

ZONING ORDINANCE
ARTICLE 11
SIGNS AND BILLBOARDS

1100 INTENT

The purpose of this Article is to promote and protect the public health, welfare, and safety by regulating existing and proposed outdoor advertising, outdoor advertising signs, and outdoor signs of all types. It is intended to protect property values, create a more attractive economic and business climate, enhance and protect the physical appearance of the community, and preserve the scenic and natural beauty of designated areas. It is further intended to reduce sign and advertising distraction and obstructions that may contribute to traffic accidents, reduce hazards that may be caused by signs overhanging or projecting over public right-of-way, provide more open space, and curb the deterioration of the natural environment and enhance community development.

1110 GENERAL SIGN REGULATIONS

1. Billboards: For the purpose of this ordinance, billboards shall be defined as a freestanding sign advertising a business, commodity, service, activity, or entertainment not taking place on the premises upon which the billboard is located. All billboards are regarded as conditional use in all districts. Each proposal for construction of a billboard must be approved by the Board of Adjustment.
2. Signs: All signs, unless otherwise specified in this Ordinance, shall be set back from the establishment right-of-way of any road or highway at least as far as three-quarters of the required front yard depth for the principal building in the zone in which it is located.

No sign or billboard, other than real estate signs advertising the sale, rental or leasing of the premises, shall be permitted in any residential zone except as provided in Section 1120. Said real estate signs shall not exceed four (4) square feet in area and shall be displayed at least ten (10) feet from all lot lines.

Advertising signs, structures, or lights for support and illumination of signs, where permitted, shall in no case be placed in or extend over the street right-of-way.

3. Temporary Signs: All temporary signs must be set back a minimum of 25 feet from the centerline on the adjacent road or 10 feet from the right-of-way of the road whichever is greater distance from the edge of the pavement and 10 feet from any adjoining property. Political and yard sale signs shall not exceed 8 square feet in size and must abide by all regulations regarding visibility at intersections in Section 870 of this Ordinance. Political signs shall be posted no earlier than 45 days prior to the election and shall be removed no later than 7 days following the date of the election. Yard sale signs may be posted no earlier than 7 days prior to the start of the yard sale and must be removed no later than 2 days following the final day of the yard sale. Under no circumstances shall political or yard sale signs be posted on utility poles. All violations of these requirements will be penalized as per Section 360 of this Zoning Ordinance.

Provisions regarding the regulation of other temporary signs apply as required in other sections of this Article.

4. Government Signs: Any official informational or directional sign or historic marker erected by a governmental agency is permitted in all ones and does not require a location or building permit.
5. Lack of Conflict: In no way shall the provisions of this Article be taken to be in conflict with any state or federal regulations regarding obstructions or the placement of structures in state or federal rights-of-way. In all cases, the most restrictive provisions will apply.

1120 RESIDENTIAL DISTRICTS

Signs are permitted in residential districts only accordance with the following provisions:

1. Temporary signs pertaining to the lease or sale of a building or land may be erected as provided in Section 1110 of this Ordinance.
2. Temporary signs, for one year, may be erected to advertise a new subdivision of five (5) or more lots, provided that the sign is no larger

- than sixty (60) square feet in area, is not internally illuminated, advertises only the subdivision in which it is located and is erected only at a dedicated street entrance. Permanent signs for the same purpose and with the same other restrictions are additionally limited to a size no greater than thirty (30) square feet in area.
3. One illuminated sign may be erected in conjunction with the construction of a building to identify the owner, architect, engineer, contractor and others instrumental in the construction of the building provided that such sign is not more than twelve (12) square feet in area, no more than fifteen (15) feet above the ground, and is removed within thirty (30) days or receiving the Certificate of Occupancy.
 4. One identifying sign of not more than thirty (30) square feet in area may be erected for churches, libraries, schools, parks, hospitals for human care, and other public facilities of a similar nature. Such sign shall be solely for the purpose of displaying the name of the institution and its activities or services. It may be illuminated but shall not be flashing.
 5. Directional signs, not exceeding two (2) square feet in area shall be permitted only on major thoroughfare approaches to institutions listed in (4) above. No such signs shall be permitted on minor residential streets.
 6. One (1) indirectly lighted name plate sign for a dwelling group of four (4) or more dwellings not exceeding six (6) square feet in area. Such signs may indicate only the names of buildings or occupant of the buildings.
 7. Accessory uses for professional offices or home occupations as specified in Section 662 (2) and 663 (2) shall be permitted one (1) indirectly lighted name plate (sign) not over two (2) square feet in area.
 8. Freestanding signs shall not exceed a height of twenty-five (25) feet.

1130 BUSINESS DISTRICTS

In all business districts, each business shall be permitted to have permanent outside signs. Signs permitted under this section shall be limited to those as described below.

1. Each business shall be entitled to have one sign which is mounted flush against a building. The depth of such a sign from a face to the building

- shall not exceed two (2) feet. The area of such a flush mount sign shall be limited to a total surface area equivalent to 1 ½ square feet of sign area for each lineal foot of building width occupied by such enterprise. In the event that the area shall exceed 50 square feet, then an additional application must be made and approved by the West Liberty Planning Commission. Awnings shall be construed as part of the building to which they are attached and a sign may be mounted flush thereto.
2. Additionally, one (1) free-standing sign structure shall be permitted for each lot of one hundred (100) foot frontage or less and one (1) additional structure for each one hundred (11) feet of lot frontage. Any such freestanding sign structures in the B-2 District shall be no more than 72 square feet in area nor shall two or more smaller signs be so arranged and integrated as to create single sign in excess of 72 square feet. In a B-1 District, such freestanding signs shall not exceed three (3) square feet for each lineal foot of lot frontage with a maximum of 300 square feet for any single sign. All such freestanding signs shall be set back twenty-five (25) feet, or more, from the front property line.

The dimensions of any two-faced or multi-sided sign must be determined by measuring the surface area on one side of the sign. Free standing signs shall not exceed a height of 25 feet in the B-2 Districts and shall not exceed a height of 100 feet in B-1 Districts.

All free-standing signs designed to face into a residential district shall be located fifty (50) feet or more from the residential district.

If a business is adjacent to more than one street or highway, additional free-standing signs may be allowed upon application to and receiving approval of the same from the West Liberty Planning Commission.

1140 INDUSTRIAL DISTRICTS

1. All signs permitted in business districts are also permitted in I-1 Districts and subject to the requirements thereof.
2. One (1) sign structure for identification and direction purposes may be erected at access points to public streets provided that such signs are no larger than fifty (50) square feet in area.
3. Free standing sign structures shall not exceed a height of 100 feet.

1150 VIOATIONS

In any case and sign shall be installed, erected, constructed, or maintained in violation of any of the terms of this ordinance, the Administrative/Enforcement Officer shall notify in writing the owner or lessee thereof to alter such sign so as to comply with this Ordinance. Failure to comply with any of the provisions of this Article shall be deemed a violation, and shall be punishable under section 360 of this Ordinance.