions on signs. As the marketplace changed and business became more competitive, downtown businesses began to incorporate larger signs to help attract customers. Also, the 1950s marked the beginning of a national phenomenon where downtown pedestrian traffic was shifting to automobile traffic. This fueled a need for larger, more visible signs for passing motorists.

1971 Zoning Ordinance

In 1971, the City of Urbana adopted the *Comprehensive Sign Regulations* which became an Article of the Zoning Ordinance. This ordinance permitted projecting signs in the central business zone. They were permitted to be up to 50 square feet in area, a minimum of 9 feet high, and they could extend up to 3 feet over the public right-of-way provided that the building was less than 5 feet from the property line. The 1971 Ordinance also set provisions for the amortization schedule for removal of all non-conforming signs. This Ordinance along with the shift of businesses in downtown contributes to the removal of most of the old projecting signs.

1979 / 1985 Zoning Ordinance

By 1979 the Sign Ordinance was revised to eliminate the provision for projecting signs to extend over the right-of-way even if the building was less than 5 feet from the property line. In 1985 the entire *Comprehensive Sign Regulations Ordinance* was repealed and replaced with the Ordinance used today. This ordinance did not make substantial changes to the provisions for projecting signs. They are still permitted to be 50 square feet, one per business frontage and a 9-foot minimum clearance. They cannot project over the right-of-way.

The changes to the 1979 and 1985 *Comprehensive Sign Regulations* made it virtually impossible for a projecting sign to be established in the heart of downtown since most structures downtown are built to the property line.

What we want to avoid.....

At one time, projecting signs were very common in downtown Urbana as well as downtowns across the country. Since there were no regulations governing their size and placement, these signs became quite large and obtrusive. They were designed more for motorists than pedestrians. As regulations were tightened, projecting signs became restricted if they extended over the right-of-way. While this restriction successfully eliminated the mammoth projecting signs, they also restricted small signs that were more appropriately scaled for a downtown environment.

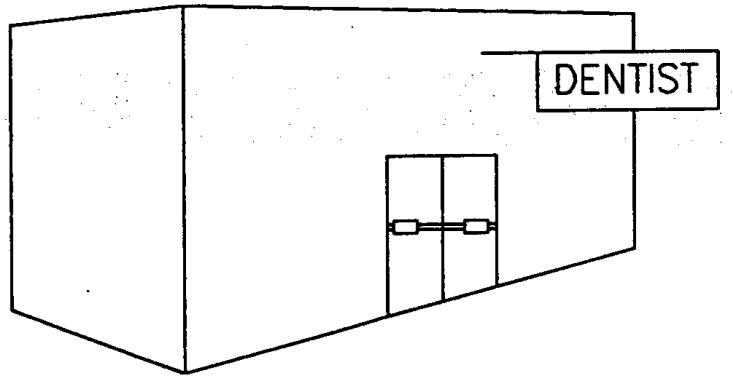
The proposed text amendment would **not** allow the following examples.



What we want to encourage.....

Revitalizing downtowns across the country have a common goal to create quaint, pedestrian oriented urban cores that create a place where people want to visit rather than simply pass through. Small-scaled projecting signs are a major element of the revitalization.

The proposed text amendment **would** allow the following examples.



PROJECTING SIGN





DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning and Economic Development Division

m e m o r a n d u m

TO: The Urbana Plan Commission

FROM: Elizabeth H. Tyler, AICP, Planning Manager

DATE: August 17, 2001

SUBJECT: Plan Case No. 1794-T-01: Request by the Zoning Administrator to amend Table IX-3 of the Zoning Ordinance, Standards for Projecting Signs

Introduction

The Zoning Administrator is requesting an amendment to the Zoning Ordinance to reduce the allowable area of projecting signs and to allow projecting signs of limited size and with other restrictions to encroach over a portion of the right-of-way in the B-4, Central Business, zone. The purpose of the amendment is to reduce the potential for unsightly and potentially unsafe oversized projecting signs in all business and industrial zones and to encourage the placement of pedestrian-oriented, historically compatible small-size projecting signs in the central business zone, with specific limitations on the design, placement, and density of such signage.

Background

A similar amendment to the Zoning Ordinance was proposed in March, 2001 as part of Plan Case No. 1778-T-01. In response to the earlier amendment, Plan Commission raised a number of technical questions related to the size, placement, orientation, and number of projecting signs that could be placed in the business zones. The Plan Commission further requested input from the Downtown Plan Steering Committee and the Historic Preservation Commission.

Proposed amendments to the projecting sign standards were presented to the Downtown Plan Steering Committee at their meeting on May 15, 2001. While no specific action was taken, Committee members viewed the allowance of small-size, design-appropriate projecting signs extending over the right-of-way in the downtown positively (see attached e-mail from Elizabeth Krchak, for example).

There was concern that such regulations be consistent with the provisions of the Downtown Plan. A staff review draft of the Downtown Plan was received on August 16, 2001. This document does not provide signage guidance for the downtown; however, it does emphasize a pedestrian-orientation for the Main Street/B-4 area. Pedestrian-oriented projecting signs would be consistent with this direction. The proposed amendments will be discussed further with a Streetscape Subcommittee of the Downtown Plan Steering Committee on August 21, 2001.

The proposed amendments were presented to the Historic Preservation Commission on June 20, 2001 (see attached draft excerpt of these minutes). The Historic Preservation Commission recommended that projecting signs be allowed over the right-of-way in the downtown area, with the condition that such signs be limited to no more than 10 square feet in area, be clearly prohibited from upper stories of structures, and that such signs not be internally illuminated. The revised proposed amendments are consistent with the Historic Preservation Commission recommendations.

On a related issue, two recent requests for projecting signs to be placed over the right-of-way were denied by the Urbana Zoning Board of Appeals. In the case of a projecting sign of six square feet in area proposed to be located at 110 South Race Street (ZBA-01-MAJ-7), the Zoning Board rejected the request on the basis that the sign could be erected as a wall sign. Members of the Zoning Board expressed discomfort with the concept of evaluating the merits of projecting sign styles and locations that deviate substantially from current regulations. As indicated by the Zoning Board, such adjustments are more appropriately the subject of a text amendment. The second request (ZBA-01-MAJ-8) for a projecting sign of 7 ½ square feet in area to be placed over the right-of-way at 807 South Lincoln Avenue in the B-1 zone was denied on the basis that the business already had sufficient signage.

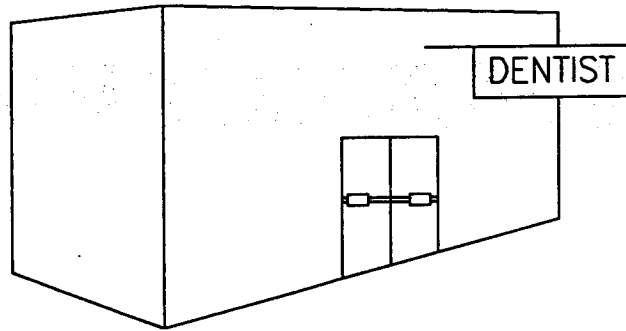
Discussion

Section IX-1 of the Urbana Zoning Ordinance sets forth the Legislative Intent and Findings for the Comprehensive Sign Regulations.

The purpose of this Article is to establish regulations and controls which promote the goals, objectives and policies of the City of Urbana Comprehensive Plan and to permit and regulate signs in such a manner as to support and complement the land use policies set forth in Article I, Section I-1. To these ends, this Article regulates the size, number and spacing of signs which is intended to: aid in traffic safety by avoiding uncontrolled proliferation of signs which distract and endanger safety and traffic flow; reduce congestion of land, air and space; preserve and protect property values; establish reasonable standards for the use of signs in order to maintain and encourage business activity and development; protect and enhance the physical appearance of the community and the scenic value of the surrounding area; and regulate signs located near or visible from public property such as streets, highways, parks and schools where such signs could jeopardize the public's investment in these facilities.

These findings indicate the importance of finding a balance between business activity and neighborhood character.

In the zoning ordinance, a projecting sign is defined as a sign, other than a wall sign, which projects from and is supported by, or attached to, a wall of a building or structure. Illustrations of projecting signs are shown below.



PROJECTING SIGN





Projecting sign and awning on same frontage

Under current regulations, projecting signs may not extend over any public right-of-way. As many buildings in the B-4 district have a zero setback, many downtown businesses cannot hang projecting signs. At the same time, awnings are currently permitted to extend over the sidewalk with height and curb setback restrictions. Under the proposed amendment, projecting signs of limited size would be allowed to extend over the public right-of-way on the first floor only, so long as no other freestanding, roof, or canopy signage exists on the same business frontage, and the sign meets minimum clearance, curb setback, sign depth, and spacing requirements and is not internally illuminated. This amendment will provide more options for downtown businesses to increase visibility and access to their businesses, primarily for pedestrian shoppers. The amendment would also provide for opportunities to develop a more pedestrian-friendly, historically sensitive appearance in the downtown area. The intent of the proposed amendment is to provide additional options for businesses in attracting customers, while at the same time preserving and enhancing the pedestrian character of Urbana's downtown.

In conducting the review of the projecting sign provisions, staff has discovered that the maximum area requirements for industrial and business zones are disproportionately high in comparison to surrounding communities. Under the proposed amendment, the maximum area limit for projecting signs in all zones where they are permitted would be reduced. This amendment will reduce the potential for unsightly and possibly unstable oversized projecting signs to be erected on buildings.

Proposed Amendment

Attached to this Memorandum is Table IX-3, Standards for Projecting Signs, from the Zoning Ordinance with proposed changes shown with underlines and strikeouts. The proposed changes include:

1. In the B-4 District, allow projecting signs with a maximum area of ten square feet to project into the right-of-way. Such signs may not project more than five feet from the building, or within two feet of the curb face, whichever dimension is smaller. As with all projecting signs, a minimum height clearance of nine feet is required. Such signs would be subject to a number of additional restrictions, including the following:
 - a. No more than six (6) inches shall be allowed between the two principal faces of the sign (e.g., the sign depth or thickness), in order to avoid odd-shaped or overly bulky signs.
 - b. Such signs would not be allowed to be internally illuminated. This provision is to avoid the common “bubble” type plastic construction which would not be consistent with the historic nature of the downtown.
 - c. A minimum separation of 20 feet must be maintained between such signs; however, in no case should more than one sign per business frontage be permitted. This provision is to prevent a cluttered appearance or proliferation of such signs, but recognizes that historic store fronts may typically be no more than 20 feet in width.
2. Reduce the maximum allowable area for projecting signs as follows:
 - a. from 50 square feet to 32 square feet in B-3, B-4, and B-4E, except for the right-of-way provision for B-4 as mentioned above.
 - b. from 100 square feet to 75 square feet in the IN zone.
3. Clarify that no projecting sign is permitted if a free-standing sign, roof sign, or canopy sign exists on the same business frontage. This amendment would allow for both an unsigned canopy and a projecting sign to exist on the same frontage, as illustrated in the photographs above.
4. Clarify that projecting signs are not allowed above the first story. This amendment would also potentially allow second store businesses to have ground floor projecting signs.

As stated previously, the proposed amendment will provide more options for downtown businesses to increase visibility for their customers. The proposal allows downtown Urbana to retain its character, as projecting signs would only be allowed where other signage does not exist. In addition, the maximum area for projecting signs in business and industrial zones will be reduced to a more reasonable size that is more consistent with the regulations of surrounding communities.

Summary of Findings

1. The proposed amendments would assist in administration and enforcement of the Zoning Ordinance by modifying the size and location standards for projecting signs.

2. The proposed amendments are pursuant to the intent of the Comprehensive Sign Regulations, as defined in Section IX-1, Legislative Intent and Findings, of the Urbana Zoning Ordinance.
3. The proposed amendments would encourage smaller-scale pedestrian-level signage in the downtown area consistent with the historic fabric of the downtown.
4. The proposed amendments are consistent with the recommended direction of the Urbana Historic Preservation Commission and Downtown Plan Steering Committee.
5. The proposed amendments would reduce the maximum allowable area of projecting signs in business and industrial zones to a more appropriate level, consistent with surrounding communities.

Options

The Plan Commission has the following options for recommendation to the Urbana City Council. In Plan Case 1794-T-01, the Plan Commission may:

- a. forward this case to City Council with a recommendation for approval of the proposed text amendment to the Zoning Ordinance, as presented herein; or
- b. forward this case to City Council with a recommendation for approval of the proposed text amendment to the Zoning Ordinance, as modified by specific suggested changes; or
- c. forward this case to City Council with a recommendation for denial of the proposed text amendment to the Zoning Ordinance.

Staff Recommendation

Based on the evidence presented in the discussion above, and without the benefit of considering additional evidence that may be presented at the public hearing, staff recommends that the Commission recommend **APPROVAL** of the proposed text amendment to the Zoning Ordinance, as presented herein.

Attachments:

- Proposed Amendment to Table IX-3, Standards for Projecting Signs
- Cover Memo to Downtown Plan Steering Committee, dated May 15, 2001
- E-Mail Communication from Elizabeth Krchak, member of Downtown Plan Steering Committee
- Draft Excerpt of Minutes from Historic Preservation Commission meeting of June 20, 2001.



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning and Economic Development Division

m e m o r a n d u m

TO: Bruce K. Walden

FROM: Elizabeth H. Tyler, AICP, Planning Manager

DATE: September 13, 2001

SUBJECT: Plan Case No. 1794-T-01: Request by the Zoning Administrator to amend Table IX-3 of the Zoning Ordinance, Standards for Projecting Signs

Introduction

The Zoning Administrator is requesting an amendment to the Zoning Ordinance to reduce the allowable area of projecting signs and to allow projecting signs of limited size and with other restrictions to encroach over a portion of the right-of-way in the B-4, Central Business, zone. The purpose of the amendment is to reduce the potential for unsightly and potentially unsafe oversized projecting signs in all business and industrial zones and to encourage the placement of pedestrian-oriented, historically compatible small-size projecting signs in the central business zone, with specific limitations on the design, placement, and density of such signage.

Background

A similar amendment to the Zoning Ordinance was proposed in March, 2001 as part of Plan Case No. 1778-T-01. In response to the earlier amendment, Plan Commission raised a number of technical questions related to the size, placement, orientation, and number of projecting signs that could be placed in the business zones. The Plan Commission further requested input from the Downtown Plan Steering Committee and the Historic Preservation Commission.

The proposed amendments were presented to the Historic Preservation Commission on June 20, 2001. The Historic Preservation Commission recommended that projecting signs be allowed over the right-of-way in the downtown area, with the condition that such signs be limited to no more than 10 square feet in area, be clearly prohibited from upper stories of structures, and that such signs not be internally illuminated. The revised proposed amendments are consistent with the Historic Preservation Commission recommendations.

The proposed amendments to the projecting sign standards were presented to the Downtown Plan Steering Committee at their meeting on May 15, 2001. While no specific action was taken, Committee members viewed the allowance of small-size, design-appropriate projecting signs extending over the right-of-way in the downtown positively. The proposed amendments were discussed further with a Streetscape Subcommittee of the Downtown Plan Steering Committee on August 21, 2001. Again, no specific action was taken.

The Plan Commission also expressed concern that projecting sign regulations be consistent with the provisions of the Downtown Plan. A review draft of the Downtown Plan was received on August 16, 2001. This document does not provide signage guidance for the downtown; however, it does emphasize a pedestrian-orientation for the Main Street/B-4 area. Pedestrian-oriented projecting signs would be consistent with this direction. Staff clarified this direction in discussion with the consultant for the Downtown Plan (Les Pollock of Camiros, Ltd.). Mr. Pollock indicated that he felt that the proposed small-scale projecting signs would be consistent with the character of the downtown, with the suggested further restriction that the minimum vertical clearance for such signs be reduced to 8-feet from the currently required minimum of 9-feet.

The Plan Commission reviewed the proposed amendments at their meeting on September 6, 2001. They recommended approval of the proposed amendments by a vote of 7-0, with the added provision that the minimum vertical clearance be reduced to 8 feet consistent with the Camiros, Ltd. recommendation.

Discussion

Please refer to the Staff Memorandum to Plan Commission dated August 17, 2001 for additional background and discussion of the amendment including illustration of projecting signs.

Proposed Amendment

Attached to this Memorandum is Table IX-3, Standards for Projecting Signs, from the Zoning Ordinance with proposed changes shown with underlines and strikeouts. The proposed changes include:

1. In the B-4 District, allow projecting signs with a maximum area of ten square feet to project into the right-of-way. Such signs may not project more than five feet from the building, or within two feet of the curb face, whichever dimension is smaller. Such signs would be subject to a number of additional restrictions, including the following:
 - a. No more than six (6) inches shall be allowed between the two principal faces of the sign (e.g., the sign depth or thickness), in order to avoid odd-shaped or overly bulky signs.
 - b. Such signs would not be allowed to be internally illuminated. This provision is to avoid the common “bubble” type plastic construction which would not be consistent with the historic nature of the downtown.

- c. A minimum separation of 20 feet must be maintained between such signs; however, in no case should more than one sign per business frontage be permitted. This provision is to prevent a cluttered appearance or proliferation of such signs, but recognizes that historic store fronts may typically be no more than 20 feet in width.
2. Reduce the minimum vertical clearance for projecting signs from 9 feet to 8 feet.
3. Reduce the maximum allowable area for projecting signs as follows:
 - a. from 50 square feet to 32 square feet in the B-3, B-4, and B-4E zones, except for the right-of-way provision for B-4 as mentioned above.
 - b. from 100 square feet to 75 square feet in the IN zone.
4. Clarify that no projecting sign is permitted if a free-standing sign, roof sign, or canopy sign exists on the same business frontage. This amendment would allow for both an unsigned canopy and a projecting sign to exist on the same frontage.
5. Clarify that projecting signs are not allowed above the first story. This amendment would also potentially allow second store businesses to have ground floor projecting signs.

The proposed amendment will provide more options for downtown businesses to increase visibility for their customers. The proposal allows downtown Urbana to retain its character, as projecting signs would only be allowed where other signage does not exist. In addition, the maximum area for projecting signs in business and industrial zones will be reduced to a more reasonable size that is more consistent with the regulations of surrounding communities.

Summary of Findings

1. The proposed amendments would assist in administration and enforcement of the Zoning Ordinance by modifying the size and location standards for projecting signs.
2. The proposed amendments are pursuant to the intent of the Comprehensive Sign Regulations, as defined in Section IX-1, Legislative Intent and Findings, of the Urbana Zoning Ordinance.
3. The proposed amendments would encourage smaller-scale pedestrian-level signage in the downtown area consistent with the historic fabric of the downtown.
4. The proposed amendments are consistent with the recommended direction of the Urbana Historic Preservation Commission and Downtown Plan Steering Committee.
5. The proposed amendments would reduce the maximum allowable area of projecting signs in business and industrial zones to a more appropriate level, consistent with surrounding communities.

6. The proposed amendments would reduce the minimum clearance for projecting signs to a level that is consistent with other communities and which will create a more pedestrian-scaled environment.

Options

The City Council has the following options in this case:

- a. approve the proposed text amendment to the Zoning Ordinance, as presented herein; or
- b. approve the proposed text amendment to the Zoning Ordinance, as modified by specific suggested changes; or
- c. deny the proposed text amendment to the Zoning Ordinance.

Recommendation

Based on the findings outlined above, the Plan Commission voted 7-0 to recommend approval of the text amendment as presented herein. Staff concurs with this recommendation.

Attachments:

Proposed Amendment to Table IX-3, Standards for Projecting Signs
Proposed Ordinance with revised Table IX-3 attached
Draft Excerpt of Minutes from Plan Commission meeting of September 6, 2001.

ORDINANCE NO. 2001-09-111

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF URBANA,
ILLINOIS**

(With Respect to Projecting Signs –
Plan Case No. 1794-T-01)

WHEREAS, the City Council of the City of Urbana, Illinois, adopted Ordinance No. 9293-124 on June 21, 1993 consisting of a comprehensive amendment to the 1979 Zoning Ordinance of the City of Urbana, also known as the Urbana Zoning Ordinance; and

WHEREAS, the Urbana Zoning Administrator has submitted a petition to amend Table IX-3 of the Zoning Ordinance to allow projecting signs with a maximum area of ten square feet to project into the right-of-way in the B-4 District, with the additional provisions that such signs may not project more than five feet from the building, or within two feet of the curb face, whichever dimension is smaller, that no more than six inches shall be allowed between the two principal faces of the sign, that such signs shall not be internally illuminated, and that a minimum separation of 20 feet be maintained between such signs and in no case shall more than one sign per business frontage be permitted; to reduce the minimum vertical clearance for projecting signs from 9 feet to 8 feet; to reduce the maximum allowable area for projecting signs from 50 square feet to 32 square feet in the B-3, B-4, and B-4E zones, except for the right-of-way provision for B-4 noted above, and from 100 square feet to 75 square feet in the IN zone; to clarify that no projecting sign is permitted if a free-standing sign, roof sign, or canopy sign exists on the same business frontage; and to clarify that projecting signs are not allowed above the first story; and

WHEREAS, said petition was presented to the Urbana Plan Commission as Plan Case No. 1794-T-01; and

WHEREAS, after due publication in accordance with Section XI-7 of the Urbana Zoning Ordinance and with Chapter 24, Section 11-13-14 of the Illinois Revised Statutes, the Urbana Plan Commission held a public hearing to consider the proposed amendment on September 6, 2001; and

WHEREAS, the Urbana Plan Commission voted 7 ayes and 0 nays to forward the proposed amendment set forth in Plan Case No. 1794-T-01 to the Urbana City Council with a recommendation for approval; and

WHEREAS, after due and proper consideration, the Urbana City Council has deemed it to be in the best interests of the City of Urbana to amend the text of the Urbana Zoning Ordinance as described herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. Table IX-3, Standards for Projecting Signs, is hereby amended to read as follows:

Projecting signs with a maximum area of ten square feet shall be allowed to project into the right-of-way in the B-4 District, with the additional provisions that such signs may not project more than five feet from the building, or within two feet of the curb face, whichever dimension

is smaller, that no more than six inches shall be allowed between the two principal faces of the sign, that such signs shall not be internally illuminated, and that a minimum separation of 20 feet be maintained between such signs and in no case shall more than one sign per business frontage be permitted; to reduce the minimum vertical clearance for projecting signs from 9 feet to 8 feet; to reduce the maximum allowable area for projecting signs from 50 square feet to 32 square feet in the B-3, B-4, and B-4E zones, except for the right-of-way provision for B-4 noted above, and from 100 square feet to 75 square feet in the IN zone; to clarify that no projecting sign is permitted if a free-standing sign, roof sign, or canopy sign exists on the same business frontage; and to clarify that projecting signs are not allowed above the first story.

Section 2. A revised Table IX-3 is hereby attached to this Ordinance.

Section 3. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this _____ day of _____, _____.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, _____.

Tod Satterthwaite, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois.

I certify that on the _____ day of _____, 2001, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled “AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF URBANA, ILLINOIS (With Respect to Projecting Signs - Plan Case No. 1794-T-01)” which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 2001, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this _____ day of _____, 2001.

(SEAL)

Phyllis D. Clark, City Clerk

TABLE IX-3. STANDARDS FOR PROJECTING SIGNS

Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height and Projection of Sign	Location of Sign
<p>B-1 Neighborhood Business</p> <p>B-2 Neighborhood Business-Arterial</p> <p>B-3U General Business-University</p> <p>MOR Mixed Office Residential</p> <p>B-3 General Business</p> <p>B-4E Business Expansion</p> <p>B-4 Central Business</p>	<p>One per business frontage, except that no projecting sign is permitted if a free-standing sign, or roof sign, or canopy sign or awning exists on the same business frontage. Upper level businesses are not allowed projecting signs. Projecting signs are not allowed above the first story.</p> <p>See Footnote 1 regarding spacing requirements for projecting signs extending over the right-of-way in the B-4 zone.</p>	<p>32 square feet</p> <p>50 32 square feet</p> <p>32 square feet ; 10 square feet if any portion extends over public right-of-way</p>	<p>9-8-foot minimum clearance above ground. No sign shall extend above that portion of the roof immediately adjacent to the sign. No sign shall project more than 5 feet from the face of the building to which it is attached.</p>	<p><i>Not to extend over public right of way.</i></p> <p><u>In the B-4 District, project with a maximum area of 1 feet may project a maximum from the face of the building it is attached, or to within from the curb face, whichever dimension is smaller.¹</u></p>
<p>IN Industrial</p>		<p>400 75 square feet</p>		

Footnote 1. Projecting signs extending over the right-of-way shall not be lit internally; the dimension between the two principal faces (i.e., the thickness or depth) shall not be greater than six (6) inches; and a minimum separation of 20 feet must be maintained between such signs; however in no case should more than one such sign per business frontage be permitted.

TABLE IX-3. STANDARDS FOR PROJECTING SIGNS

Districts Permitted	Maximum Number Permitted	Maximum Area of Sign	Maximum Height and Projection of Sign	Location of Sign
<p>B-1 Neighborhood Business</p> <p>B-2 Neighborhood Business-Arterial</p> <p>B-3U General Business-University</p> <p>MOR Mixed Office Residential</p> <p>B-3 General Business</p> <p>B-4E Business Expansion</p> <p>B-4 Central Business</p>	<p>One per business frontage, except that no projecting sign is permitted if a free-standing sign, roof sign, or canopy sign exists on the same business frontage. Projecting signs are not allowed above the first story.</p> <p>See Footnote 1 regarding spacing requirements for projecting signs extending over the right-of-way in the B-4 District</p>	<p>32 square feet</p> <p>32 square feet</p> <p>32 square feet ; 10 square feet if any portion extends over public right-of-way</p>	<p>8-foot minimum clearance above ground. No sign shall extend above that portion of the roof immediately adjacent to the sign. No sign shall project more than 5 feet from the face of the building to which it is attached.</p>	<p><i>Not to extend over public right-of-way.</i></p> <p>In the B-4 District, projecting signs with a maximum area of 1 square foot may project a maximum of 1 foot from the face of the building to which it is attached, or to within 1 foot from the curb face, whichever dimension is smaller.¹</p>
<p>IN Industrial</p>		<p>75 square feet</p>		

Footnote 1. Projecting signs extending over the right-of-way shall not be lit internally; the dimension between the two principal faces (i.e., the thickness or depth) shall not be greater than six (6) inches; and a minimum separation of 20 feet must be maintained between such signs; however in no case should more than one such sign per business frontage be permitted.