



AGENDA

Raymore Planning and Zoning Commission Regular Meeting
City Hall – 100 Municipal Circle
Tuesday, July 15, 2025
6:00 PM

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Personal Appearances**
- 5. Consent Agenda**
 - A. Approval of Minutes from the June 3, 2025 Meeting
- 6. Unfinished Business**
- 7. New Business**
 - A. 37th Unified Development Code Amendment - Chapter 435 Signage (public hearing)
- 8. City Council Report**
- 9. Staff Report**
 - A. June 2025 Department Report
- 10. Public Comment**
- 11. Commission Member Comment**
- 12. Adjournment**

MEETING PROCEDURES

Any person requiring special accommodation (i.e., qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify this office at (816) 331-3324 no later than forty eight (48) hours prior to the scheduled commencement of the meeting.

Hearing aids are available for this meeting for the hearing impaired. Inquire with the City Clerk, who sits immediately left of the podium as one faces the dais.

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, JUNE 3, 2025** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: LOREN SHANKS, AARON HARRISON, MATTHEW WIGGINS, KELLY FIZER, ERIC SMITH, AND MAYOR TURNBOW. ABSENT WAS MARIO URQUILLA. ALSO PRESENT WAS DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, CITY PLANNER DAVE MCCUMBER, CITY ATTORNEY JONATHAN ZERR, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

1. Call to Order – Chairman Wiggins called the meeting to order at 6:00 p.m.

2. Pledge of Allegiance

3. Roll Call – Roll was taken and Chairman Wiggins declared a quorum present to conduct business.

4. Personal Appearances - None

5. Consent Agenda

a. Approval of Minutes from the May 6, 2025 meeting.

Motion by Mayor Turnbow, Seconded by Commissioner Shanks to approve the Consent Agenda.

Rollcall Vote on Motion:

Commissioner Shanks	Aye
Commissioner Harrison	Aye
Commissioner Fizer	Aye
Commissioner Smith	Abstain
Commissioner Urquilla	Absent
Mayor Turnbow	Aye
Chairman Wiggins	Aye

Motion passed 5-0-1.

6. Unfinished Business - None

7. New Business -

a. Case #25014 - Final Development Plan - Iconic Mixed Use Development

Matt Tapp, developer for the Iconic project, noted that the project is in the final stages of development. Mr. Tapp made himself available for questions after the Staff presentation.

City Planner Dave McCumber gave an overview of the case, including the staff report, existing and surrounding zonings, past planning actions, alignment with the Comprehensive Plan, Staff comments, and findings of fact. The project is located at the NW corner of Dean Avenue and Johnston Drive. The project consists of a mixed use planned development including four multi-family buildings containing 299 dwelling units, a clubhouse, and one commercial retail building. A future hotel is a part of the project, however the hotel is not included in the phase being presented in this case. The project is 22.31 acres including 5 lots, 4 of which are being proposed in the case being presented, including one tract for stormwater purposes. There is an approved MOU which rezoned the project from R3-A to a PUD zoning including a

preliminary plat. Parking requirements have been met, and landscaping standards have been met as well. City Staff recommends the Planning & Zoning Commission accept the findings of fact and forward the Case to the City Council with a recommendation of approval, subject to the condition that the photometric plan submitted by the developer be reviewed and approved.

Motion by Mayor Turnbow, seconded by Commissioner Fizer to accept the Staff proposed findings of fact for Case #25014, Final Development Plan - Iconic Mixed Use Development, and forward to the City Council with a recommendation of approval subject to the conditions as outlined.

Rollcall Vote on Motion:

Commissioner Shanks	Aye
Commissioner Harrison	Aye
Commissioner Fizer	Aye
Commissioner Smith	Aye
Commissioner Urquilla	Absent
Mayor Turnbow	Aye
Chairman Wiggins	Aye

Motion passed 6-0-0.

8. City Council Report

City Attorney Jonathan Zerr noted that there were no City Council meetings since the Commission last met. Mayor Turnbow noted that he asked the City Council for two approval of the two new Planning Commission members to fill the empty seats.

9. Staff Report

Mr. Gress gave the staff report, including the Development Services monthly report, and an update on the new Ate1Six restaurant that will be opening. The Commission will be updated regarding upcoming meetings as they come along.

Chairman Wiggins asked when Einstein Brothers would open.

Mr. Gress noted that they are slated to open at the end of June.

10. Public Comment

There were no public comments.

11. Commission Member Comment

Commissioner Shanks thanked everyone who attended the meeting, and asked if other cities are growing at the same rate as Raymore.

Mr. Gress noted that Raymore was shown to be the fastest growing city in 2024 when compared to similar nearby communities.

Commissioner Harrison thanked staff.

Chairman Wiggins thanked Staff and wished everyone a happy 4th of July.

Commissioner Fizer thanked staff and thanked the City for their severe weather preparedness.

Commissioner Smith thanked staff.

Mayor Turnbow noted that Case #25014 has been a project that has been on the radar for quite some time. The developers have been very cognizant of the needs of the City, and have adapted their project to suit those needs. The project will add good variety to the City.

12. Adjournment

Motion by Mayor Turnbow, Seconded by Commissioner Smith, to adjourn the June 3, 2025 Planning and Zoning Commission meeting.

Rollcall Vote on Motion:

Commissioner Shanks	Aye
Commissioner Harrison	Aye
Commissioner Fizer	Aye
Commissioner Smith	Aye
Commissioner Urquilla	Absent
Mayor Turnbow	Aye
Chairman Wiggins	Aye

Motion passed 6-0-0.

The June 3, 2025 meeting adjourned at 6:19pm.

Respectfully submitted,
Emily Jordan

37TH UNIFIED DEVELOPMENT CODE AMENDMENT

APPLICANT -	REQUESTED ACTION
City of Raymore, MO	37th Amendment to the Unified Development Code (UDC), updating the regulations on signage in the City. The proposed action would repeal existing UDC Chapter 435 Signs, and replace it with a new proposed Chapter 435 - Signage.

GENERAL INFORMATION -

ADVERTISEMENT -	DATE
Planning and Zoning Commission	June 26, 2025 North Cass Herald Newspaper
City Council	July 24, 2025 North Cass Herald Newspaper

PUBLIC HEARING	DATE -
Planning and Zoning Commission	July 15, 2025 Planning and Zoning Meeting
City Council	August 11, 2025 City Council Meeting

TEXT AMENDMENT REQUIREMENTS -

Chapter 470: Development Review Procedures outlines the applicable requirements for amending the text of the Unified Development Code.

Section 470.020 (B) states: "...text amendments may be initiated by the City Council or the Planning and Zoning Commission".

Section 470.020 (F) requires that a public hearing be held by the Planning and Zoning Commission and the City Council.

Section 470.020 (G) (2) establishes the findings of fact that the Planning and Zoning Commission and City Council must take into consideration.

STAFF COMMENTS -

1. Staff held a Work Session meeting with the City Council in March of 2024 to review elements of the sign code that would need to be reviewed and amended. Staff also presented a draft sign code to the Planning and Zoning Commission as part of the 2024 Annual Review of the Unified Development Code, among other miscellaneous topics in September of 2024. The final draft of the sign code is now presented for review.
2. A summary of the proposed changes to Chapter 435 - Signs includes the following:
 - a. Refined signage regulations to remove content based regulations and enhance regulations based on zoning classifications and use.
 - b. Clarified permitting requirements and approval procedures for various sign types.
 - c. Added more comprehensive definitions for various sign types and categories, with type-specific regulations.
 - d. Refined landscaping requirements for monument signs, ensuring consistency between Chapter 430 (Landscaping & Screening) and Chapter 435 (Signs).
 - e. Expanded provisions for incidental signs beyond drive-thru uses to include specific residential uses.
 - f. Expanded temporary signage allowances for grand openings, allowing for broader promotional activities during an initial 45-day opening period.
 - g. Established more precise location and spacing requirements for temporary signs across all districts.

FINDINGS OF FACT -

1. Whether such change is consistent with the intent and purpose of the Unified Development Code and plans adopted by the City of Raymore

The proposed text amendment is consistent with the intent and purpose of the Unified Development Code and plans adopted by the City of Raymore. The proposed regulations are intended to provide for orderly development of the City, which includes signage within the built environment and public realm.

2. Whether the proposed text amendment corrects an error or inconsistency in the code.

The amendment proposes a total re-write of the sign code based on recent Supreme Court rulings on content-based sign regulations, and adds in additional specific regulations for

various signage types, both temporary and permanent. The amendment also considers feedback from the local business and development community, including sign preferences and needs for business support. The proposed amendment adds additional sign types and regulations not previously included in the Code. The proposed amendment does correct legal inconsistencies in the Code based on Supreme Court rulings on free speech.

3. The areas which are most likely to be directly affected by such change and in what way they will be affected.

In general, the City as a whole would be impacted by the amendment, as it proposes regulations for signage in all zoning districts, including residential, commercial, and industrial zones. The proposed regulations will apply to both temporary and permanent signage in all residential districts.

4. Whether the proposed amendment is made necessary because of changed or changing conditions in the areas and/or zoning districts affected by it.

The proposed amendments are generally not made necessary because of changed or changing conditions in the zoning districts. The proposed changes are being made based on rulings of the Supreme Court regarding signage regulations and free-speech, and feedback from the local business community.

5. Whether the proposed text amendment is in the best interests of the City as a whole.

The proposed text amendment is in the best interests of the City as it will update the City's signage regulations to bring them into compliance with legal rulings by removing regulations that are currently considered to be content-based. It also better meets the needs of the local business community by expanding and defining allowable signage types, and clarifying permitting requirements and processes.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Planning and Zoning Commission	Review/Hearing/Recommendation	July 15, 2025
City Council	Review/Hearing/Approval or Denial	August 11, 2025 (1st Reading) August 25, 2025 (2nd Reading)

STAFF RECOMMENDATIONS -

Staff recommends a motion to accept the proposed findings of fact and to forward Case No. 25027 - 37th Amendment to the Unified Development Code to the City Council with a recommendation of approval.

PROJECT ATTACHMENTS -

- Chapter 435 - Signs (current form)
- Chapter 435 - Signage (proposed)
- Permanent Signage Table (proposed) - Residential & Commercial Districts
- Temporary Signage Table (proposed) - Residential & Commercial Districts

Chapter 435

SIGNS

§ 435.010.	Purpose.	§ 435.060.	Additional Standards for
§ 435.020.	Applicability.		Specific Sign Types.
§ 435.030.	Sign Measurement and	§ 435.070.	Temporary Event Signs.
	Interpretation.	§ 435.080.	Illumination of Signs.
§ 435.040.	Standards of General	§ 435.090.	Removal of Abandoned and
	Applicability.		Illegal Signs.
§ 435.050.	Sign Types Permitted.	§ 435.100.	Conditional Use Permits.
		§ 435.110.	Inflatable Sign Permit.

§ 435.010. Purpose. [Amendment 9 – Ordinance 2011-22, 4-11-2011]

The purpose of this chapter is to achieve balance among the following differing, and at times, competing goals:

- A. To encourage the effective use of signs as a means of communication for businesses, organizations and individuals in Raymore;
- B. To provide a means of way-finding in the community, thus reducing traffic confusion and congestion;
- C. To provide for adequate business identification, advertising, and communication;
- D. To prohibit signs of such excessive size and number that they obscure one another to the detriment of the economic and social well-being of the City of Raymore;
- E. To protect the safety and welfare of the public by minimizing hazards to pedestrian and vehicular traffic;
- F. To preserve property values by preventing unsightly and chaotic development that has a blighting influence upon the community;
- G. To differentiate among those signs that, because of their location, may distract drivers on public streets and those that may provide information to them while they remain in their cars but out of active traffic;
- H. To minimize the possible adverse effects of signs on nearby public and private property; and
- I. To implement the goals and objectives of the Growth Management Plan.

§ 435.020. Applicability.

- A. Generally. The regulations of this chapter apply to all signs within the corporate limits of Raymore unless otherwise expressly stated.
- B. Permits Required. **[Amendment 9 – Ordinance 2011-22, 4-11-2011]**
 - 1. Except as otherwise provided in this chapter, it is unlawful for any person to erect, construct, enlarge, move or convert any sign in the City of Raymore, Missouri or cause the same to be done without first obtaining a sign permit from the Development Services Director.
 - 2. Permits are not required for:
 - a. Replacing or altering the message on a changeable copy sign; or
 - b. Painting, repairing, cleaning or maintaining a sign unless a structural change is made; or
 - c. Non-commercial message signs.
 - 3. Permits will be issued in accordance with the sign permit procedures of Section 470.190.
- C. Signs Exempt from Regulation. **[Amendment 9 – Ordinance 2011-22, 4-11-2011]**
 - 1. The following signs are exempt from regulation under this chapter:
 - a. Signs placed by a governmental body, governmental agency, or public authority, such as traffic signs, signals or regulatory devices or warnings; public notices; signs of historical

interest; or other similar signs or devices;

- b. Memorial signs or tablets, names of buildings and date of construction or establishment when cut into any masonry surface;
- c. Signs inside buildings, inside windows or painted on windows or on glass portions of doors of buildings;
- d. Banners on public utility pole brackets placed by public entities for public events or campaigns, such as "Welcome to Raymore" banners; and
- e. Signs carried by a person; and
- f. Temporary event signs for public, charitable, religious or fraternal organizations, subject to the following limitations:
 - (1) Maximize copy area of thirty-two (32) square feet;
 - (2) Installed no sooner than thirty (30) days prior to the event and removed within five (5) days of the event.

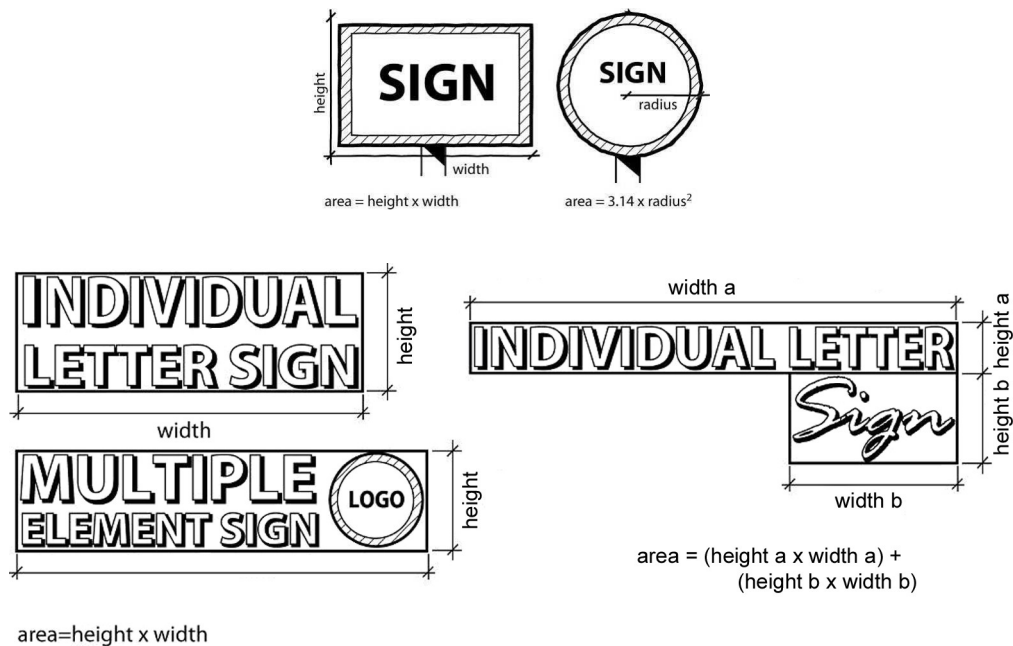
D. Prohibited Signs. The following signs are prohibited:

- 1. Snipe signs;
- 2. Vehicle signs;
- 3. Portable signs;
- 4. Any sign or other advertising structure displaying any obscene, indecent or immoral matter;
- 5. Any sign that obstructs or is attached to a fire escape;
- 6. Any sign that obstructs a window, door, opening required for legal ventilation, or any other opening; or prevents free passage from one part of the roof to another;
- 7. Attention-attracting devices, electrical signs, displays or illuminated signs that may impair night vision, are a hazard to traffic or interfere with or conflict with traffic signals, whether inside or outside the building;
- 8. All signs in the public right-of-way or on public property, whether permanent or temporary, except signs installed by a government entity;
- 9. Pole signs; and
- 10. Roof signs.

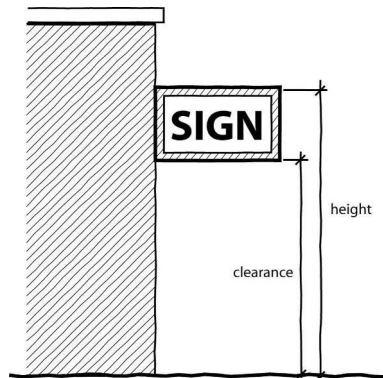
§ 435.030. Sign Measurement and Interpretation.

- A. Measurement of Area of Individual Signs. The area of a sign face will be computed by means of the smallest square, circle, rectangle, triangle or combination thereof that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. The area of a sign face does not include any supporting framework, bracing or decorative fence or wall when the fence or wall otherwise meets

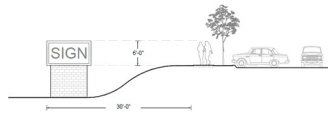
the regulations of this chapter and is clearly incidental to the display itself.



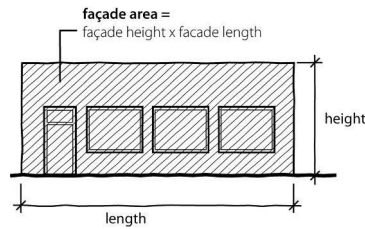
- B. **Sign Height Measurement.** For projecting and under canopy signs, the height of a sign will be computed as the distance from the highest point of the sign structure to the lowest point on the ground directly below the sign. **[Amendment 21 – Ordinance 2015-005, 1-26-2015]**



For freestanding signs, the height of a sign will be computed as the distance from the highest point of the sign structure to the lowest point on the ground directly below the sign. For lots with an elevation below the adjacent street, the height of the sign will be computed as the distance from the highest point of the sign structure to the height of the sidewalk, or curb line of street if no sidewalk exists, adjacent to the property, provided the sign is installed within thirty (30) feet of the street right-of-way line.

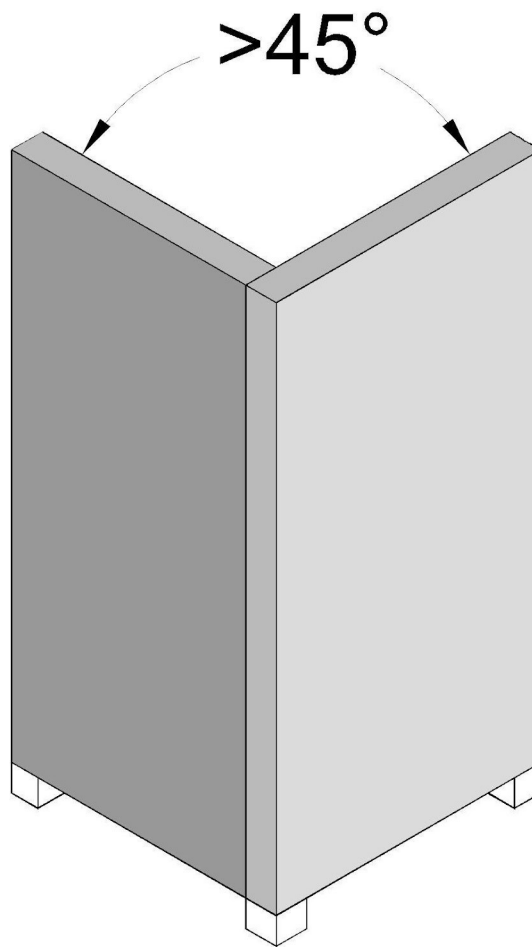


- C. **Building Façade Area Measurement.** Building façade area includes the entire area of a building wall, including doors, windows, recessed and projecting areas, and all other features, measured from the ground to the top of the roof, including architectural features.



- D. **Determination of Visibility or Legibility.**

1. Where this chapter requires a determination of “visibility” or “legibility,” the standard will be based on the eyesight of an adult eligible to receive a Missouri driver’s license (wearing any corrective lenses required by the license). Where the height of the person is material to the determination, the person will be presumed to be more than five (5) feet and less than six (6) feet tall.
 2. In determining visibility of a sign from a residential property, it will be assumed that a two-story residence will occupy the property with second-story windows facing toward the sign.
- E. **Sign Face Separation.** For the purposes of computing sign area, a single sign becomes two (2) signs if there is an angle created between the two (2) outer surfaces of the sign greater than forty-five degrees (45°).



§ 435.040. Standards of General Applicability. [Amendment 9 – Ordinance 2011-22, 4-11-2011]

A. Materials and Construction.

1. Except as otherwise expressly stated in this chapter, all permanent signs, sign structures and non-structural trim must be constructed of approved combustible or non-combustible materials.
2. Letters, figures, characters or representations in cutout or irregular form maintained in conjunction with, attached to or superimposed upon any sign must be safely and securely built or attached to the sign structure.
3. Illuminated signs produced in quantity (as opposed to signs custom-built for specific locations) must be constructed in accordance with the "Standards for Electric Signs" (U.L. 48) of the Underwriters' Laboratories, Inc.
4. All electrical signs must be connected to permanent electrical service installed according to the requirements of the electrical code. All wiring for newly constructed detached signs must be underground.
5. Any sign, other advertising structure, marquee, canopy or awning as defined in this chapter must be designed and constructed to withstand a wind pressure of not less than twenty-five (25)

pounds per square foot of net surface area; and must be constructed to receive dead loads as required in the building code and/or other City ordinances.

6. Any sign drawing submitted with a sign permit application for a monument or projecting sign shall include the signature and seal of an engineer or architect registered in the State of Missouri.

B. Obstructions.

1. All signs must comply with the intersection visibility standards of Section 440.040.
2. No sign may interfere with, block or obstruct:
 - a. Any vehicular entrance or exit to a parking lot;
 - b. Any vehicular access way;
 - c. Any parking space; or
 - d. Any pedestrian sidewalk, path or crosswalk.

C. Landscaping. All monument signs for new developments must be landscaped according to Section 430.050.

D. Noncommercial Messages. Any sign allowed under this chapter may contain, in lieu of any other message or copy, any lawful noncommercial message, so long as the sign complies with the size, height and other requirements of this chapter.

E. Master Signage Plan. A master signage plan shall be submitted with any site plan application for new developments. The signage plan should generally depict location and design of monument and wall signs. The actual tenant name does not need to be identified on the signage plan.

§ 435.050. Sign Types Permitted. [Amendment 2 – Ordinance 29073, 7-27-2009; Amendment 9 – Ordinance 2011-22, 4-11-2011; Amendment 34 - Ordinance 21-073, 12-13-2021]

Signs are permitted in each zoning district as follows:

Zoning District	Sign Type	Max Number Permitted	Maximum Size (sq ft)	Maximum Height	Illumination Permitted	Additional Requirements
A	Monument	1 per street frontage	64	12	Direct or indirect	Signs with a commercial message are only permitted upon property that has approval for a public, civic or commercial use or as permitted in Section 435.070A2. See Sections 435.060 A,B,C, & D; 435.070
	Wall	3 per establishment	10% of façade area	n/a	Direct or indirect	
	Temporary Event	Noncommercial Message	1 per street frontage for each event, issue, candidate or belief	64	12	
		Commercial Message	1 per street frontage			
	Monument	1 per street frontage	32	6	Direct or indirect	Signs with a commercial message are only permitted upon property that has approval for a public, civic or commercial use or as permitted in Section 435.070A2. See Sections 435.060 A,B,C, & D; 435.070
	Wall	3 per establishment	10% of façade area	n/a	Direct or indirect	
	Temporary Event	Noncommercial Message	1 per street frontage for each event, issue, candidate or belief	32	6	
		Commercial Message	1 per street frontage			
RE, RR, R-3, R-3A, R-3B, PUD and PR	Monument	1 per street frontage	32	6	Direct or indirect	Signs with a commercial message are only permitted upon property that has approval for a public, civic or commercial use or as permitted in Section 435.070A2. See Sections 435.060 A,B,C, & D; 435.070
	Wall	3 per establishment	10% of façade area	n/a	Direct or indirect	
	Temporary Event	Noncommercial Message	1 per street frontage for each event, issue, candidate or belief	32	6	
		Commercial Message	1 per street frontage			
	Monument	1 per street frontage	32	6	Direct or indirect	Signs with a commercial message are only permitted upon property that has approval for a public, civic or commercial use or as permitted in Section 435.070A2. See Sections 435.060 A,B,C, & D; 435.070
	Wall	3 per establishment	10% of façade area	n/a	Direct or indirect	
	Temporary Event	Noncommercial Message	1 per street frontage for each event, issue, candidate or belief	16	6	
		Commercial Message	1 per street frontage			
R-1A, R-1, R-1.5, and R-2	Monument	1 per street frontage	32	6	Direct or indirect	See Section 435.060D
	Wall	3 per establishment	10% of façade area	n/a	Direct or indirect	
	Temporary Event	Noncommercial Message	1 per street frontage for each event, issue, candidate or belief	16	6	
		Commercial Message	1 per street frontage			
PO & C-1	Monument	1 per street frontage	32	6	Direct or indirect	See Section 435.060D
PO & C-1	Wall	3 per establishment plus 1 under canopy	10% of facade area	n/a	Direct or indirect	See Section 435.060 A,B,C

Zoning District	Sign Type		Max Number Permitted	Maximum Size (sq ft)	Maximum Height	Illumination Permitted	Additional Requirements
PO & C-1	Temporary Event	Noncommercial Message	1 per establishment per street frontage for each event, issue candidate or belief	32	6	Not permitted	See Section 435.070
		Commercial Message	1 per establishment per street frontage				
C-2, C-3, BP, M-1 and M-2	Monument Sign	Individual building with 1 tenant	1 per street frontage	32	6	Direct or indirect	See also Section 435.060D
		Individual building 2-4 tenants	1 per street frontage	48	6	Direct or indirect	See also Section 435.060D
		Shopping center under 100,000 square feet	1 per street frontage	80	15	Direct or indirect	See also Section 435.060D
		Shopping center 100,000 square feet or more	1 per street frontage	300	30	Direct or indirect	See also Section 435.060D
		Billboard on lot under 2 ac	1 per street frontage	32	6	Direct or indirect	See also Section 435.060D & E
C-2, C-3, BP, M-1 and M-2	Monument or Ground	Billboard on lot 2-5 ac	1 per street frontage	48	6	Direct or indirect	See also Section 435.060D & E
		Billboard on lot greater than 5 ac	1 per street frontage	80	15	Direct or indirect	See also Section 435.060D & E
C-2, C-3, BP, M-1 and M-2	Wall		3 per establishment plus 1 under canopy	10% of facade area	n/a	Direct or indirect	See also Section 435.060A, B, C
C-2, C-3, BP, M-1 and M-2	Temporary Event	Noncommercial Message	1 per establishment per street frontage for each event, issue, candidate or belief	32	6	Not permitted	See Section 435.070
		Commercial Message	1 per establishment per street frontage				

§ 435.060. Additional Standards for Specific Sign Types. [Amendment 9 – Ordinance 2011-22, 4-11-2011]

The following standards are in addition to the applicable standards as specified in Section 435.050.

A. Wall Signs.

1. A wall sign that is attached to a masonry wall shall be secured by means of anchors, bolts and expansion screws, masonry nails or similar connectors. A wall sign that is attached to a wall of wood may be anchored with wood blocks and screws.
2. Signs advertising special services count against the allowable total number of signs and sign area (e.g. pharmacy sign on a discount store).
3. Wall signs are permitted on any side of a building.

B. Projecting Signs.

1. Projecting signs may not project more than five and one-half (5 1/2) feet beyond the face of the building.
2. Projecting signs must be a minimum of ten (10) feet above the level of any sidewalk from the bottom of the sign.
3. Any projecting sign within twenty-five (25) feet of a street or alley intersection must be a minimum of fourteen (14) feet above the sidewalk from the bottom of the sign.

C. Under Canopy Signs. Under canopy signs of greater than four (4) square feet must be rigidly mounted, and there must be ten (10) feet clearance between the base of any under canopy sign and the sidewalk.**D. Freestanding Signs.**

1. A freestanding monument sign shall be supported with a base that is at least eighty percent (80%) of the width of the sign at its widest point.
2. A freestanding ground sign shall be supported by two (2) or more posts or supports.
3. Permanent freestanding signs are not permitted within any utility or drainage easement.
4. Freestanding signs shall be set back a minimum of five (5) feet from all property lines.

E. Billboard Signs.

1. Billboard signs are permitted only along Interstate 49, U.S. Highway 71 or Missouri 58.
2. No billboard sign may be located within one thousand (1,000) feet of any existing billboard sign.
3. A letter of authorization by the property owner is required for application of any billboard sign.
4. Billboard signs shall be set back a minimum of five (5) feet from all property lines.

F. Subdivision Entrance Signs. Subdivision entrance signs may be located at entrances to the subdivision and shall be within a sign easement, common area, or private property. The developer or property owners association is responsible for the maintenance and upkeep of the subdivision

identification signs. Location of signs shall be subject to the provisions of this chapter as well as other applicable ordinances. Such signs shall be monument signs.

G. Incidental Signs. Incidental signs are permitted subject to the following limitations: **[Amendment 33 - Ordinance 2020-068, 11-23-2020]**

1. Incidental signs used for directing traffic shall be monument signs and are subject to the following limitations:
 - a. Are only allowed for businesses with drive-thru facilities;
 - b. Shall not exceed nine (9) square feet in area or three (3) feet in height; and
 - c. The maximum number and location of signs shall be determined by the Planning and Zoning Commission.
2. An incidental sign that is used for ordering products, such as a drive-thru menu board, shall comply with Section 435.060I.
3. No commercial message shall be included on any incidental sign, except upon a drive-thru menu board.
4. All other incidental signs must be wall signs and shall not exceed nine (9) square feet in area.

H. Electronic Message Center Signs. Electronic message center signs are permitted subject to the following limitations:

1. Not allowed as part of a temporary event sign.
2. Any portion of the message or image must have a minimum duration on screen of eight (8) seconds. Exception to this requirement is made for a sign that displays time and temperature.
3. The change from one (1) message to the next shall not take more than one (1) second and shall not involve flashing or movement of text or images.
4. In case of malfunction, the sign display shall be defaulted to a blank screen.
5. Prior to the issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed seven thousand (7,000) NITS during daylight hours and two thousand five hundred (2,500) NITS between dusk and dawn and that the intensity level is protected from end-user manipulation.
6. The sign shall not display light of such intensity or brilliance to cause glare or otherwise impair the vision of the driver, or result in a nuisance to the driver.

I. Drive Thru Menu Boards. **[Amendment 33 - Ordinance 2020-068]**

1. Location of the sign shall be included with development or site plans.
2. Sign cannot be located between the building and the right-of-way line or any arterial road.
3. Restaurants providing drive-thru but not curbside service may have no more than two (2) menu boards per drive-thru lane, not to exceed eight (8) feet in height and forty-two (42) square feet in total size per menu board.
4. Restaurants providing curbside service may have no more than one (1) menu board per bay not

to exceed six (6) square feet per sign face for each menu board.

5. Electronic menu boards are limited to changing three (3) times per day maximum.

§ 435.070. Temporary Event Signs. [Amendment 9 – Ordinance 2011-22, 4-11-2011]

A. General. [Amendment 2 – Ordinance 29073, 7-27-2009]

1. Temporary event signs may be installed as a freestanding sign or a wall sign.
2. The only commercial messages allowed on temporary event signs on residential property are a message pertaining to the sale or lease of the premises; a message for a business that is completing construction, remodeling or home improvement work upon the property; or a message related to an occasional sale (such as a garage sale or yard sale), held in compliance with all applicable city ordinances.

B. Permits.

1. A temporary event sign permit and applicable fee is required prior to the placement of any temporary event sign that contains a commercial message and is located on a non-residential zoned property.
2. A maximum of four (4) temporary event sign permits will be issued per establishment per calendar year.
3. A temporary event sign permit is initiated upon the placement or installation of the sign and expires upon the termination of the event as defined in Section 435.070F.
4. A period of ten (10) days must elapse between the time a prior temporary event sign is removed and another temporary event sign permit is issued for the same establishment.
5. A temporary event sign permit is not required for a real estate sale or lease sign.

C. Size. The maximum size and height of any temporary event sign is specified in Section 435.050.

D. Location. Temporary event signs must be located entirely on private property. Temporary event signs that contain a commercial message shall be located on the parcel where the advertised goods, service or event is available.

E. Number. The maximum number of temporary event signs per parcel is specified in Section 435.050.

F. Duration. Temporary event signs may be placed upon initiation of the temporary event, and must be removed within five (5) days of the termination of the event. Initiation and termination of particular events shall be interpreted as follows: **[Amendment 33 - Ordinance 2020-068]**

1. **Election.** Initiation thirty (30) days prior to the election of candidates or decision of a ballot question and termination upon the election of a candidate to office; resolution of a ballot question; or defeat of a candidate in a primary or general election event, as applicable.
2. **Real Estate/Tenant Space Sale or Lease.** Initiation upon the actual availability of the parcel or tenant space for sale or lease, and termination upon transfer of ownership of the real estate or occupancy of the new tenant.
3. **Building Construction or Remodeling.** Initiation upon issuance of a building permit or commencement of the construction or remodeling work and termination upon issuance of a

certificate of occupancy or completion of the construction or remodeling work.

4. Sales or Promotional Event. Initiation upon installation of the temporary event sign and termination upon the ending of the sales or promotional event. For the purposes of this subsection, under no circumstance shall a sales or promotional event exceed thirty (30) days.

§ 435.080. Illumination of Signs. [Amendment 6 – Ordinance 2010-50, 6-14-2010; Amendment 13 – Ordinance 2012-074, 9-24-2012]

- A. Signs may be illuminated as permitted in Section 435.050 and other provisions of this chapter. The lighting for any sign that would be visible from any residentially zoned property shall be designed so that no direct glare from any light source is focused, beamed or directed at such property.
- B. Flashing lights, rapidly changing or intermittent-type illumination, rotating beams, or illumination resembling emergency lights are prohibited for the illumination of signs.
- C. The electric wiring for all illuminated signs must be located underground.
- D. An electrical permit shall be obtained for any illuminated sign.

§ 435.090. Removal of Abandoned and Illegal Signs. [Amendment 9 – Ordinance 2011-22, 4-11-2011]

- A. Any temporary event sign for which a permit has expired shall be considered an illegal sign.
- B. Any sign that fails to meet the maintenance requirements of this chapter shall be deemed to be abandoned.
- C. Except as specifically provided elsewhere in this chapter, any sign placed within the City right-of-way shall be considered an illegal sign.
- D. Abandoned and illegal signs shall be subject to the enforcement provisions of Chapter 480.

§ 435.100. Conditional Use Permits. [Amendment 21 – Ordinance 2015-005, 1-26-2015]

A request to install a sign that is not allowed by this chapter or a request to install a sign that is not in conformance with the standards of this chapter may be filed as a Conditional Use Permit in accordance with Section 470.030.

§ 435.110. Inflatable Sign Permit.

In order to install an inflatable sign, an application shall be filed for an Inflatable Sign Permit. Applications for an Inflatable Sign Permit shall be filed in accordance with Section 470.240.

435.010 Purpose and Intent

- A. To encourage the effective use of signs as a means of communication for businesses, organizations and individuals in Raymore.
- B. To provide a means of way-finding in the community, thus reducing traffic confusion and congestion;
- C. To provide for adequate business identification, advertising, and communication;
- D. To prohibit signs of such excessive size and number that they obscure one another to the detriment of the economic and social well-being of the City of Raymore;
- E. To protect the safety and welfare of the public by minimizing hazards to pedestrian and vehicular traffic;
- F. To preserve property values by preventing unsightly and chaotic development that has a blighting influence upon the community;
- G. To differentiate among those signs that, because of their location, may distract drivers on public streets and those that may provide information to them while they remain in their cars but out of active traffic;
- H. To minimize the possible adverse effects of signs on nearby public and private property; and
- I. To implement the goals and objectives of the Comprehensive Plan

435.020 Applicability

- A. **Generally.** This article applies to all signs that are visible from a public right-of-way, adjacent property, or outdoor areas of public property. No signs shall be erected, placed, displayed, or maintained in any district or property within the City, except as specifically allowed in this Section.

- B. **Message and Content Neutrality**

- 1. This section regulates signs in a manner which is consistent with the speech freedoms of both the United States and Missouri Constitutions and the Missouri Statutes, and is intended to be content neutral.

2. Notwithstanding any other provision of this section no sign is subject to any additional limitation based on its content or message
- C. **Signs Exempt from Regulation.** The following signs or sign activities are exempt from the regulations of this Section.
1. Signs placed by a governmental body, governmental agency, or public authority, such as traffic signs, signals or regulatory devices or warnings; public notices; signs of historical interest; or other similar signs or devices;
 2. Memorial signs or tablets, names of buildings and date of construction or establishment when cut into any masonry surface;
 3. Signs inside buildings, inside windows or painted on windows or on glass portions of doors of buildings;
 4. Banners on public utility pole brackets placed by public entities;
 5. Signs carried by a person; and
 6. Temporary event signs for public, charitable, religious or fraternal organizations, provided that they do not exceed the applicable size, height and area regulations as they may be established herein.

435.030 Sign Permitting and Review

A. **Sign Permits Required.**

No person shall install, erect, display, alter, move or replace any non-exempt sign without first obtaining a sign permit issued by the Director in accordance with this Section. This section does not apply if the sign is exempt from sign permits as provided below. The Director shall issue sign permits only to:

1. Individuals, companies or organizations that possess a valid occupational license in the City, or
2. Individuals, entities or organizations that are exempt from an occupational license.

B. **Exemptions from Sign Permit.**

This Section does not require sign permits for the following:

1. Replacing or altering the changeable copy area of a sign;

2. Sign panel replacement on multi-tenant signs, provided the panel to be replaced does not exceed six square feet.
 3. Painting, repairing, cleaning or maintaining a sign unless a structural change is made or the alteration, or painting is being done due to a change in ownership of the business or premises.
 4. Temporary signs in non-commercial or non-industrial, not including mutli-family or apartment community zoning districts, except otherwise addressed herein, including, but not limited to, construction signs, garage sale signs, home parade signs, political signs, real estate signs, and opinion signs.
- C. While the signs listed in Subsection B. are exempt from the sign permit requirements, they are subject to all other applicable requirements of this Section.

D. Sign Permit Application.

An application for a sign permit shall be made in writing upon a form provided by the Development Services Department. The application is to be accompanied by the written consent of the owner, lessee, agent, or trustee having charge of the property on which the sign is proposed to be located, and the following information:

1. Accurate and scaled site plan showing the location of the property lines, buildings, parking areas, driveways, landscaped areas, utility lines, and the existing and proposed freestanding signs on the site.
2. Accurate and scaled building elevation(s) showing existing and proposed attached sign(s) (exempt signs need not be shown).
3. Accurate and scaled plans, details and samples showing the location, dimensions, materials and illumination of each proposed sign.
4. Photographs of the proposed sign location and the existing signs.
5. Any electrical permit required and issued for the sign.
6. Any other information that the Director determines is needed to determine whether the proposed sign complies with the intent of this article.

E. Sign Permit Review and Issuance.

1. Administrative Review. The Director shall have the authority to review and issue sign permits in accordance with Section 470.190 of this Code.

- i. If the sign permit application is complete, the Director shall review the sign permit application.
 - ii. If the sign permit complies with all applicable requirements of this article, the Director shall issue the permit.
 - iii. The Director may issue the permit with conditions needed to ensure compliance with the requirements of this Code.
 2. **Planning Commission Review.** The Planning and Zoning Commission may review sign applications for permitted permanent sign types listed in this Section which may exceed the maximum number of signs permitted, maximum sign area, or maximum height. The Commission may also review requests to install permanent signage that is not allowed by the Chapter. In reviewing the sign application, the Commission may consider:
 - i. The purpose and intent of this Section;
 - ii. Proposed or permitted uses of the property or building;
 - iii. Size or height of the building
 - iv. Proximity to other adjacent signs;;
 - v. Surrounding zoning and land uses;
 - vi. Topography of the site or unique visibility considerations; and
 - vii. The physical character of the sign, excluding content.
- F. Sign permit validity, suspension or revocation.**
- A sign permit shall become null and void if:
1. The work on the site authorized by that permit is not commenced within 180 days from its issuance, or
 2. The work authorized on the site by that permit is suspended or abandoned for a period of 180 days after the time the work is commenced.
 3. If a permit becomes null and void, the applicant shall not commence the activities authorized by the permit until a new sign permit is obtained.
 4. The Director may suspend or revoke a permit issued in error or based on incorrect, inaccurate, or incomplete information, or in violation of any City ordinance or regulation. The applicant may appeal a revocation with the Board of Zoning Adjustment.

435.040 Sign Definitions, Measurements, and Interpretations

A. Sign Definitions -

Permanent Signage Group - Signage that is either securely anchored to the ground or affixed to a building surface or parapet structure or designed to be permanently anchored to a supporting structure and remain in its original location without modification.

Permanent Freestanding Signage Category - A sign permanently resting on or supported by a slab, pedestal, post, pylon, or any other form of base located on the ground.

Monument sign. A freestanding sign in which the entire bottom of the sign is in contact with and anchored to the ground, or which is mounted on a solid base at least two-thirds of the width of the sign face, providing a solid and continuous background for the sign face from the ground to the top of the sign.

Monument sign, multi-tenant. A type of freestanding monument sign designed with two or more removable panels to identify the tenants in a building with more than one tenant space, or in a development with more than one building.

Monument sign, Subdivision Entrance. A freestanding monument sign that is located at an entrance of a residential subdivision and is associated with identification of the subdivision.

Landscape wall sign. A sign consisting of individual letters mounted or integrated into retaining walls, freestanding landscape walls, or similar vertical site features located on private property and visible from a public right-of-way or public space.

Electronic message sign. A type of sign that displays words, lines, logos, graphic images, or symbols, which may be changed electronically to provide different information, and which includes computer signs, electronic reader boards, video screens, LCD signs, electronic time and temperature signs, and other signs with electronically controlled changing or moving displays.

Menu/Order Board Signage - A type of daily notice sign used only in conjunction with drive-through or drive-in establishments.

Attached Signage Category - Any type of sign permanently affixed to an outside wall of a building.

Wall Sign. A type of on-building sign attached to or erected against an exterior wall of a building or structure that projects not more than twelve (12) inches from a wall and presents only one (1) face with advertising copy to the public and does not extend above the roofline.

Wall Sign, Residential Community. A type of on-building signage typically used in residential communities to identify the name of community or neighborhood building, clubhouse or other similar structure.

Awning sign. A type of on-building sign attached as an overhead covering that projects from and is supported by the wall of a building to shield a doorway, walkway, or window.

Canopy sign. A type of on-building sign that is directly affixed via bolts, brackets, or similar method to a rigid permanent canopy which is mounted to, or adjacent to, the façade of a building.

Under Canopy Sign. A display attached to the underside of a marquee or canopy and protruding over public or private sidewalks or right-of-way.

Marquee sign. A type of on-building signage attached to and made part of a permanent canopy or roof structure projecting beyond a building wall at an entrance to a building. Marquees generally extend along a building's wall and are generally designed and constructed to provide protection against weather.

Directional Sign. A type of permanent signage designed to provide direction to pedestrian and vehicular customer traffic to a specific destination or amenity within a development or site.

Addressing Signage. Signage that is affixed to a commercial building or structure, or residential dwelling or building containing addressing numerals for the purposes of identifying mailing address information.

Temporary Signage Group. A sign which is securely anchored by one or more posts, poles or stakes located outside of, or affixed to, a building or property for up to four 30-day periods of display in a calendar year. Such signs are not intended, designed or installed for permanent display, and often used for the purpose of informing the public of a temporary event.

Temporary Freestanding Sign Category. A type of sign that is posted for a limited period of time or not permanently attached to the ground, a building, or a load-bearing structure.

Dual post sign. A temporary freestanding sign supported by two vertical posts, typically installed into the ground., with a sign panel mounted between or across the two posts.

Banner sign. A type of temporary sign that is made of flexible material such as cloth or fabric, plastic, or vinyl or similar non-rigid material and supported along two sides or at two or more corners by poles, posts, wires, ropes, string, nails, or other removable fastening materials.

Board sign. A sign that is temporarily placed on the ground and is made of rigid material such as plywood or corrugated plastic. Board signs generally include a rigid, solid face supported by a rigid frame.

Feather or Quill sign. A sign consisting of a piece of vertically elongated, flexible material such as cloth or vinyl which is affixed to a single support post driven in the ground. The pole may be rigid or flexible but is not permanent. Feather signs are also known as feather flags, quill signs, bow flags, wind feather and teardrop signs.

Flag Sign. A type of temporary sign made of vinyl, fabric, or other similar lightweight all-weather flexible material which is mounted on a pole and displayed outward or upward. The pole can either be driven into the ground or attached to a building. If the pole is driven into the ground, it must be rigid and permanent. If the pole is attached to the building, it must also be rigid and securely anchored.

Sandwich Board/A-Frame Sign. A type of daily notice sign placed on the ground and constructed in such a manner as to form an "A"-like shape, hinged or not hinged at the top, with each angular face held together at an appropriate distance by a supporting element such as a folding bar, latch, or chain.

Inflatable Display Sign. A display, object or sign that is intended to be filled with air or other gas that depicts any container, figure, product, object or message.

Window Signage Category - A sign located within a building that is attached to the inside face of an exterior window.

Window sign - A type of sign that is either painted onto a window, attached to the inside face of an exterior window, or located inside a building within three feet of a window and intended to be viewed from the exterior of the building. Window signs may face toward the outside, the inside, or both.

Yard Signage Category - A sign category that is intended to accommodate a wide variety of sign purposes (e.g. Garage sale signs, for sale signs, political or initiative

signs, etc.), often needed on a temporary basis. Such signs are freestanding and mounted on one or two stakes or posts and do not have footings. All Yard Signs must be placed on private property and not within the City right-of-way.

Stake sign. A non-illuminated temporary sign that is mounted to either a wooden or wire stake that is secured in place by pushing it into the ground.

Frame sign. A type of yard sign that consists of a frame into which a sign face can be inserted and secured upon two or more wood, metal, or plastic stakes or ground spikes. Frame signs are generally used to support non-rigid materials such as vinyl.

Development and Construction Signage Category - A sign category which is limited to display during the active development of a subdivision plat or commercial construction projects.

Active Building Board Sign. A type of temporary development and construction signage, constructed of rigid material such as plywood or corrugated plastic which may be displayed on the site of a building actively under construction, and permitted only during the time in which a building permit is valid

Active Plat Board Sign. A type of temporary development and construction signage made of rigid material such as plywood or corrugated plastic which may be displayed on the site of subdivision plat active under construction

Grand Opening Event Signage. Additional temporary signage for commercial businesses to utilize during their initial opening to the public to better promote their business.

Pennant/streamer. Any small strips of lightweight plastic, fabric, or similar material shaped triangularly or rectangularly, suspended from a rope, wire, or string, usually in a series. The term "pennant" shall not include a "banner sign" as defined and regulated herein.

Pillar sign. A slender, three-dimensional freestanding vertical sign.

Pole sign. A freestanding sign that is mounted on a pole, tube, or other fabricated member without any architectural covering of the support structure.

Portable sign. A temporary sign that is not permanently affixed to one location and has the capability of being moved from one site to the next site, including any vehicle or trailer containing any advertising matter, words, symbols, or pictures, that is parked on public or private property, for the primary purpose of advertising or directing attention to

a business. This definition does not include sandwich signs or permitted temporary signs.

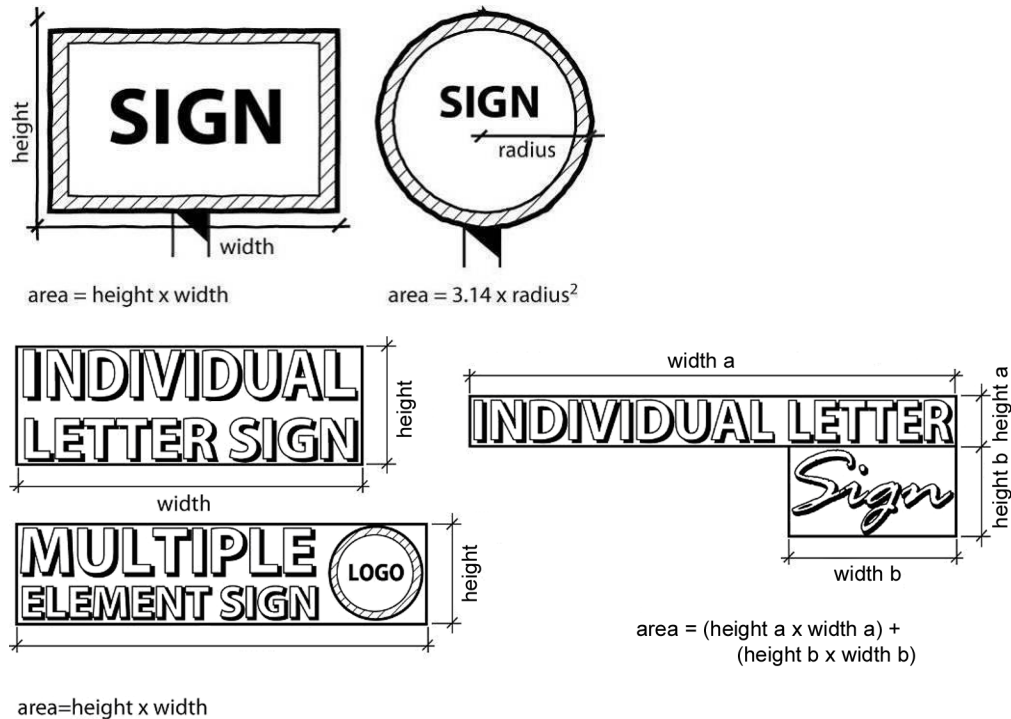
Snipe Sign. Any sign of a material such as cardboard, paper, pressed wood, plastic or metal that is attached to a fence, tree, light pole, utility pole or temporary structure or those staked into the ground, or any sign that is not securely fastened to a building or firmly anchored to the ground.

Sign Structure. All elements of a freestanding sign, including the sign face, background or decorative elements related to the presentation of the sign's message, and the structural supports.

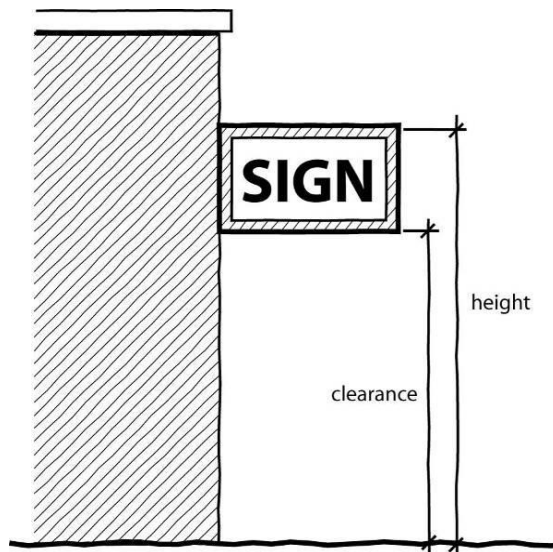
Vehicle Sign. A sign attached to, placed upon, mounted, painted, pasted or drawn on any vehicle or trailer that is parked on a property for the principal purpose of displaying the sign message and is not regularly and customarily used in the operation of the business.

B. Sign Measurements

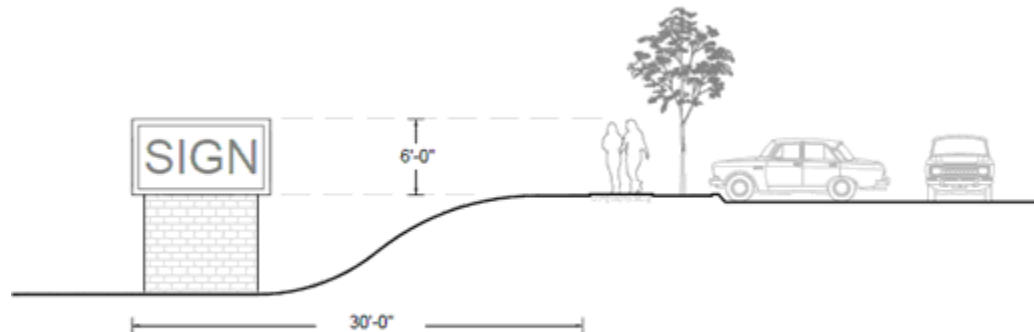
- 1. Measurement of Area of Individual Signs.** The area of a sign face will be computed by means of the smallest square, circle, rectangle, triangle or combination thereof that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. The area of a sign face does not include any supporting framework, bracing or decorative fence or wall when the fence or wall otherwise meets the regulations of this chapter and is clearly incidental to the display itself.



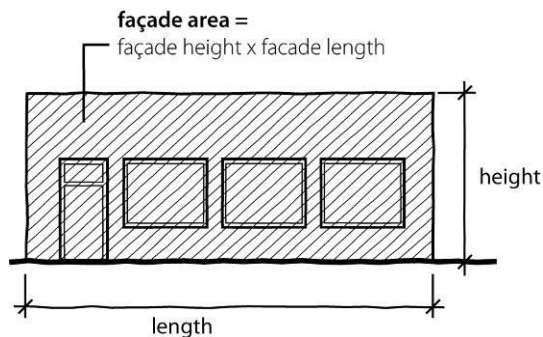
- 2. Sign Height Measurement.** For projecting and under canopy signs, the height of a sign will be computed as the distance from the highest point of the sign structure to the lowest point on the ground directly below the sign. For freestanding signs, the height of a sign will be computed as the distance from the highest point of the sign structure to the lowest point on the ground directly below the sign.



For lots with an elevation below the adjacent street, the height of the sign will be computed as the distance from the highest point of the sign structure to the height of the sidewalk, or curb line of street if no sidewalk exists, adjacent to the property, provided the sign is installed within thirty (30) feet of the street right-of-way line.

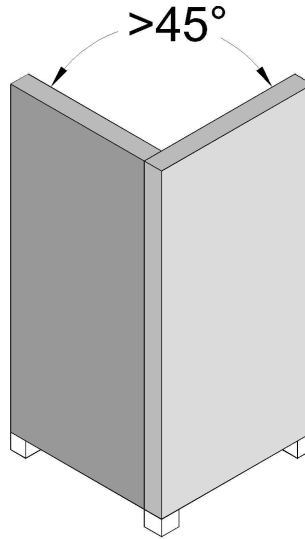


- 3. Building Façade Area Measurement.** Building façade area includes the entire area of a building wall, including doors, windows, recessed and projecting areas, and all other features, measured from the ground to the top of the roof, including architectural features.



- 4. Sign Face Separation.** For the purposes of computing sign area, a single sign becomes two (2) signs if there is an angle created between the two (2) outer

surfaces of the sign greater than forty-five degrees (45°)



- C. **Sign Setbacks** - signs must be located on-site, and outside of the public right of way and sight triangles.

435.050 General Standards of Applicability

A. Materials, Construction and Maintenance

1. Except as otherwise expressly stated in this chapter, all permanent signs, sign structures and non-structural trim must be constructed of approved combustible or non-combustible materials.
2. All signs, together with all their supports, braces, guys, and anchors, shall be kept in good repair and, unless constructed of galvanized or noncorroding metal, shall be given a protective coating as necessary to maintain a clean appearance and safe condition. All signs shall be maintained in accordance with all City ordinances, including ordinances concerning nuisances and vegetation.
3. Letters, figures, characters or representations in cutout or irregular form maintained in conjunction with, attached to or superimposed upon any sign must be safely and securely built or attached to the sign structure.

4. Illuminated signs produced in quantity (as opposed to signs custom-built for specific locations) must be constructed in accordance with the “Standards for Electric Signs” (U.L. 48) of the Underwriters’ Laboratories, Inc.
 5. All electrical signs must be connected to permanent electrical service installed according to the requirements of the electrical code. All wiring for newly constructed detached signs must be underground. Electrical permits shall be obtained for any signs requiring electrical service connections.
 6. Any permanent sign, other advertising structure, marquee, canopy or awning as defined in this chapter must be designed and constructed to withstand a wind pressure of not less than twenty-five (25) pounds per square foot of net surface area; and must be constructed to receive dead loads as required in the building code and/or other City ordinances.
 7. Any sign drawing submitted with a sign permit application for a monument or projecting sign shall include the signature and seal of an engineer or architect registered in the State of Missouri.
- B. Obstructions.** No sign may not be placed within, interfere with, block or obstruct:
1. Public right-of-way;
 2. Any vehicular entrance or exit to a parking lot;
 3. Any vehicular access way;
 4. Intersection visibility and/or safety;
 5. Any parking space; or
 6. Any pedestrian sidewalk, path or crosswalk.
- C. Landscaping.** All monument signs for new developments must be landscaped with shrubs, perennial and annual flowers, or ground cover (non-turf-grasses) plants. The landscaping area must be a minimum of three (3) feet wide on all sides of the monument base. Where the area around the base of the sign is insufficient in size for all of the required landscaping, the Development Services Director may permit installation of a portion of the required landscaping at an alternate location on the site.
- D. Master Signage Plan.** A master signage plan shall be submitted with any site plan application for new commercial developments in which signage will be proposed. The signage plan should generally depict the number, location and design of monument and wall signs, including directional or incidental signs proposed within a development.

Master sign plans shall indicate the amount, location, and type of signage allocated to buildings and/or tenant space. The number of sign types, such as awning signs, cabinet signs, individual graphics. If more than one sign type is used on a single building, the sign types shall have at least two of the following design elements in common with each other:

1. Common colors on the background or text.
2. Common lettering style.
3. Common size (e.g., a specified height common to each sign).
4. Common materials.

435.060 Sign Types Permitted

1. **Residential District and Uses.** The following permanent signs are permitted in residential zoning districts, or residential uses permitted within an agricultural district.

Sign Type	Number of Signs Allowed	Sign Location	Sign Face & Materials	Illumination	Sign Area & Height Regulations		Additional Requirements
					A, RE, RR, R1A, R1, R1.5, R2	R-3, R-3A, R-3B,	
Permanent Signage Group							
Freestanding Signage Category							
Monument Sign, Subdivision or Residential Community	1 per street frontage 2 per entrance per subdivision to an arterial or collector street.	5' from all property lines, within common area or easement for subdivision signage	Brick, stone, masonry or similar durable materials	Direct or Indirect	32 SF Max 6'Height	32 SF Max 6'Height	435.070A
Landscape Wall Sign	1 per street frontage	Permitted on any engineered retaining or landscape wall	Brick, stone or masonry block, with letters constructed of metal or	Direct or Indirect	1 SF per linear foot of wall length, not to exceed 6' in Height		435.070D

			similar durable materials			
Electronic Message Sign	Not allowed					
Attached Signage Category						
Wall Sign, Residential Community	3 per residential community building	On building facades, not to project above any roof line		Direct or Indirect	Not allowed	10% of building facade area 435.070H

2. **Commercial, Office, Industrial Districts and Non-Residential Uses.** The following permanent signs are permitted in commercial, office, or industrial districts.

Sign Type	Number of Signs Allowed	Sign Location	Sign Face & Materials	Illumination	Sign Area & Height Regulations		Additional Requirements
					PO, C-1, C2, C-3	BP, M-1, M-2	
Permanent Signage Group							
Freestanding Signage Category							
Monument Sign, Single Tenant Building	1 per street frontage	5' from all property lines	Brick, stone, masonry or similar durable materials	Direct or Indirect	32 SF Max 6'Height	32 SF Max 6'Height	435.070A
Monument Sign, Multiple Tenant Building					48 SF Max 6'Height	80 SF Max 15'Height	
Monument Sign, Shopping Center less than 100,000 GFA					80'Max 15' Height	Not allowed	
Monument Sign, Shopping Center greater than or equal to 100,000 GFA					300 SF Max 30' Height	Not allowed	

Pillar Sign			Supported by masonry base at least 2' in height, with metal, masonry, brick, stone etc... sign face		3.5' width per sign face, 20' Max Height		435.070C
Pole Sign	Not Permitted						
Landscape Wall Sign	1 per street frontage	Permitted on any engineered retaining or landscape wall	Brick, stone or masonry block, with letters constructed of metal or similar durable materials	Direct or Indirect	1 SF per linear foot of wall length, not to exceed 6' in Height		435.070D
Electronic Message Sign	1 per street frontage	5' from all property lines	Brick, stone, masonry or similar durable materials		32 SF Max 6'Height	Not allowed	435.070F
Menu or Order Board Sign	2 per drive-thru lane	5' from all property lines	Durable, weather-res istant materials, such as metal or plastic		48 SF Max 8' Height Max	Not allowed	435.070E
Attached Signage Category							
Wall Sign, Single Tenant	1 per exterior wall or building facade per establishment , plus one additional per customer entrance	On building facades, not to project above any roof line	Durable, all-weather materials including metal, plastic or other approved rigid material	Direct or Indirect	10% of building facade area	15% of building facade area	435.070H
Wall Sign, Multiple Tenant		On building facades, not to project above any roof line			10% of tenant space facade area	15% of tenant space facade areas, 6' max letter height	

Awning Sign	1 per door or window opening	On building facades above or around window casings or similar architectural features	Durable, all-weather materials including metal, plastic, cloth fabric, or other approved materials	Indirect	10% of facade area, 6 foot max letter height	Not allowed	435.070I
Canopy Sign		Attached to or on top of a building's canopy or portico, and not extending above the roof of the building			10% of facade area, 6 foot max letter height		435.070J

435.070 Additional Standards for Sign Types

A. Monument Signs

1. A monument sign shall be supported with a base that is at least 80 percent of the width of the sign at its widest point, and shall be landscaped in accordance with Section 430.050 of this Code
2. A monument sign base shall have a masonry or concrete substructure with an exterior base consisting of durable masonry materials and include brick, split or scored concrete masonry units (CMU), natural or synthetic stone, or other architectural material(s) that, in the opinion of the Director, meet the intent of this section.

B. Directional Signs

1. Incidental signs used for directing traffic shall be installed as permanent monument signs and are subject to the following limitations:
 - i. Shall be permitted for businesses utilizing menu or order board signs or with drive-thru facilities, or within residential communities with neighborhood amenities.
 - ii. Shall not exceed nine (9) square feet in area or three (3) feet in height.

- iii. The Planning and Zoning Commission shall have the authority to establish limits on the maximum number of directions and incidental signs when necessary.

C. Pillar Signs

1. The maximum width of each sign face is three and one-half feet.
2. Signs shall be mounted on a masonry base with a minimum height of two feet. Overall maximum permitted height is 20 feet.

D. Landscape Wall Signs

1. Signs placed on a landscape or retaining wall shall be considered freestanding signs.
2. Landscape wall signs shall be generally centered or adjusted to maintain scale, visibility and proportionality.
3. Cabinet box signs with visible raceways or exposed conduit, banner signs, board signs, and other temporary sign types are prohibited from being placed on a landscape or retaining wall.

E. Menu or Order Board Signs

1. Location of the drive-thru menu or order board signs shall be included with development or site plans. Menu or order board signs proposed to be added to an existing building shall also comply with these requirements.
2. Menu or order board signs shall not be located between the building and the right-of-way line or any arterial road when possible to avoid visual impact to the public roadway.
3. Menu or order board signs shall be oriented away from residential properties to minimize noise and light impacts. Solid screening may be used to mitigate impacts.
4. Restaurants providing drive-thru but not curbside service may have no more than two (2) menu boards per drive-thru lane, not to exceed eight (8) feet in height and forty-two (42) square feet in total size per menu board.
5. Restaurants providing curbside service may have no more than one (1) menu board per bay not to exceed six (6) square feet per sign face for each menu board.

F. Electronic Message Signs.

1. Only one Electronic Message Sign is permitted per property, regardless of street frontages. In the case of a corner lot or lot with multiple street frontages, an Electronic Message Sign and Monument Sign shall not exist on the same property.
2. An electronic message sign shall not comprise more than 50% of the allowable sign area.
3. Any portion of the message or image must have a minimum duration on screen of eight (8) seconds. An exception to this requirement is made for a sign that displays time and temperature.
4. The change from one (1) message to the next shall not take more than one (1) second and shall not involve flashing or movement of text or images.
5. Electronic message signs shall be maintained so as to be able to display messages in a complete and legible manner. Electronic message signs that are partially inoperable, burnt-out, malfunctioning in excess of 14 days shall be considered a violation.
6. Prior to the issuance of a sign permit, the applicant shall provide written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed seven thousand (7,000) NITS during daylight hours and two thousand five hundred (2,500) NITS between dusk and dawn and that the intensity level is protected from end-user manipulation.
7. The sign shall not display light of such intensity or brilliance to cause glare or otherwise impair the vision of the driver, or result in a nuisance to the driver.

G. Subdivision Entrance Signs.

1. Subdivision entrance signs may be located at entrances to the subdivision and shall be within a sign easement, common area, or private property, and shall only be permitted as monument signs. Signs may not be located in the sight triangle.
2. Subdivisions that includes access to major collector or arterial roadways shall be permitted 2 subdivisions entrance signs, provided they are located on opposing sides of the subdivision street entrance, and in compliance with all other locational requirements of this Code.

3. The developer or property owners association shall be responsible for the maintenance and upkeep of the subdivision identification signs, including landscaping and lighting.
4. All subdivision monument signs shall have a masonry, block or concrete substructure with surfaces consisting of clay brick, split-face concrete block, stone or stucco. Secondary materials such as wood or metal are permitted, but should be subordinate to the main structure.
5. Ground-mounted indirect lighting is permitted, placed five feet from the sign, and shall be directed at the sign only. High intensity lights, such as flood lights, shall not be used to illuminate the sign.

H. Wall Signs

1. Shall not obscure window or door openings, other open areas within a building facade, or architectural features such as arches, columns, eaves, cornices, moldings, dormers, pediments, or ornamental materials such as metal, glass or woodwork.
2. Shall be fastened directly to the exterior wall of a building and extend from the surface of the wall no more than 12 inches.
3. Wall signs for a multi-tenant building for a particular tenant shall only be permitted on the portion of the building façade corresponding to the space occupied by that tenant.

I. Awning Signs

1. Awnings shall be slanted or sloped and made of non-rigid material such as fabric or flexible plastic, supported by a rigid frame; or can be constructed with rigid materials, such as metal or plastic.
2. Awning signs shall be materially consistent throughout all facades of the building. Mixing of materials such as cloth, fabric, metal, plastic or other similar material is prohibited.
3. When the maximum sign area is a percentage of building facade, the calculation shall be based on the width of the awning times the height of the building.

J. Canopy Signs

1. May be attached perpendicular to a building wall and anchored with horizontal beams, guys, cables, or other structure connecting elements, or may be a freestanding overhead structure supported by vertical posts.
2. Canopy sign area shall be calculated as a percentage of the building facade in which the canopy is attached. In the case of a multi-tenant building, canopy sign area shall be determined by the area of the facade of the tenant space, and not the entire building facade.
3. Under canopy signs shall be rigidly anchored, and shall maintain at least eight (8) feet of clearance above sidewalks and pedestrian entrances.

435.080. Temporary Event Signage

A. **Applicability.** Temporary signs placed in any zoning district shall conform to the standards and requirements within this Section, and any special conditions that may be required as part of any temporary use or event.

B. **General Standards and Requirements**

1. Location. Temporary signs must be located entirely on private property and not within the public right-of-way which includes the entire public sidewalk and planting strip, or on public property, and must be outside of the sight triangle.
2. Temporary signage must also be at least five feet from any other property lines.
3. Separation Requirements. To promote roadway safety, prevent excessive visual clutter, and maintain an orderly streetscape, temporary signs placed along public rights-of-way or adjacent to roadways shall comply with the following separation standards:
 - i. Temporary signs shall be spaced a minimum of 10 feet apart from one another when located on the same parcel of land, as measured in any direction from the nearest edge of each sign.
 - ii. Temporary signs shall not obstruct the visibility of traffic control devices, street signage, residential or commercial driveways, intersections, or pedestrian crossings.
4. Illumination of temporary signs is not permitted.

5. Streamers, pennants, flashers or other attention-attracting devices are not permitted to be attached to approved temporary or permanent signs.
6. Size & Number. The maximum size and number of temporary signs permitted on a property, parcel or building is specified in 435.080D
7. Ownership Permission. Temporary signage placed within commercial districts must be placed by the property owner, or with the express written permission of the property owner. Permission obtained from a property owner shall expressly state the general location of the sign, and the duration it is allowed to be placed.

C. Permitted Temporary Signage

1. **Residential Districts and Uses.** The following temporary signs are permitted in residential zoning districts, or residential uses permitted within an agricultural district.

Sign Type	Number of Signs Allowed	Sign Location	Sign Face & Materials	Illumination	Sign Area & Height Regulations		Additional Requirements
					A, RE, RR, R1A, R1, R1.5, R2	R-3, R-3A, R-3B,	
Temporary Signage Group							
Freestanding Signage Category							
Banner Sign	1 per parcel/lot per street frontage	Located on site and at least 5' away from all property lines	Vinyl, Fabric, or Lightweight all-weather material.	Not Allowed	Not allowed	32 SF Max 6'Height	435.080D1
Board Sign			Treated plywood, corrugated plastic or similar rigid all-weather material				
Feather or Quill Sign	2 per establishment		Vinyl, Fabric, or Lightweight all-weather material.			32 SF Max 12' Height	435.080D2
Flag Sign							

Dual Post Sign	1 per street frontage	5' from all property lines, or within common area or easement for subdivision signage	Durable, rigid materials, supported by at least 2 treated 4"x4" wood posts	Indirect	24 SF Max 6'Height	32 SF Max 6'Height	?
Inflatable Sign	Permitted with Planning and Zoning Commission approval, pursuant to UDC Section 470.240						
Yard Signage Category							
Stake or Frame Sign	Up to 4 signs	5' from all property lines, including separation requirements	Durable, rigid materials such as plastic or metal supported at least 2 stakes, or a stake frame	Not Allowed	12 sq. ft. for a single sign or 3 sq. ft. each, not to exceed 12 sq. ft. total	24 sq. ft. for a single sign or 6 sq. ft. each, not to exceed 24 sq. ft. total	435.080D4
Development and Construction Signage Category							
Active Plat or Building Sign	1 per street frontage, not to exceed 2 per active subdivision plat for single-family uses. 1 per street frontage for non-single family uses	5' from property lines, on private property or common area tract.	Durable, rigid materials, supported by at least 2 treated 4"x4" wood posts, or attached to a building wall	Not Allowed	48 SF Max, 8 Height		435.080D7
Directional Signage	No Limit, permitted per approved construction plans	5' from all property lines and driveways, on buildings facades	Durable, rigid materials such as plastic or metal supported by rigid posts or attached to a building wall		6 SF max, 4' height		435.080D7

- Commercial, Office, Industrial Districts and Non-Residential Uses.** The following temporary signs are permitted in commercial, office, or industrial districts.

Sign Type	Number of Signs Allowed	Sign Location	Sign Face & Materials	Illumination	Sign Area & Height Regulations		Additional Requirements	
					PO, C-1, C2, C-3	BP, M-1, M-2		
Temporary Signage Group								
Freestanding Signage Category								
Banner Sign	1 per establishment per street frontage,not to exceed 4 at any given time for multi-tenant buildings	Located on site and at least 5' away from all property lines	Vinyl, Fabric, or Lightweight all-weather material.	Not allowed	32 SF Max 6'Height		435.080D1	
Board Sign			Treated plywood, corrugated plastic or similar rigid all-weather material		32 SF Max 6'Height			
Feather or Quill Sign	2 per establishment, not to exceed 4 at any given time for multi-tenant buildings		Vinyl, Fabric, or Lightweight all-weather material.		40 sq. ft. for 1 sign or 4 signs provided the aggregate area does not exceed 40; 15' Height		435.080D2	
Flag Sign								
Dual Post Sign	1 per street frontage		Durable, rigid materials, supported by at least 2 treated 4"x4" wood posts			32 SF Max 6'Height	48 SF Max 6'Height	435.080D1
Sandwich Board/A-Frame Sign	1 per establishment	Located within 10' of any customer entrance	Treated plywood, corrugated plastic or similar rigid all-weather material			10 SF Max 5' Height		435.080D3
Inflatable Sign	Permitted with Planning and Zoning Commission approval, pursuant to UDC Section 470.240							
Window Signage Category								

Window Sign		Only allowed interior side of the window, not on customer entrances and exits	Vinyl, Fabric, Paper, Paints, or similar lightweight material	Indirect	Max 50% obstruction of total area comprising windows and doors		435.080D5
Yard Signage Category							
Stake or Frame Sign	1 per establishment per street frontage for each event, issue candidate or belief	5' from all property lines, including separation requirements	Durable, rigid materials such as plastic or metal supported at least 2 stakes, or a stake frame	Not allowed	32 sq. ft. for a single sign not to exceed 6' in height		435.080D4
Development and Construction Signage Category							
Active Plat or Building Sign	1 per street frontage	5' from property lines, located on site or building actively under construction	Durable, rigid materials, supported by at least 2 treated 4"x4" wood posts, or attached to a building wall	Direct	48 SF Max, 8 Height	48 SF Max, 8 Height	435.080D7
Directional Signage	No Limit, permitted per approved construction plans	5' from all property lines and driveways, on buildings facades	Durable, rigid materials such as plastic or metal supported by rigid posts or attached to a building wall		6 SF max, 4' height		435.080D7

D. Additional Standards for Temporary Sign Types

1. Freestanding Signs.

- i. Freestanding signs may be installed as banners or board signs.
- ii. Freestanding signs shall be made of durable, all-weather, material so as to maintain their integrity and appearance during their installation.
- iii. Freestanding signs shall be secured to at least two vertical supporting elements, and shall not be secured to any other approved signage on a property or building.

2. Feather or Quill Signs

- i. No feather or quill sign may be placed on a roof or extend above the height of the building to which it relates.
- ii. For single tenant buildings and lots, one (1) feather or quill sign may be displayed per street frontage, with a maximum of two (2) signs per lot.
- iii. For multi-tenant buildings and shopping centers, one (1) feather or quill sign may be displayed per tenant, not to exceed 4 total signs per lot.

3. Sandwich Board/A-Frame Signs.

- i. Sandwich Board/A-Frame signs are permitted in all commercial districts.
- ii. Sandwich Board/A-Frame signs shall be placed only for the duration of time that the business is in operation, and shall not be on display outside of the building or tenant space when the business is closed.
- iii. One Sandwich Board/A-Frame sign is allowed per business tenant space, in addition to other permitted signs.
- iv. Sandwich Board/A-Frame signs shall not be located any further than five feet from the principal entrance to a business or tenant space, and shall not block any required pedestrian or vehicular access, or fire lane.

4. Yard Signs.

- i. Up to 3 additional yard signs are permitted on residentially zoned properties within a period of 30 days prior to, and 5 days following, any local, state, or federal election hosted by the City, subject to all other size, location and separation requirements of this Code.
- ii. Up to 4 additional yard signs are permitted on commercially or industrially zoned properties within a period of 30 days prior to, and 5 days following,

any local, state, or federal election hosted by the City, subject to all other size, location and separation requirements of this Code.

- iii. Yard signs may not be illuminated.

5. Window Signs.

- i. Window signs shall not count toward the total number of allowable signs on a building
- ii. Window signs shall only be placed on the inside of a window, and shall not be placed on customer entrances and exits.
- iii. Window signs shall not obstruct more than 50% of the area of the total area comprising windows and transparent door on any building or tenant space.

6. Grand Opening Event Signs.

- i. All signage must be placed on the property in which the business is located
- ii. Additional signage shall be limited to a maximum of 60-days, which shall begin on the date that the business becomes open to the general public.
- iii. A total of 5 temporary signs may be placed for a grand opening event, and shall be limited to banner signs and/or feather or quill signs. Additional signage shall be subject to other size and location restrictions within this chapter.

7. Development and Construction Signs. Construction signs may be erected on private property subject to the following limitations:

- i. Development and Construction signs for commercial, industrial and non-single family residential projects may be erected upon the issuance of a building or construction permit, and shall be removed at the issuance of certificate of occupancy.
- ii. Signs for single-family construction projects or subdivisions may be erected after the approval of a final plat, and shall be removed prior to the last Certificate of Occupancy for a lot within the plat.
- iii. Building and Construction shall not include signs or board
- iv. No sign shall exceed 48 square feet in area or 8 feet in height.

435.090 Sign Illumination

A. General Standards for Illumination

1. Signs may be illuminated as permitted within Section 435.060, and in accordance with other relevant sections of the Code.
2. Flashing lights, rapidly changing or intermittent-type illumination, rotating beams, or illumination resembling emergency lights are prohibited for the illumination of signs.
3. The electric wiring for all illuminated signs must be located underground. Any transformers or electrical appurtenances required for the illumination of a sign shall be concealed within a sign cabinet, or landscaped in accordance with Section 430.050.
4. An electrical permit shall be obtained for any illuminated sign.

B. Methods of Illumination

1. **Direct Illumination** - Illumination in which the source of light comes from an appurtenance to the sign itself, including wall mounted, ground mounted, or accessory lighting fixture.
 - i. **Backlit** - Illumination that is arranged in such a way that the light is cast from behind the sign to the eyes of the viewer.
 - ii. **Wall Mounted Lamp** - Illumination resulting from light emitted directly from a shielded light fixture located at the top of the sign and angled downward onto the sign face. The fixture is typically attached to a curved or adjustable mount, allowing light to be directed at the sign.
 - iii. **Ground Mounted Lamp** - Illumination resulting from light emitted directly from a light fixture located on and secured to the ground and angled upward onto the sign face. The fixture is typically anchored to the ground allowing light to be directed at the sign.
2. **Indirect or Ambient Illumination** - Illumination in which the only light that falls onto the sign comes from sources that are available naturally (e.g. sunlight, moonlight) or from artificial lighting sources used for other purposes in the vicinity of the sign.

- i. **External indirect illumination:** A source of external illumination located away from the sign, which lights the sign, but the direct light source is not obviously visible to persons viewing the sign from any street, sidewalk or adjacent property.
- ii. **Internal indirect or Halo illumination:** A source of illumination entirely within an individual letter, cabinet or structure which makes the sign visible at night by means of lighting the background upon which the individual letters are mounted. The letters are typically opaque, and thus are silhouetted against the background. The source of illumination is not visible. Also called "halo" or "reverse channel" lighting.

435.100 Nonconforming Signs

Nonconforming signs are those that were lawfully established but no longer comply with the sign regulations of this Code. A nonconforming sign may remain, subject to the regulations of Section 475.070 of this Code

435.110 Removal of Abandoned and Illegal Signs

- A. Any temporary sign for which a permit has expired shall be considered an illegal sign.
- B. Any sign that fails to meet the maintenance requirements of this chapter shall be deemed to be abandoned.
- C. Except as specifically provided elsewhere in this chapter, any sign placed within the City right-of-way shall be considered an illegal sign.
- D. Abandoned and illegal signs shall be subject to the enforcement provisions of Chapter 480.

435.120 Inflatable Sign Permit

In order to install an inflatable sign, an application shall be filed for an Inflatable Sign Permit. Applications for an Inflatable Sign Permit shall be filed in accordance with Section 470.240.

435.130 Prohibited signage and limitations

- A. No sign shall be erected at any location where it may, by reason of its position, shape, color or design, interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device.
- B. No signs shall project above the parapet wall or eave of a building, or be mounted or extended above the roof of a building.
- C. No signs shall be mounted or displayed on an unlicensed vehicle.
- D. No signs shall be placed in such a manner that would impede vehicular or pedestrian access or visibility, and should not obstruct ingress or egress from any door, window, or fire escape.
- E. The following types of signs shall be expressly prohibited:
 - 1. Snipe signs;
 - 2. Vehicle signs;
 - 3. Portable signs;
 - 4. Any sign or other advertising structure displaying any obscene, indecent, or immoral matter;
 - 5. Any sign that obstructs or is attached to a fire escape;
 - 6. Any sign that obstructs a window, door, opening required for legal ventilation, or any other opening; or prevents free passage from one part of the roof to another;
 - 7. Attention-attracting devices, electrical signs, displays or illuminated signs that may impair night vision, are a hazard to traffic or interfere with or conflict with traffic signals, whether inside or outside the building;
 - 8. All signs on public property, whether permanent or temporary, except signs installed by a government entity;
 - 9. Pole signs;
 - 10. Private sign, placed on public property;
 - 11. Roof signs;
 - 12. Home occupation sign;
 - 13. Pennant/Streamer;
 - 14. Inflatable Signs;
 - 15. Abandoned Signs;

16. Signs in the right-of-way, excluding governmental signs and traffic signs;
17. Any sign or sign structure determined by the Director to be structurally unsafe or a hazard to safety or health by reason of inadequate maintenance, dilapidation, or abandonment;
18. Signs that are directed to incite or produce imminent lawless action and are likely to incite or produce such action, as determined by the Director; and
19. Signs that convey threats of violence that are directed at a person or group of persons that have the intent of placing the target at risk of bodily harm.

Sign Type	Number of Signs Allowed	Sign Location	Sign Face & Materials	Illumination	Sign Area & Height Regulations		Additional Requirements
					A, RE, RR, R1A, R1, R1.5, R2	R-3, R-3A, R-3B,	
Sign Type	Number of Signs Allowed	Sign Location	Sign Face & Materials	Illumination	Sign Area & Height Regulations		Additional Requirements
					A, RE, RR, R1A, R1, R1.5, R2	R-3, R-3A, R-3B,	
Permanent Signage Group							
Freestanding Signage Category							
Monument Sign, Subdivision or Residential Community	1 per street frontage	5' from all property lines, within common area or easement for subdivision signage	Brick, stone, masonry or similar durable materials	Direct or Indirect	32 SF Max 6'Height	32 SF Max 6'Height	435.070A
	2 per entrance per subdivision to an arterial or collector street.						
Landscape Wall Sign	1 per street frontage	Permitted on any engineered retaining or landscape wall	Brick, stone or masonry block, with letters constructed of metal or similar durable materials	Direct or Indirect	1 SF per linear foot of wall length, not to exceed 6' in Height		435.070D
Electronic Message Sign	Not allowed						
Attached Signage Category							
Wall Sign, Residential Community	3 per residential community building	On building facades, not to project above any roof line		Direct or Indirect	Not allowed	10% of building facade area	435.070H

Sign Type	Number of Signs Allowed	Sign Location	Sign Face & Materials	Illumination	Sign Area & Height Regulations		Additional Requirements
					PO, C-1, C2, C-3	BP, M-1, M-2	
Permanent Signage Group							
Freestanding Signage Category							
Monument Sign, Single Tenant Building	1 per street frontage	5' from all property lines	Brick, stone, masonry or similar durable materials	Direct or Indirect	32 SF Max 6'Height	32 SF Max 6'Height	435.070A
Monument Sign, Multiple Tenant Building					48 SF Max 6'Height	80 SF Max 15'Height	
Monument Sign, Shopping Center less than 100,000 GFA					80'Max 15' Height	Not allowed	
Monument Sign, Shopping Center greater than or equal to 100,000 GFA					300 SF Max 30' Height	Not allowed	
Pillar Sign			Supported by masonry base at least 2' in height, with metal, masonry, brick, stone etc... sign face		3.5' width per sign face, 20' Max Height		435.070C
Pole Sign	Not Permitted						
Landscape Wall Sign	1 per street frontage	Permitted on any engineered retaining or landscape wall	Brick, stone or masonry block, with letters constructed of metal or similar durable materials	Direct or Indirect	1 SF per linear foot of wall length, not to exceed 6' in Height		435.070D
Electronic Message Sign	1 per street frontage	5' from all property lines	Brick, stone, masonry or similar durable materials		32 SF Max 6'Height	Not allowed	435.070F
Menu or Order Board Sign	2 per drive-thru lane	5' from all property lines	Durable, weather-resistant materials, such as metal or plastic		48 SF Max 8' Height Max	Not allowed	435.070E
Attached Signage Category							
Wall Sign, Single Tenant	1 per exterior wall or building facade per establishment, plus one additional per customer entrance	On building facades, not to project above any roof line	Durable, all-weather materials including metal, plastic or other approved rigid material	Direct or Indirect	10% of building facade area	15% of building facade area	435.070H
Wall Sign, Multiple Tenant		On building facades, not to project above any roof line			10% of tenant space facade area	15% of tenant space facade areas, 6' max letter height	

Awning Sign	1 per door or window opening	On building facades above or around window casings or similar architectural features	Durable, all-weather materials including metal, plastic, cloth fabric, or other approved materials	Indirect	10% of facade area, 6 foot max letter height	Not allowed	435.070I
Canopy Sign		Attached to or on top of a buildings canopy or portico, and not extending above the roof of the building			10% of facade area, 6 foot max letter height		435.070J

Sign Type	Number of Signs Allowed	Sign Location	Sign Face & Materials	Illumination	Sign Area & Height Regulations		Additional Requirements
					A, RE, RR, R1A, R1, R1.5, R2	R-3, R-3A, R-3B,	
Temporary Signage Group							
Freestanding Signage Category							
Banner Sign	1 per parcel/lot per street frontage	Located on site and at least 5' away from all property lines	Vinyl, Fabric, or Lightweight all-weather material.	Not Allowed	Not allowed	32 SF Max 6'Height	435.080D1
Board Sign			Treated plywood, corrugated plastic or similar rigid all-weather material				
Feather or Quill Sign	2 per establishment		Vinyl, Fabric, or Lightweight all-weather material.			32 SF Max 12' Height	435.080D2
Flag Sign							
Dual Post Sign	1 per street frontage	5' from all property lines, or within common area or easement for subdivision signage	Durable, rigid materials, supported by at least 2 treated 4"x4" wood posts	Indirect	24 SF Max 6'Height	32 SF Max 6'Height	?
Inflatable Sign	Permitted with Planning and Zoning Commission approval, pursuant to UDC Section 470.240						
Yard Signage Category							
Stake or Frame Sign	Up to 4 signs	5' from all property lines, including separation requirements	Durable, rigid materials such as plastic or metal supported at least 2 stakes, or a stake frame	Not Allowed	12 sq. ft. for a single sign or 3 sq. ft. each, not to exceed 12 sq. ft. total	24 sq. ft. for a single sign or 6 sq. ft. each, not to exceed 24 sq. ft. total	435.080D4
Development and Construction Signage Category							
Active Plat or Building Sign	1 per street frontage, not to exceed 2 per active subdivision plat for single-family uses. 1 per street frontage for non-single family uses	5' from property lines, on private property or common area tract.	Durable, rigid materials, supported by at least 2 treated 4"x4" wood posts, or attached to a building wall	Not Allowed	48 SF Max, 8 Height		435.080D7
Directional Signage	No Limit, permitted per approved construction plans	5' from all property lines and driveways, on buildings facades	Durable, rigid materials such as plastic or metal supported by rigid posts or attached to a building wall		6 SF max, 4' height		435.080D7

Sign Type	Number of Signs Allowed	Sign Location	Sign Face & Materials	Illumination	Sign Area & Height Regulations		Additional Requirements
					PO, C-1, C2, C-3	BP, M-1, M-2	
Temporary Signage Group							
Freestanding Signage Category							
Banner Sign	1 per establishment per street frontage,not to exceed 4 at any given time for multi-tenant buildings	Located on site and at least 5' away from all property lines	Vinyl, Fabric, or Lightweight all-weather material.	Not allowed	32 SF Max 6'Height		435.080D1
Board Sign			Treated plywood, corrugated plastic or similar rigid all-weather material		32 SF Max 6'Height		
Feather or Quill Sign	2 per establishment, not to exceed 4 at any given time for multi-tenant buildings		Vinyl, Fabric, or Lightweight all-weather material.		40 sq. ft. for 1 sign or 4 signs provided the aggregate area does not exceed 40; 15' Height		435.080D2
Flag Sign							
Dual Post Sign	1 per street frontage	Durable, rigid materials, supported by at least 2 treated 4" x4" wood posts	32 SF Max 6'Height		48 SF Max 6'Height	435.080D1	
Sandwich Board/A-Frame Sign	1 per establishment	Located within 10' of any customer entrance	Treated plywood, corrugated plastic or similar rigid all-weather material		10 SF Max 5' Height		435.080D3
Inflatable Sign	Permitted with Planning and Zoning Commission approval, pursuant to UDC Section 470.240						
Window Signage Category							
Window Sign		Only allowed interior side of the window, not on customer entrances and exits	Vinyl, Fabric, Paper, Paints, or similar lightweight material	Indirect	Max 50% obstruction of total area comprising windows and doors		435.080D5
Yard Signage Category							
Stake or Frame Sign	1 per establishment per street frontage for each event, issue candidate or belief	5' from all property lines, including separation requirements	Durable, rigid materials such as plastic or metal supported at least 2 stakes, or a stake frame	Not allowed	32 sq. ft. for a single sign not to exceed 6' in height		435.080D4
Development and Construction Signage Category							

Active Plat or Building Sign	1 per street frontage	5' from property lines, located on site or building actively under construction	Durable, rigid materials, supported by at least 2 treated 4" x4" wood posts, or attached to a building wall	Direct	48 SF Max, 8 Height	48 SF Max, 8 Height	435.080D7
Directional Signage	No Limit, permitted per approved construction plans	5' from all property lines and driveways, on buildings facades	Durable, rigid materials such as plastic or metal supported by rigid posts or attached to a building wall		6 SF max, 4' height		435.080D7

MONTHLY DEPARTMENT REPORT JUNE 2025

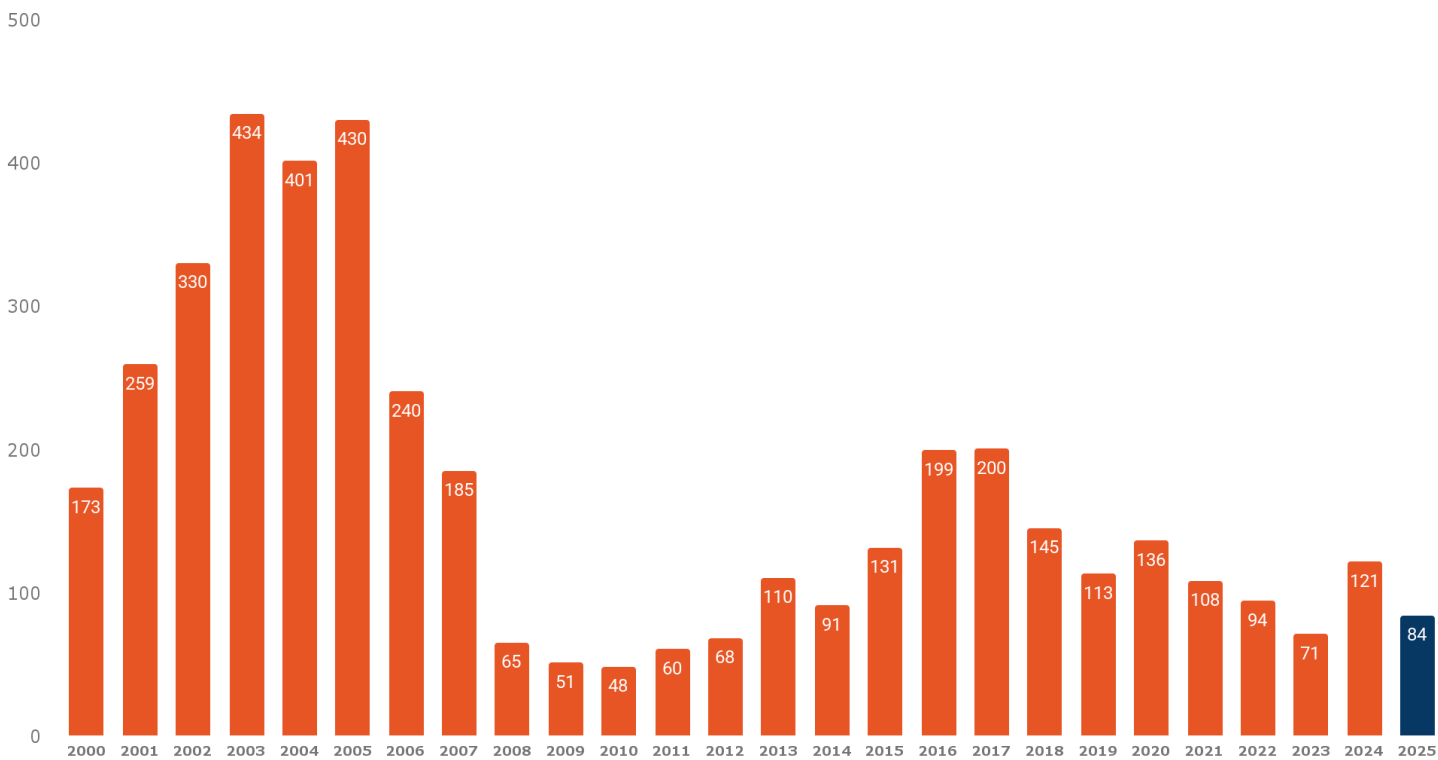
BUILDING PERMIT & INSPECTION ACTIVITY -

TYPE OF PERMIT	JUN 2025	2025 YTD	2024 YTD	2024 TOTAL
Detached Single-Family Residential	17	84	42	121
Attached Single-Family Residential	0	0	32	80
Multi-Family Residential (apartment)	0	0	9	13
Miscellaneous Residential (deck; roof)	93	367	387	733
Commercial - New, Additions, Alterations	6	15	11	35
Sign Permits	5	37	36	70
BUILDING INSPECTIONS	JUN 2025	2025 YTD	2024 YTD	2024 TOTAL
Total No. of Inspections	320	2,404	2,438	4,871
Residential Inspections	257	1,732	1,687	3,107
Commercial Inspections	63	672	751	1,764
INVESTMENT	JUN 2025	2025 YTD	2024 YTD	2024 TOTAL
Total Residential Permit Valuation	\$6,476,970	\$29,997,090.00	\$22,462,090.00	\$59,015,960
Total Commercial Permit Valuation	\$672,250	\$29,525,830.00	\$15,096,615.00	\$38,506,341

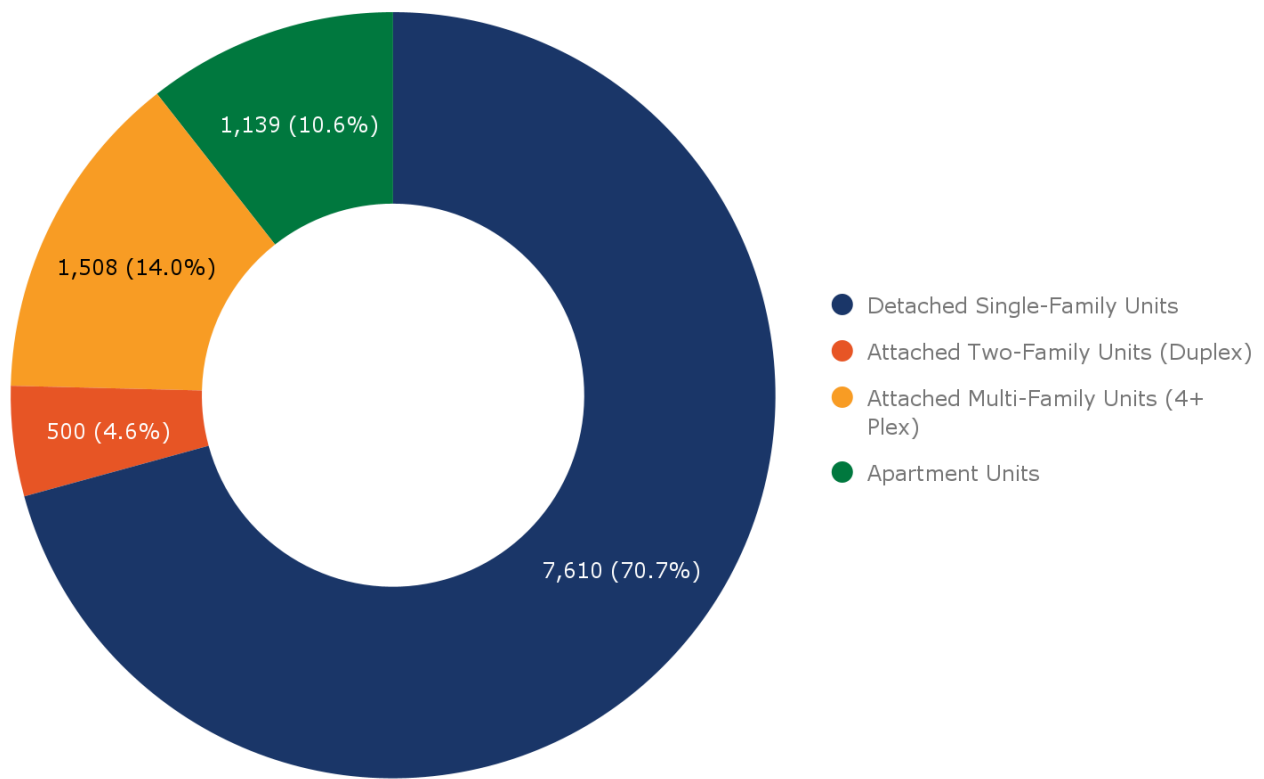
BUILDING CONSTRUCTION ACTIVITY -

- Building construction is nearing completion at the multi-tenant building located at [1830-1838 W. Foxwood Drive](#).
- Tenant finish work continues at the Einstein Bros. Bagels at 1838 W. Foxwood Drive. Building signage was recently installed and inspected.
- 17 new home permits in the Eastbrooke, Prairie of the Good Ranch, Timber Trails, and Knoll Creek Estates subdivisions.
- Building pad and tilt-wall construction continues at the Raymore Commerce Center South Development at Building 5. Installation of the roof structure and the construction of a tornado shelter were also permitted.

Single Family Housing Permit Trends 2000-2025



Existing Housing Unit Inventory



CODE ENFORCEMENT ACTIVITY -

CODE ENFORCEMENT	JUN 2025	2025 YTD	2024 YTD	2024 TOTAL
Code Enforcement Cases Opened	65	350	396	764
<i>Notices Mailed</i>		0	0	
-Tall Grass/Weeds	22	99	84	160
- Inoperable Vehicles	12	116	141	257
- Junk/Trash/Debris in Yard	10	46	60	127
- Object placed in right-of-way	2	8	4	11
- Parking of vehicles in front yard	8	29	18	41
- Exterior home maintenance	4	17	50	83
- Other (trash at curb early; signs; etc)	2	10	0	0
Properties mowed by City Contractor	6	22	25	56
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	0	3	5
Signs in right-of-way removed	89	424	337	670
Violations abated by Code Officer	5	23	25	48
Citations Issued	11	81	-	-

ACTIONS OF BOARDS, COMMISSIONS & CITY COUNCIL -

JUNE 3, 2025 PLANNING AND ZONING COMMISSION -

- Iconic Mixed Use Development Final Development Plan (Final Plat + Site Plan), recommended approval

JUNE 9, 2025 CITY COUNCIL -

- 1st Reading - Madison Valley 5th Final Plat, approved
- 2nd Reading - Hibner Acres Lot 1B Rezoning (Branched Out Gutters) - C-2 to C-2P, approved
- 2nd Reading - Timber Ridge Final Plat, approved

JUNE 11, 2025, BOARD OF ZONING ADJUSTMENT -

- 204 N. Evans Fence Setback Variance (public hearing), approved
- 1520 Blueskye Building Setback Variance (public hearing), approved
- 601 Heron Street Fence Setback Variance (public hearing), approved

JUNE 17, 2025 PLANNING AND ZONING COMMISSION -

- Meeting Canceled

JUNE 23, 2025, CITY COUNCIL -

- 2nd Reading - Madison Valley 5th Final Plat, approved

TENTATIVE UPCOMING MEETINGS - JULY

JULY 1, 2025 PLANNING AND ZONING COMMISSION -

- Meeting Canceled

JULY 14, 2025 CITY COUNCIL -

- 1st Reading - Iconic Mixed Use Development Final Development Plan (Final Plat + Site Plan)

JULY 15, 2025 PLANNING AND ZONING COMMISSION -

- 37th UDC Amendment - Signage

JULY 28, 2025 CITY COUNCIL -

- 2nd Reading - Iconic Mixed Use Development Final Development Plan (Final Plat + Site Plan)

JUNE DEPARTMENT ACTIVITY & EVENTS -

- The Planning and Zoning Commission met on Tuesday, June 3, to review a final development plan application for Iconic, a proposed mixed use development located near Dean Avenue and Johnston Drive, including a retail strip center and 4 apartment buildings.
- The Board of Zoning Adjustment met on Wednesday, June 11, to review three variance applications. The Board approved variance requests for the 3 applications:
 - Fence setback variance for the property located at 602 Heron St.
 - Fence setback variance for the property located at 204 N. Evans Ave.
 - Build Line variance for a proposed home addition located at 1520 Blueskye Lane
- Planning staff met with representatives of the Ray-Pec School District to review ongoing and upcoming development projects.
- Economic Development Director Jordan Lea attended the Missouri Economic Development Council's annual meeting.
- Economic Development Director Jordan Lea attended United WE's quarterly Missouri Public Policy Coalition meeting.
- Economic Development Director Jordan Lea attended the quarterly Regional Workforce Intelligence Network (RWIN) meeting hosted by the Mid-America Regional Council (MARC).
- Development Services Director David Gress attended a lunch and learn presentation hosted by Keller Williams Southland Partners to discuss current projects, housing construction and general informational tools available to local realtors.
- Development Services Director David Gress and Economic Development Director Jordan Lea were invited as guest speakers to the Raymore Historical Society to discuss current projects in the City. The Department donated an original copy of the City's previous Growth

Management Plan, which was recently replaced by the City's adoption of the [Raymore Blueprint 2045 Comprehensive Plan](#).

- Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce's monthly event committee meeting.
- Mayor Turnbow, Development Services Director David Gress and Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce monthly Coffee and Conversation event hosted by the Raymore-Peculiar Public School Foundation.
- Mayor Turnbow, Development Services Director David Gress and Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce monthly board meeting.
- GIS Coordinator Thomas Ehlinger conducted field survey work collecting various data points of the City's infrastructure network.
- Director David Gress met with City administrators to discuss the department's budget for the upcoming fiscal year.
- Development Services Director David Gress and Economic Development Director Jordan Lea attended the ribbon cutting ceremony for [Leap Kids Dental](#). Leap Kids Dental is located at 401 Laurus Drive.
- Building Official Jon Woerner inspected all of the city's fireworks stands prior to their permitted openings.
- GIS Coordinator Thomas Ehlinger conducted field survey work collecting GIS data to support the Public Works Department.
- Economic Development Director Jordan Lea attended SmartPort KC's second quarter social gathering.
- Economic Development Director Jordan Lea attended an event hosted by Women in Public Finance.