

In addition to the other standards in this Chapter that apply to commercial and retail site developments, the following standards and guidelines shall apply to large stores and shopping centers that contain more than fifty thousand (50,000) square feet in one building or more than eighty thousand (80,000) square feet in one shopping center site development.

- a. Developments shall create a continuous public edge and streetscape on all frontages using, among other techniques, active building faces (windows and doors and covered entries for viewing into and entering the building), landscaping on the sides of buildings, sidewalks and street furniture, and low walls, canopies and decorative fencing for screening.
- b. Pedestrian walkways shall be protected from vehicular intrusions with elements integrated into the overall streetscape design, including curbs, landscaping, bollards or other elements.
- c. Large building facades shall be articulated with projections or indentations and with clearly marked and well designed entries (as required above).
- d. Blank facades shall not be exposed to public streets.
  - i. Buildings with long facades shall be massed and articulated by design elements including texture, canopies, transparency, and the vertical expression of structural bays so that the scale of the building does not overwhelm the streetscape as described in Section 5.9(1) above.
  - ii. The building design shall provide differentiation between bottom floor, top floor, and any floors in between.
  - iii. Buildings shall incorporate horizontal design elements to add interest and reduce the massive scale of the building and to complement the character of adjacent buildings including, for example, building bases, sills, cornices and rooflines.
- e. Vehicular and pedestrian access to adjacent current and future uses shall be incorporated in the initial site planning stages. Driving aisles and vehicular access routes shall be designed with connections to adjacent existing as well as future roads, sidewalks connecting to public sidewalks, curbs, street furniture and protective landscaping.

### **Section 5.10 Signage**

#### **(1) Purpose and Applicability**

- a. The purposes of regulating the placement and specifications of signs within the City's jurisdictional area are:
  - i. To promote and protect the safety of persons and property by assuring that signs do not create traffic hazards or impair motorists' ability to see pedestrians, other vehicles, obstacles or read traffic signs;

- ii. To promote the aesthetics, safety, health, morals and general welfare, and the assurance of protection of adequate light and air by regulation of the position, displaying, erection, use and maintenance of signs;
  - iii. To promote the efficient transfer of general public and commercial information through the use of signs;
  - iv. To enhance the overall appearance and economic value of the landscape, and preserve the unique natural environment that distinguishes the City and surrounding area.
- b. This section shall apply to all signs erected within the City of Blanco or its extraterritorial jurisdiction which are free standing or placed on any structure or vehicle.
  - c. Signs may be placed in conformance with the standards, procedures, exemptions, and other requirements of this section if associated with a permitted use in accordance with Table 4.2 of this Code.

## (2) Permitted Signs

- a. A permanent sign shall be allowed only under the following conditions:
  - i. If a sign requiring a permit under the provision of this Chapter is to be placed, constructed, erected, or modified on a lot either within the City limits or the City's extraterritorial jurisdiction, the owner of the lot shall secure a sign permit prior to the construction, placement, erection, or modification of such a sign in accordance with the requirements of this Section and Section 3.7(9).
  - ii. Individual signs must conform to the area and height standards specified in Table 5.4.
  - iii. The sum of the area of all signs affixed to all buildings or freestanding on the lot must conform to the maximum permitted sign area for the zoning district in which the lot is located, as specified in Table 5.4. The greatest of the areas computed by the formulas shall apply.
- b. Banners, temporary, window, and portable signs may be displayed, by annual permit, up to eight (8) times per year for a period not to exceed six (6) weeks.

**Table 5.4 Sign Standards by Zoning District**

	R1, R2, R3	R4, R5	C1, MX	I1, PR	AG
<b>Individual Signs</b>					
Free-standing Signs					
Area (sq. ft.)	20	32	32	72	72
Height (feet)	5	8	8	8	8
Setback (feet)	8	8	8	10	10
<b>Building Signs</b>					
Maximum Area (sq. ft.)	2	32	30 (Wall) 15 (Projecting)	N/A	N/A
Percentage of Wall Area (percent)	N/A	N/A	N/A	5	10
<b>Signs per Lot</b>					
Total Number of Signs Per Lot	1 per street frontage	1 per street frontage	1 per street frontage	1 per 200 feet of street frontage	1
Maximum Total Square Feet	20 per street frontage	72 per street frontage	30 per street frontage	2000 (I1) 400 (PR)	200

## (3) Computation of Area of Signs.

## a. Computation of Area of Multifaceted Signs.

- i. The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point.
- ii. When two identical sign faces are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than 42 inches apart, the sign area shall be computed by the measurement of one of the faces.

## b. Computation of Height.

- i. The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of
  1. existing grade prior to construction or
  2. the newly established grade after construction, exclusive of any filling, berming, bounding, or excavating solely for the purpose of locating the sign.
- ii. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point

of the top of a curb or a public Street or the grade of the land at the Principal Structure on the Zone Lot, whichever is lower.

- c. Computation of Maximum Total Permitted Sign Area for a Zone Lot. Lots fronting on two or more Streets are allowed the permitted sign area for each Street Frontage, with signs facing a maximum of two Streets. However, the total sign area that is oriented toward a particular Street may not exceed the portion of the Lot's total sign allocation that is derived from the Lot, building, or wall area frontage on that Street.

(4) Design, Construction, and Maintenance.

All signs shall be designed, constructed, and maintained in accordance with the following standards:

- a. All signs shall comply with applicable provisions of the adopted versions of the Uniform Building Code, the National Electrical Code, and Section 4 of the Uniform Sign Code at all times.
- b. Except for Banners, Flags, Temporary Signs, and Window Signs conforming in all respects with the requirements of this Section, all signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
- c. All signs shall be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this code, at all times.

(5) Signs Located in a Right-of-Way

- a. No signs shall be erected in the public right-of-way except for those specifically licensed or permitted by the City or the State to be there.
- b. A responsible party may obtain a banner permit to hang a banner across Highway 281 from TxDOT and provide the City Staff Administrator with proof of the permit in addition to the City's sign permit application.
  - i. The banner may be hung for no more than thirty (30) days.
    1. The banner must be hung and removed by Pedernales Electric Co-op.
    2. Once a banner has been removed, it must be picked up at City Hall by the party responsible for it within ten (10) working days or be deemed abandoned.
    3. Banners hung across the right-of-way shall be elevated so as to leave an open span a minimum of nineteen (19) feet above the roadway.
  - ii. Banner materials
    1. Banners must be made of mesh material to insure air flow.

2. Banners shall not exceed four (4) by thirty-six (36) feet.
  3. Banners must have two (2), three (3) foot ropes on each end to attach to Pedernales Electric Cooperative facilities.
- c. Other Signs Forfeited.
    - i. Any sign installed or placed on public property, except in conformance with the requirements of this Section, shall be forfeited to the public and subject to confiscation.
    - ii. In addition to other remedies hereunder, the City shall have the right to recover from the owner or Person placing such a sign the full costs of removal and disposal of such sign.
  - d. Signs in a Historic District must have a Certificate of Design Compliance.

#### (6) Signs Exempt from Regulation

The following signs shall be exempt from regulation under this Chapter.

- a. Any public notice or warning required by a valid and applicable federal, state, or local law, regulation, or ordinance;
- b. Traffic control signs on private property, such as stop, yield, and similar signs, the face of which meet Department of Transportation standards and that contain no Commercial Message of any sort;
- c. Permanent subdivision identification signs approved by the City Council as part of the platting process;
- d. Model home signs not exceeding 32 square feet in area and 5 feet in height.
- e. Temporary real estate signs that advertise the property on which the sign is located for sale or lease.
  - i. Such signs may not exceed six square feet in area and three feet in height in residential zoning districts.
  - ii. Such signs may not exceed 64 square feet in area and 12 feet in height in other zoning districts.
  - iii. Such signs must be removed within seven days after the property is sold or leased;
- f. Temporary signs placed on construction sites to identify the contractor, engineer, architect, or developer.
  - i. Such signs may not exceed 64 square feet in area.
  - ii. Such signs may not be erected prior to approval of a site plan and must be removed within seven days after the completion of the project;
- g. Temporary signs for special events such as charitable, church, or community activities. Such signs may not be posted earlier than three weeks before and must be removed within one day after the event;
- h. Temporary signs advertising a "garage sale" not exceeding six square feet in area. Such signs may not be posted earlier than

three days before and must be removed within one day after the sale;

- i. Works of art that do not include a Commercial Message;
- j. Holiday lights and decorations with no Commercial Message;
- k. No Trespassing, No Hunting, and No Fishing Signs placed by the landowner.

#### (7) Prohibited Signs

All signs not expressly permitted under this Section or exempt from regulation hereunder in accordance with this Section are prohibited in the City or its extraterritorial jurisdiction. Such signs include, but are not limited to:

- a. Beacons
- b. Illuminated Signs
- c. Inflatable signs and tethered balloons
- d. Moving Signs
- e. Off-Premise Signs (except City-owned Directional Signs)
- f. Snipe Signs
- g. Obscene Signs

#### (8) Nonconforming Signs

- a. Ordinary maintenance of a nonconforming sign without substantial alteration is permitted
- b. In the event that a change in use, occupancy, or ownership occurs and necessitates the alteration of a nonconforming sign in any manner, the entire sign must then comply with the provisions of this section.
- c. Nonconforming signs which have been damaged, destroyed, or dismantled for any purpose other than routine maintenance may be replaced only if the cost of repairing the sign does not exceed sixty percent (60%) of the market value cost of erecting a new sign of the same type at the same location that meets the requirements of this section.
  - i. Evidence of the cost of repair, and cost and market value of erecting a new sign shall be submitted to the City Staff Administrator prior to repair, but such evidence shall not be conclusive of the Administrator's decision.
  - ii. A decision by the Administrator denying the repair may be appealed to the City Council by written request of the applicant.

### **Section 5.11 Landscaping Design Requirements**

#### (1) Purpose and Applicability

- a. Landscaping shall be provided to maintain a rural character, provide stability, and enhance the visual and aesthetic image of the City of Blanco.