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ARTICLE 14.08 SIGNS*

Sec. 14.08.001 Purpose and applicability

(a) Purpose. The purpose of this article is to:

- (1) Set out reasonable regulations for the design, location, installation, operation, repair, and maintenance of signs;
- (2) Provide for reasonable regulation while also safeguarding the constitutionally protected right of free speech;
- (3) Create content neutral sign regulations which balance the legitimate needs of individuals, entities, and organizations to convey messages with the legitimate objectives of the city to promote public safety, enhance community character and enhance private property values;
- (4) Create reasonable regulations as permitted by federal law on signage that could be viewed as obscene in order to protect the community, especially minors, from explicit messages which are harmful;
- (5) Prevent and reduce sign clutter which can have the negative consequences to the city which include, but are not limited to, the following:
 - (A) Undue visual distractions which may create a public safety hazard for motorists, bicyclists, and pedestrians;
 - (B) Degrading the aesthetic character of the city and therefore making the city less attractive for residents, visitors, commerce, and private investment; and
 - (C) Physical obstructions within the public right-of-way which create public safety hazards;
- (6) Provide timely, fair, and consistent permitting and enforcement of signage throughout the city.

(b) Applicability.

(1) Generally.

(A) All construction, relocation, enlargement, alteration, and modification of signs within the city shall conform to the requirements of this article.

(B) This article applies only to signs that are integrated into, attached to, installed upon, or set upon the ground, a structure, landscaping, or a building.

- (2) Exemptions. The following signs are exempt from the regulations of this article:
- (A) Signage affixed to or painted on vehicles;
 - (B) Signage carried by people;
 - (C) Signage posted by the city on property owned, leased, or licensed by the city;
 - (D) Signage posted by governmental entities that are not subject to city jurisdiction, located on property owned, leased, or licensed by the governmental entity; and
 - (E) Signage regulated by law or regulation in furtherance of the performance of a public duty or function (e.g., temporary or permanent traffic controls and street signs); or to give legal notice (e.g., notices of pending action pursuant to city ordinances).

Sec. 14.08.002 Permit required; exceptions

- (a) Permit required. A sign permit is required prior to the erection, installation, or substantial modification of any sign that is not an excepted sign as defined in subsection (b), below. Sign permits are issued by the administrator, per [section 14.12.005](#), for signs that comply with all of the applicable standards of this article.
- (b) Exceptions. The following signs must be installed, maintained, displayed, and removed according to the requirements of this article, but do not require a sign permit prior to installation or display:
- (1) Bulletin boards attached to building walls, provided that the sign area is 12 square feet or less, and there is not more than one bulletin board per principal public entrance to the building.
 - (2) Signs that are required in order to comply with building codes or other laws or regulations (e.g., address numbers).
 - (3) Signs that are six square feet or less in sign area, and if detached, four feet or less in height, provided that such signs do not require any building permits for electrical or structural systems.
 - (4) Applied wall signs.
 - (5) Temporary signs that are subject to the requirements of [section 14.08.008\(b\)](#), Permits.

Sec. 14.08.003 Prohibited signage

- (a) Content based categories of signage.
- (1) Generally. Except as provided in this section, no sign shall be approved or disapproved based on the content or message it displays.
 - (2) Prohibition on certain types of unprotected speech. The following content is prohibited without reference to the content or viewpoint of the individual speaker:

- (A) Text or graphics of an indecent or immoral nature that is harmful to minors under state or federal law;
 - (B) Text or graphics that advertise unlawful activity;
 - (C) Text or graphics that are obscene, fighting words, defamation, incitement to imminent lawless action, or true threats; or
 - (D) Text or graphics that present a clear and present danger due to their potential confusion with traffic-control signs; or signs that provide false information related to public safety (for example, signs that use the words “Stop,” “Yield,” “Caution,” or “Danger,” or comparable words, phrases, symbols, or characters that are presented in a manner as to imply a safety hazard or governmental regulation that does not exist).
- (b) Maintenance required.
- (1) Generally. Sign and sign structures of all types (permanent and temporary) shall be maintained in a safe, representable [presentable], and good structural condition at all times, including replacement of defective parts (except when a weathered or natural surface is intended), repainting, cleaning, and other acts required for the maintenance of such sign.
 - (2) Immediate threat of collapse. If the administrator finds that a sign regulated by this article is an immediate threat of collapse due to its physical condition to persons or property, the administrator shall cause it to be removed immediately and without notice.
 - (3) Unsafe signs. Signs determined to be unsafe or insecure due to a physical condition shall be removed within five calendar days after written notification is provided to the owner or occupant of the building or property. Removal of an unsafe sign by the administrator shall be at the expense of the owner of the sign and/or the owner of the property on which the sign is located.
 - (4) Code compliance. All signs shall be constructed and installed in accordance with applicable provisions of this chapter, as well as all other chapters of this Code of Ordinances.
 - (5) Materials. The materials of the sign face shall be maintained in a condition that is not broken, cracked, chipped, torn, discolored, or excessively weathered whereby the sign is unsightly or difficult to read.
 - (6) Paint and finishes. Paint and other finishes shall be maintained in good condition to prevent peeling, corrosion, or rust.
 - (7) Ground area. The ground area around any freestanding (detached) sign shall be kept free and clean of weeds, trash, and other debris.
- (c) Prohibited sign types. The following sign structures and designs are prohibited:
- (1) Substandard signs as determined by [section 14.08.010](#), Removal of Substandard Signage.
 - (2) Animated or moving signs, including any moving, swinging, rotating, flashing, blinking,

scintillating, fluctuating, or otherwise animated light or appendage, except as specifically permitted in [section 14.08.005](#), Electronic Message Centers and Manual Changeable Copy Centers; and

(3) Portable signs, except as specifically permitted in [section 14.08.008](#), Temporary Signs.

(4) All off-site advertising is prohibited except for:

(A) Temporary signage that is permitted pursuant to [section 14.08.008](#), Temporary Signs; and

(B) Signage that is permitted pursuant to [section 14.09.006](#), Nonconforming Signs and Billboards.

(d) Prohibited design elements. The following shall not be incorporated as an element of any sign or sign structure:

(1) Flags, banners, or comparable elements designed to move in the wind, except flags attached to flagpoles.

(2) Flashing lights, except as part of holiday displays, or electronic signs per [section 14.08.005](#), Electronic Message Centers (EMC) and Changeable Copy Centers (CCC).

(3) Motor vehicles, unless:

(A) The vehicles are operational and either new (e.g., automobile dealer inventory) or regularly used as motor vehicles, with current registration and tags;

(B) The display of signage on the motor vehicle does not interfere with the immediate operation of the motor vehicle (e.g., signs that are held in place by an open hood or trunk are not allowed; signs that cover windows (blocking reasonable visibility) are not allowed; and signs that would fall off of the vehicle while the vehicle is in motion are not allowed); and

(C) The motor vehicle is legally parked in a designated off-street parking space.

(4) Semi-trailers, shipping containers, or portable storage units, unless:

(A) The trailers, containers, or portable storage units are:

(i) Structurally sound and capable of being transported;

(ii) Used for their primary purpose (e.g., storage, pick-up, or delivery); and

(iii) If subject to registration, have current registration and tags; and

(B) Text or graphics of an indecent or immoral nature that is harmful to minors under state or federal law; [sic]

(C) The display of signage is incidental to the primary purpose; and

(D) The semi-trailer, shipping container, or portable storage unit is parked or placed in a designated loading area or on a construction site at which it is being used for its primary purpose.

- (5) Spinning or moving parts.
 - (6) Unshielded bare light bulbs that are larger than C9 format or brighter than 50 lumens per bulb, except that neither neon tubing nor LED bulbs that compose an electronic message center display shall be considered a “bare light bulb” for the purposes of this standard (note that illumination of signs in any manner is subject to [section 14.08.004](#), Sign Illumination, and electronic message centers are subject to [section 14.08.005](#), Electronic Message Centers and Manual Changeable Copy Centers).
 - (7) Materials with a high degree of specular reflectivity, such as polished metal or mirrors, installed in a manner that creates substantial glare from headlights, streetlights, or sunlight. This prohibition does not include retro-reflective materials that comply with MUTCD criteria.
- (e) Prohibited obstructions. In no event shall a sign obstruct:
- (1) Building ingress or egress, including doors, egress windows, and fire escapes.
 - (2) Sidewalks, driveways, and alleys.
 - (3) Equipment, structures, or architectural elements that are related to public safety, building operations, or utility service (e.g., standpipes, fire hydrants, vents, and meters).
 - (4) Visibility to any traffic-control device or street sign from traffic lanes to which the traffic-control device or street sign is directed.
 - (5) A driver’s ability to safely see all vehicular and pedestrian traffic.
- (f) Prohibited mounts. In no event shall a sign mount, bracket, or obstruct:
- (1) Building ingress or egress, including doors, egress windows, and fire escapes.
 - (2) Sidewalks, driveways, and alleys.
 - (3) Equipment, structures, or architectural elements that are related to public safety, building operations, or utility service (e.g., standpipes, fire hydrants, vents, and meters).
 - (4) Visibility to any traffic-control device or street sign from traffic lanes to which the traffic-control device or street sign is directed.
- (g) Prohibited locations. In addition to applicable setback requirements and other restrictions of this article, no sign shall be located in or over public rights-of-way (which, in addition to streets, may include other sidewalks, parkways, retaining walls, utility poles, traffic-control devices, medians, and center islands that are within public rights-of-way), except:
- (1) Projecting signs within the Downtown (DT) zoning district;
 - (2) Temporary or permanent signs posted by or under the authority of the city or governmental entity with jurisdiction over the right-of-way;
 - (3) Temporary signs posted in connection with authorized work within the right-of-way, as authorized or required by the city or governmental entity with jurisdiction over the right-of-

way;

(4) Signs painted on or affixed to transit shelters and bus benches as authorized by the provider of the shelter or bench, but not extending beyond the physical structure of the shelter or bench; or

(5) Signs that are the subject of a revocable license agreement with the city, installed and maintained in accordance with the terms of that agreement.

(6) In locations that have less horizontal or vertical clearance from authorized communication or energized electrical power lines than the minimum clearance required by the laws of the State of Texas and the regulations duly promulgated by agencies thereof.

Sec. 14.08.004 Sign illumination

(a) Generally. Illumination of signs using internal or external light sources is allowed only for permanent signage; in a nonresidential or mixed use zoning district (CU, DT, MU, NC, GC, LI, or HI); and subject to the provisions and limitations of this section.

(b) Wiring and electrical components. Junction boxes, conduits, switches, sensors, transformers, wires, and other electrical or electronic components used to illuminate signs shall be hidden from view and shall comply with [article 3.04](#), Electricity.

(c) Off-site illuminance. No off-site light trespass allowed. If the installation of the best available technology to minimize light trespass is not completely successful, then the illuminance levels on horizontal or vertical planes resulting from on-site light sources shall not exceed 0.2 footcandles at the property line.

(d) On-site illuminance.

(1) Parking lots and other spaces shall be illuminated as unobtrusively as possible while meeting the functional needs of circulation and safety. All pole-mounted lights located on or near the parking lot perimeter shall have full cut-off fixtures installed or shall be designed to prevent light trespass onto adjoining property. The average level of illumination within parking lots shall not exceed 2.0 footcandles.

(2) The average level of illumination for entrance drives for parking lots shall be 1.5 footcandles.

(3) The average level of illumination for building facades and service areas shall be 2.0 footcandles.

(4) The average level of illumination for front merchandise sales and display areas shall be 3.0 footcandles, while all other display areas shall be 2.0 footcandles.

(5) Foreground spaces, such as building entrances and outside seating areas, shall utilize lighting that defines the space without glare and not to exceed 5.0 footcandles.

(6) Pedestrian-level, bollard lighting not exceeding three feet in height, ground-mounted

lighting, or other low, glare-control fixtures mounted on landscape walls shall be used to light pedestrian sidewalks and walkways. Pedestrian areas shall be illuminated to a maximum of 1.0 footcandle. Pedestrian lighting required by this section shall meet all lighting standards contained elsewhere in this article.

(7) Service stations and other fueling facilities shall not exceed a maximum of 5.0 footcandles in the area immediately surrounding the fueling islands. The parking lots shall be illuminated as set out in subsection (d)(1), above. Drop-lens fixtures are prohibited, whether mounted under canopies or on poles. All light fixtures shall be recessed into overhead canopies.

(8) Sales lots where merchandise (including automobiles) are displayed at night shall not exceed a maximum of 5.0 footcandles.

Sec. 14.08.005 Electronic message centers (EMC) and changeable copy centers (CCC)

(a) Generally. Electronic message centers (EMC) and changeable copy centers (CCC) signs must be:

- (1) Permanent signage that conforms to the requirements of this article; and
- (2) Must meet all applicable Texas Department of Transportation standards.

(b) Location.

- (1) EMCs are not allowed in residential zoning districts.
- (2) EMCs are not allowed closer than 50 feet to residential zoning districts, existing single-family dwellings or duplex dwellings if the EMC display faces the residential property.

(c) Number of EMCs and CCCs.

- (1) Not more than one sign per property shall contain an EMC or CCC.
- (2) Ground signs or projecting signs that have two sign faces may include one EMC or manual changeable copy center per sign face. However, EMCs and CCCs shall not be installed upon the same sign structure.

(d) Enclosure required. EMCs and CCCs that are a component of ground signs, wall signs, or projecting signs shall be enclosed on all sides with a finish of brick, stone, stucco, finished metal, or other durable material that is used for that portion of surface of the sign face that is not an EMC or CCC, and the EMC or CCC appear to be either recessed into the frame or flush with it. The enclosure shall extend not less than 4 inches outward from the EMC display or CCC component on all sides.

(e) Design.

(1) Generally. EMCs or CCCs on ground signs, cabinet wall signs, or projecting signs shall be designed as an integral part of the sign. See [figure 14.08.005\(A\)](#), Electronic Message

Center Design Requirements, and [figure 14.08.005\(B\)](#), Changeable Copy Center Design Requirements.

(2) Size and proportions.

(A) An EMC or CCC that is incorporated into a ground sign shall not occupy more than 50 percent of the sign area of the sign into which it is incorporated.

(B) An EMC or CCC that is incorporated into a projecting sign or wall sign shall not exceed the 50 percent of the sign area of the sign into which it is integrated.

(C) An EMC that is displayed through a building window is exempt from this subsection (e) and subsection (f)(1), but its sign area shall not exceed six square feet.

Figure 14.08.005(A). Electronic Message Center Design Requirements

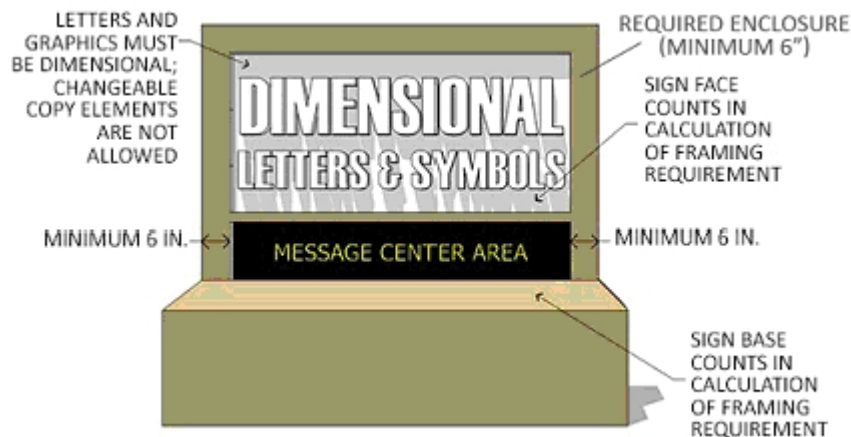
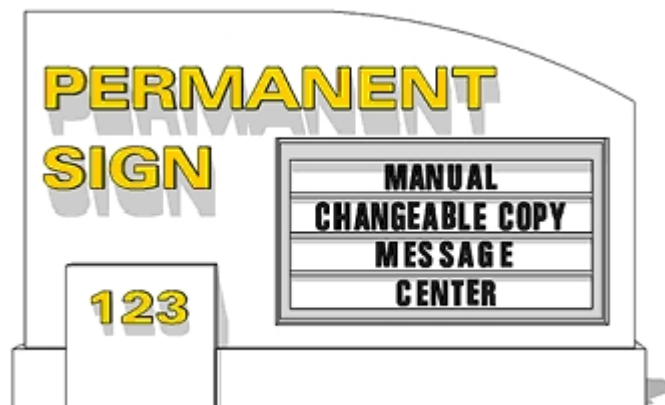


Figure 14.08.005(B). Changeable Copy Center Design Requirements



Note: EMCs and manual changeable copy signs may be internally illuminated if they use opaque inserts with translucent letters, numbers, or symbols, as displayed by “A” above. These signs shall not be internally illuminated if they use clear or translucent inserts with opaque or translucent letters, numbers, or symbols, as displayed by “B” above.

(3) Maximum pixel pitch for EMCs. The pixel pitch of an EMC shall not be greater than 19 mm.

(4) Brightness.

(A) EMCs shall be equipped with ambient light sensors and programmed to automatically dim when ambient light levels drop.

- (B) The maximum brightness of an EMC or internally illuminated CCC shall be calibrated with the on-site and off-site illumination requirements of [section 14.08.004](#), Sign Illumination.
- (f) EMC operation. EMCs shall be programmed, maintained, and/or operated as follows:
- (1) EMCs shall display only static images (messages and/or graphics without motion, flashing, animation, or frame effects).
 - (2) Images shall be displayed for a period of not less than eight seconds.
 - (3) If the EMC is damaged or malfunctions such that image data is not properly displayed the EMC shall automatically turn off.
- (g) Sign permits. A sign permit is required for an EMC or a CCC. See [section 14.12.005](#), Sign Permits.

Sec. 14.08.006 Off-site advertising and billboard regulations

- (a) Generally. Off-site advertising is prohibited within the municipal limits of the city with the exception of billboards that are located only in the specific locations as designated in subsection (b).
- (b) Designated billboard locations.
- (1) Interstate billboards. Billboards along the I-27 Interstate Corridor are permitted if the proposed billboard:
 - (A) Is to be located on a property directly fronting I-27;
 - (B) Conforms to 23 U.S. Code section 131, Control of Outdoor Advertising, and all Federal Highway Administration standards;
 - (C) Has a maximum height of 70 feet;
 - (D) Is to be located at least 1,500 feet from an existing billboard; and
 - (E) Is granted a permit per [section 14.12.001](#), Billboard Permit.
 - (2) State highway billboards. Billboards are permitted along state highway corridors if the billboard:
 - (A) Is to be located on a property directly fronting a state highway;
 - (B) Conforms to title 43, chapter 21, division 1 [title 43, part 1, chapter 21], of the Texas Administrative Code and all Texas Department of Transportation requirements.
 - (C) Has a maximum height of 35 feet;
 - (D) Is to be located at least 1,500 feet from an existing billboard;
 - (E) Is to be located in the CU, GC, LI, or HI zoning district; and
 - (F) Is granted a permit per [section 14.12.001](#), Billboard Permit.

(3) Existing billboards. Existing billboards are permitted to operate as a nonconforming billboard if they continue to be in conformance with [section 14.09.006](#), Nonconforming Signs and Billboards.

Sec. 14.08.007 Permanent sign standards

Permanent signs are subject to the standards set out in this section and the procedures of section 14.13.004 [[section 14.12.005](#)], *Sign Permits*.

Table 14.08.007. Permanent Sign Standards

Wall Signs



	Zoning District	
Sign Type and Standard	Rural and Residential Districts (RA, SR, MR, MF, MH)	Nonresidential and Mixed Use Districts (CU, DT, MU, NC, GC, LI, HI)
Wall Signs ¹		

Maximum number	1 per building facade	One sign for each side a building faces a public street
Maximum sign area ²	2 square feet	Two square feet per lineal foot of street frontage; should the property in question have less than 25 feet of linear street footage then the maximum sign area shall be 50 square feet.
Sign permit required	Yes	Yes

Projecting Signs



	Zoning District	
Sign Type and Standard	Rural and Residential Districts (RA, SR, MR, MF, MH)	Nonresidential and Mixed Use Districts (CU, DT, MU, NC, GC, LI, HI)
Projecting Signs		
Maximum number	Prohibited sign type	1 per principal public entrance
Maximum sign area		6 square feet

Minimum sign clearance		8 feet above grade
Maximum distance from building facade		6 feet
Sign permit required		Yes

Pole Sign



	Zoning District	
Sign Type and Standard	Rural and Residential Districts (RA, SR, MR, MF, MH)	Nonresidential and Mixed Use Districts (CU, DT, MU, NC, GC, LI, HI)
Pole Sign		
Maximum number	Prohibited sign type	1 per building ³
Maximum height		36 feet ⁴
Maximum width		18 feet

Sign permit required		Yes
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Monument Sign



	Zoning District	
Sign Type and Standard	Rural and Residential Districts (RA, SR, MR, MF, MH)	Nonresidential and Mixed Use Districts (CU, DT, MU, NC, GC, LI, HI)
Monument Sign ⁵		
Maximum number	Prohibited sign type ⁶	1 per building ³
Maximum height		10 feet
Maximum width		24 feet

Sign permit required		Yes
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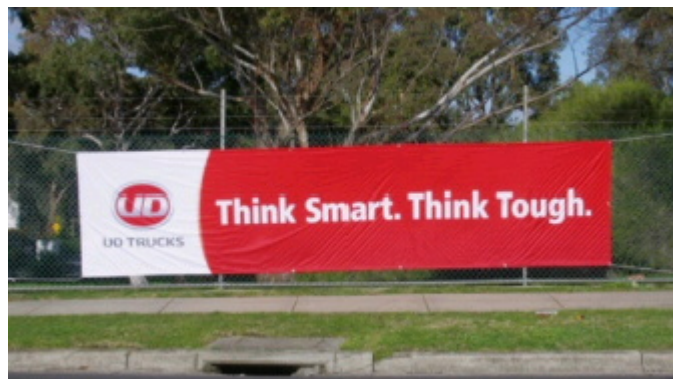
Notes:

- 1 Other than as designated in note #2 below, wall signs are only permitted in the rural and residential zoning districts in conjunction with a land use designated as a commercial use of the home per [table 14.03.003](#), *Residential Uses by Zoning District*.
- 2 As it pertains to maximum sign area regulations for wall signs, properties in the MF zoning district shall follow the regulations as set forth in the nonresidential and mixed use districts.
- 3 A lot may either have a pole sign or a monument sign but not both.
- 4 Pole signs which are oriented towards I-27 traffic and are on properties adjacent to the I-27 right-of-way are permitted a maximum height of 70 feet.
- 5 Properties in the MF zoning district shall follow the regulations as set forth in the nonresidential and mixed use districts as it pertains to the installation of monument signs.
- 6 One monument sign, meeting the size requirements of the nonresidential and mixed use district regulations and that is placed along an entrance roadway into a legal, recorded, multi-lot, multi-sectioned, or master-planned subdivision shall be permitted within the SR district.

Sec. 14.08.008 Temporary sign standards

- (a) Location. A temporary sign shall not be located on a public right-of-way.
- (b) Permits. Temporary signs do not require a permit.
- (c) Standards.
 - (1) The administrator has the authority to remove any temporary signage that does not meet any and all of the requirements of this article.
 - (2) Temporary signs are divided into three different types of signage: banner, flag, and stake signs, each of which has specific requirements per [table 14.08.008](#), Temporary Sign Standards.
 - (3) Additional banner sign standards.
 - (A) Banner signs must be affixed, mounted, and/or secured to a building.
 - (B) Banner signs may not be affixed to any other permanent or temporary structure, motor vehicle or fixture.
- (d) Procedures. See [section 14.12.005](#), Sign Permits.

Table 14.08.008. Temporary Sign Standards
Banner Sign



Sign Type and Standard	Zoning District	
	Rural and Residential Districts (RA, SR, MR, MF, MH)	Nonresidential and Mixed Use Districts (CU, DT, MU, NC, GC, LI, HI)
Banner Sign		
Maximum number	1 double-faced, or 2 single-faced, signs per auto access to a development	1 per 600 linear feet (lf) of street frontage

Maximum sign area	60 sf.	1 sf. per lf. of street frontage, not to exceed 150 sf.
Maximum sign height	6 ft.	18 ft.
Display periods	30 days, with not less than 30 days between display periods and more than two times annually	30 days, with not less than 30 days between display periods

Flag Sign



Sign Type and Standard	Zoning District	
	Rural and Residential Districts (RA, SR, MR, MF, MH)	Nonresidential and Mixed Use Districts (CU, DT, MU, NC, GC, LI, HI)
Flag Sign		
Maximum allowed	Prohibited sign type	One every ten yards; maximum of 5
Maximum height		12 ft.

Display periods		30 days, with not less than 30 days between display periods
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Stake Sign



Sign Type and Standard	Zoning District	
	Rural and Residential Districts (RA, SR, MR, MF, MH)	Nonresidential and Mixed Use Districts (CU, DT, MU, NC, GC, LI, HI)
Stake Sign		
Maximum allowed	Not applicable	One every ten yards; maximum of 5

Display periods	Not applicable	30 days, with not less than 30 days between display periods
Maximum sign area	6 sf.	9 sf.
Maximum height	4 ft.	4 ft.

Sec. 14.08.009 Master sign program

(a) Purpose. The purpose of a master sign program is to allow for a unified presentation of signage throughout parcels proposed for development, as well as flexibility to provide for unique environments.

(b) Applicability. The master sign program alternative is applicable to a single-tenant development that exceeds 25,000 square feet of gross floor area or a multi-tenant development that exceeds 10,000 square feet of gross floor area in the following zoning districts:

- (1) College and University (CU);
- (2) General Commercial (GC);
- (3) Light Industrial (LI); or
- (4) Heavy Industrial (HI).

(c) Approval criteria. The administrator may approve a master sign program for a multi-

tenant or mixed use development if as proposed it will result in a substantially improved, comprehensive, and unified proposal, as provided in subsections a through h below [subsections 14.12.005(c)(2)(A) through (H)], compared to what is allowed through strict compliance with all other provisions of this article. The administrator shall review all sign types (e.g., attached, freestanding, or temporary, etc.) for the parcel or parcels proposed for development, to determine the degree of compliance with this article as a supplement to, or in lieu of the sign standards otherwise applicable. Any deviations to the number, dimensions, locations, or design characteristics of attached or freestanding signs that are sought by an applicant shall be justified in writing, and shall clearly demonstrate a standard of design and quality that exceeds those set out in this article. Such demonstration may include any or all of the following:

- (1) Construction of brick or natural stone;
- (2) Consistent sizes, styles, and colors across the development;
- (3) Use of landscaping around the sign base;
- (4) Use of channel lettering;
- (5) Greater spacing between signs along street frontages;
- (6) Fewer total number of signs; and/or
- (7) Signs of reduced heights and areas.

(d) Standards for all master sign programs. Standards and permissions of master sign programs are as follows:

(1) Generally. Subject to compliance with a master sign program that is approved according to the flexibility criteria set out in this article, signs that are proposed as part of a master sign program may deviate from the standards of this chapter in terms of the:

- (A) Types and numbers of signs allowed;
- (B) Maximum sign area; and
- (C) Materials and illumination standards (including electronic message centers).

(2) Prohibited signs and sign elements. Prohibited signs and sign elements are not eligible for inclusion in a master sign program unless specifically indicated in this chapter.

(3) Architectural theme. All signs shall be architecturally integrated into or complementary to the design of the buildings and character of the site, and shall use similar and coordinated design features, materials, and colors. The master sign program shall establish an integrated architectural vocabulary and cohesive theme for the parcel(s) proposed for development.

(e) Conditions of approval. The administrator may impose reasonable conditions on the master sign program relating to the design, materials, locations, placements or orientations, and sign specifications that are not related to the content of the signs or the viewpoints of the

sign users, in order to ensure continuing compliance with the standards of this article.

(f) Submittal requirements. See section 14.12.005(d) [[section 14.12.005\(c\)](#)], Master Sign Program Application Requirements.

Sec. 14.08.010 Removal of substandard signage

(a) Generally. Any and all signs determined to be substandard within the municipal limits of the city shall be removed.

(b) Determination of a substandard sign. A sign is determined by the city to be substandard when in the opinion of the administrator the sign fails to meet any of the following requirements:

(1) The structure supporting the sign is damaged or frame members are visibly bent, broken, dented, or torn;

(2) The sign face is visibly torn, cracked or splintered;

(3) The sign or its elements are not in compliance with the requirements of the current electrical code and/or the building code of the city;

(4) The sign or its supporting structure is twisted or leaning or at angles other than those at which it was originally erected (such as may result from being blown or the failure of a structural support);

(5) Any portion of a sign's message or wording cannot be clearly read by a person with normal eyesight under normal viewing conditions;

(6) There is visible rust or any other visible deterioration of the sign that creates an unsightly image for the viewer; or

(7) The sign is missing any component or portion of a component that existed when it was originally permitted by the city.

Sec. 14.08.011 Nonconforming signs and billboards

See [section 14.09.006](#), *Nonconforming Signs and Billboards*.

Sec. 14.08.012 Murals

(a) Generally. Any and all paintings on a wall, regardless of whether or not the intent is to advertise or not, shall be considered a mural. Murals require a sign permit, however the city has limited review in permitting.

(b) Approval criteria. Approving or denying a proposed sign permit considered to be a mural shall be limited to ensuring that the proposed mural is not an obscenity.

(c) Submittal requirements. See [section 14.12.005](#), Sign Permits.