



**MEETING OF THE  
UNIFIED DEVELOPMENT CODE (UDC)  
ADVISORY COMMITTEE**

**WEDNESDAY, NOVEMBER 15, 2023**

**ADDISON CONFERENCE CENTER  
15650 ADDISON ROAD, ADDISON, TX 75001**

**1:30 P.M. MEETING**

**The UDC Committee meeting will be held at the Addison Conference Center, 15650 Addison Road, Addison, Texas 75001 on Wednesday, November 15, 2023 at 1:30 pm. For more information on the meeting location and ways to view and/or present comments, please contact Jade Broadnax prior to 10:30 am on the day of the meeting at 972-450-2820 or by emailing [jbroadnax@addisontx.gov](mailto:jbroadnax@addisontx.gov). For more detailed instructions on how to participate in this meeting, visit our Agenda Page.**

Call Meeting to Order

1. Present and discuss the Sign and Wireless Communication Facility (WCF) sections of the Unified Development Code (UDC).

*Citizen Comments: At this time citizens will be allowed to speak on any matter other than personnel matters under litigation, for a length of time not to exceed three minutes. No Committee action or discussion may take place on any matter until such matter has been placed on an agenda and posted in accordance with law.*

Adjourn Meeting

**THE TOWN OF ADDISON IS ACCESSIBLE TO PERSONS WITH  
DISABILITIES. PLEASE CALL (972) 450-7017 AT LEAST 48 HOURS IN  
ADVANCE IF YOU NEED ASSISTANCE.**

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POSTED BY: \_\_\_\_\_  
Jade Broadnax, Comprehensive Planning Manager  
DATE POSTED: \_\_\_\_\_  
TIME POSTED: \_\_\_\_\_  
DATE REMOVED FROM BULLETIN BOARD: \_\_\_\_\_  
REMOVED BY: \_\_\_\_\_

# Unified Development Code Committee Meeting

1.

Meeting Date: 11/15/2023

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## Agenda Caption:

Present and discuss the Sign and Wireless Communication Facility (WCF) sections of the Unified Development Code (UDC).

## Staff Report:

Beginning in Fiscal Year 2018, the City Council's Strategic Plan included a milestone to review Town ordinances and regulations to modernize them and facilitate redevelopment. To address this strategic need, the Town engaged Clarion Associates in June 2018, to review the Town's current development regulations and to create a new Unified Development Code (UDC) shaped by a robust public review process. The UDC drafting and review process is comprised of four code drafting phases, a testing phase, and public review and adoption of the consolidated UDC document. The four code drafting phases are:

- Zoning Districts and Uses
- Development and Design Standards
- Signs and Wireless Communication Facilities
- Administration and Procedures

Due to staffing issues and competing priorities, the project has been dormant since the last UDC Advisory Committee meeting in August, 2022. With those issues resolved, review of Signs and Communication Facilities has been initiated. In addition to facilitating this advisory committee meeting on the 15th, the project team has released the public draft for review.

Members of the public may send comments to the project team by emailing [udc@addisontx.gov](mailto:udc@addisontx.gov) for consideration through December 31, 2023. Remaining phases and review of the complete UDC document will be carried out in accordance with the below schedule:

	<b>Finish</b>
<b>Signs and Wireless Communication Facilities</b>	Q1 2024
<b>Administration and Procedures</b>	Q1 2024
<b>Prepare and Review Consolidated Draft UDC</b>	Q3 2024
<b>Final UDC Presentation and Adoption</b>	Q3 2024

After the new year, the project team will address the Administration and Procedures section of the UDC. Feedback received throughout the drafting process will be analyzed and used to prepare the consolidated draft UDC. With the presentation of that draft, the project team will consolidate and present the feedback shared via the Konveio commenting platform.

**Recommendation:**

Staff requests feedback from the Committee.

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**Attachments**

Presentation - Signs & Wireless Communication Facilities

Addison UDC - Signs & Wireless Communication Facilities - Public Review

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# ADDISON, TEXAS

## UNIFIED DEVELOPMENT CODE

**Signs & Wireless  
Communication  
Facilities**

November 2023

# TEAM MEMBERS

## **Matt Goebel, AICP**

Clarion - Project Manager  
Code Drafting

## **Gabby Hart, AICP**

Clarion - Project Associate  
Code Drafting

## **Jim Dougherty, Esq.**

Texas Land-use Law Expert







# PROJECT SCOPE & TIMELINE



# MEETING AGENDA

- **Review and discuss the new third installment:**
  - Wireless Communication Facilities (WCF)
  - Signs
- **Preliminary discussion on the fourth/final installment:**
  - Development review procedures

## ADDISON, TEXAS



**UNIFIED DEVELOPMENT CODE**  
PART 4: WIRELESS COMMUNICATION FACILITIES  
& SIGN REGULATIONS

**CLARION**

NOVEMBER 2023  
**PUBLIC DRAFT**





# WIRELESS COMMUNICATION FACILITIES (WCF)



**Roof-Mounted Facilities**



**Wall-Mounted Facilities**





**Ground-Mounted Facilities**



**Small Cell Facilities in the Public Right-of-Way**

# ORGANIZATION

- **Purpose**
- **Applicability**
- **General Provisions**
- **Eligible Facilities Request**
- **Standards for Specific Facility Types**

# WCF | KEY FEATURES

- **Mostly new section for WCF on private property**
  - Generally few/no standards in current ordinances (applications evaluated during building permit process)
  - Current small-cell facility regulations in public ROW carried forward
- **Clarifies review process and standards for different types of facilities**
- **Ensures compliance with federal and state law**

# WCF | KEY FEATURES

- **Eligible facilities request**
  - Required administrative review within minimum time period per federal law
  - Defined: “Any request for modification of an existing Wireless Community Facility (WCF) that involves the collocation of new transmission equipment, removal of transmission equipment, or replacement of transmission equipment.”
  - 60-day review period starts at application filing
  - Requests shall be approved if review criteria is met
    - Eligible support structure
    - Complies with originally approved design elements and conditions of approval
    - No “substantial change” (e.g., increase in height, addition of new equipment cabinets, additional excavation, loss of camouflage)



# WCF | KEY FEATURES

- Review Required

	Residential Zoning District	Mixed-Use Zoning District	Nonresidential Zoning District
WCF Type			
Building-Mounted Facilities	Special Use Permit	Building Permit	
Roof-Mounted Facilities			
Ground-Mounted Facilities	Special Use Permit		Building Permit

# WCF | KEY FEATURES

- **Maximum Height**

	<b>Residential Zoning District</b>	<b>Mixed-Use Zoning District</b>	<b>Nonresidential Zoning District</b>
<b>WCF Type</b>			
<b>Building-Mounted Facilities [1]</b>	Maximum height permitted in the underlying zoning district		
<b>Roof-Mounted Facilities</b>	10 feet above the existing roofline [1] [2]		
<b>Ground-Mounted Facilities [3]</b>	Maximum height permitted in the underlying zoning district	45 feet <sup>5</sup>	60 feet <sup>6</sup>

**Notes:**

[1] Height measured to top of steel or antenna, whichever is greater.

[2] In the Mixed-Use and Nonresidential zoning districts, an additional five feet (up to 15 feet) above the existing roofline is allowed by Special Use Permit.

[2] Height measured from base of facility to top of steel.

# WCF | KEY FEATURES

- **General standards for all facility types**
  - Camouflage and screening
  - Transmission and accessory equipment
  - Lighting
  - Noise
- **Additional standards for specific facility types**
  - For example, ground-mounted WCFs are subject to minimum setback and separation requirements

# DISCUSSION QUESTIONS

- **Questions on particular sections?**
- **Any areas where a graphic would be helpful?**
- **Do you agree with the proposed new regulations?**

# 4.10 SIGNS





Taco Bonita

Wall signs



Monument signs



CITYDOG! CLUB  
HCK2 PARTNERS  
MH CAFE  
FIORI APARTMENTS  
ADDISON ICE HOUSE  
SAVOYE APARTMENTS  
VITRUVIAN WEST APARTME

VITRUVIAN PARK  
IN ADDISON

ARY  
PROJECT  
RE  
ON, INC.  
Y 2017

Monument signs





**Galaxy**FBO

**Airport signage  
(landside and airside)**



Alcohol-related signs



Feather signs



Mannequin signs

# ORGANIZATION

- **Purpose & Authority**
- **General Procedures**
- **Removal of Certain Signs**
- **Signs Allowed without Sign Permit**
- **Alternative Sign Designs**
- **Prohibited Signs**
- **Temporary Signs**
- **General Sign Regulations**
- **Permanent On-Site Signs**
- **Master Sign Plan**
- **Nonconforming Signs**

# SIGNS | KEY CHANGES

**Carries forward current Addison regulations with revisions to address:**

- **Consistency, clarity, user-friendliness**
- **Content-neutrality**
- **Targeted revisions focusing on:**
  - More flexibility, especially in more intense zoning districts
  - Aligning content with current Town practices and interpretations
  - Introducing a Master Sign Plan process
  - Standardizing methods of measurement

# SIGNS | KEY CHANGES

- Signs Allowed Without Sign Permit



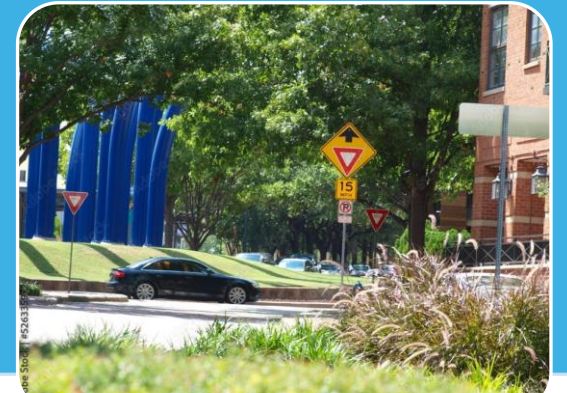
Air side signs in Airport Overlay



Construction banners



Flags



Government signs

# SIGNS | KEY CHANGES

- Signs Allowed Without Sign Permit



Menu boards/Drive-through



Residential property



Not readable from ROW



Vehicular signs



Window signs

# SIGNS | KEY CHANGES

- **Replaced meritorious exceptions with alternative sign design process (sign variance)**
- **Changed authority from City Council to Planning and Zoning Commission**
- **Approval criteria:**
  - Necessary due to unique features of a site including dimensions, landscaping, or topography
  - No substantial adverse effect on neighboring properties
  - No conflict with the purpose/intent of sign regulations



# SIGNS | KEY CHANGES

- **Prohibited Signs**
  - Clarified that noncommercial components of electronic (digital) signs are exempt from the general prohibition on digital signs
  - Added mobile billboards and wind-driven signs



# SIGNS | KEY CHANGES

- Temporary Signs
  - Updated and introduced standards for:



Election event signs



Public/private special event



Sidewalk signs



Banner signs



Undeveloped real estate site signs

# SIGNS | KEY CHANGES

- **Permanent On-Site Signs**
  - **Eliminated current maximum letter and logo height limitations**
  - **Consolidated standards into one table for attached and detached signs**

	<b>Attached Signs</b>	<b>Detached Pole Signs</b>	<b>Detached Monument Signs</b>
<b>Number</b>	1 attached sign per tenant per façade [1] (See Subsections 4.10.10C and 4.10.10D for additional allowances)	1 detached sign per street frontage [2] <sup>69</sup> (See Subsection 4.10.10C for additional allowances)	
<b>Area</b>	1.5 square feet of sign area for each linear foot of building frontage <sup>70</sup> [3] [4]	<b>Single-tenant:</b> 42 square feet (maximum) <sup>71</sup> <b>Multi-tenant:</b> 84 square feet (maximum) <sup>72</sup>	<b>Single-tenant:</b> 48 square feet in sign area per side (maximum) <b>Multi-tenant:</b> 72 square feet in sign area per side [5]
<b>Dimensions</b>	In the Mixed-Use zoning districts, no wall sign shall have a length that exceed 75 percent of tenant frontage. <sup>73</sup>	<b>Single-tenant:</b> 7 feet wide x 6 feet high x 1 foot deep (maximum) <sup>74</sup> <b>Multi-tenant:</b> 7 feet wide x 6 feet high x 1 foot deep (maximum) <sup>75</sup> [5] 2 feet high (minimum) <sup>76</sup>	Not applicable
<b>Height</b>	Not applicable	20 feet (exact)	<b>Single-tenant:</b> 6 feet (maximum) <b>Multi-tenant:</b> 8 feet (maximum)
<b>Setback</b>	Not applicable	10 feet <sup>77</sup> (minimum) from the property line given that the sign does not impede pedestrian and vehicular access or visibility and is not situated between the sidewalk and curb	

# SIGNS | KEY CHANGES

- **Permanent On-Site Signs**
  - Site directional signs allowed to exceed quantity limitations
  - Murals require sign permit, but only area of mural that advertises the business counts toward sign area
  - Additional allowances that allow larger buildings in more intense zoning districts to have larger attached signs and additional projecting/under canopy signs
  - Additional standards for pole-mounted banners



# SIGNS | KEY CHANGES

- **Master Sign Plan**
  - **New procedure for large campus- or center-style developments that allows deviations from the standards of the base sign regulations**
  - **Intended to replace current special sign districts (now in Appendix)**
  - **Available for: multi-tenant buildings, commercial, and mixed-use developments containing more than one building in the Mixed-Use, Commercial, or Planned Development districts**
  - **Must include an architectural theme (coordinated design features, materials and colors)**
  - **Approved by Planning and Zoning Commission**
  - **Minor amendments by Director allowed**

# SIGNS | KEY CHANGES

- Alcohol-related signs
  - Reed v. Gilbert restricted content-based regulations
  - Current practice to add condition to Special Use Permits:

*"The establishment shall not use the term " bar", " tavern", or any other terms or graphic depictions that relate to the sale of alcoholic beverages on any signs visible from the exterior of the premises"*



# DISCUSSION QUESTIONS

- **Questions on particular sections?**
- **Any areas where a graphic would be helpful?**
- **Do you agree with the proposed updates?**



# ARTICLE 6: ADMINISTRATION & PROCEDURES



# ORGANIZATION

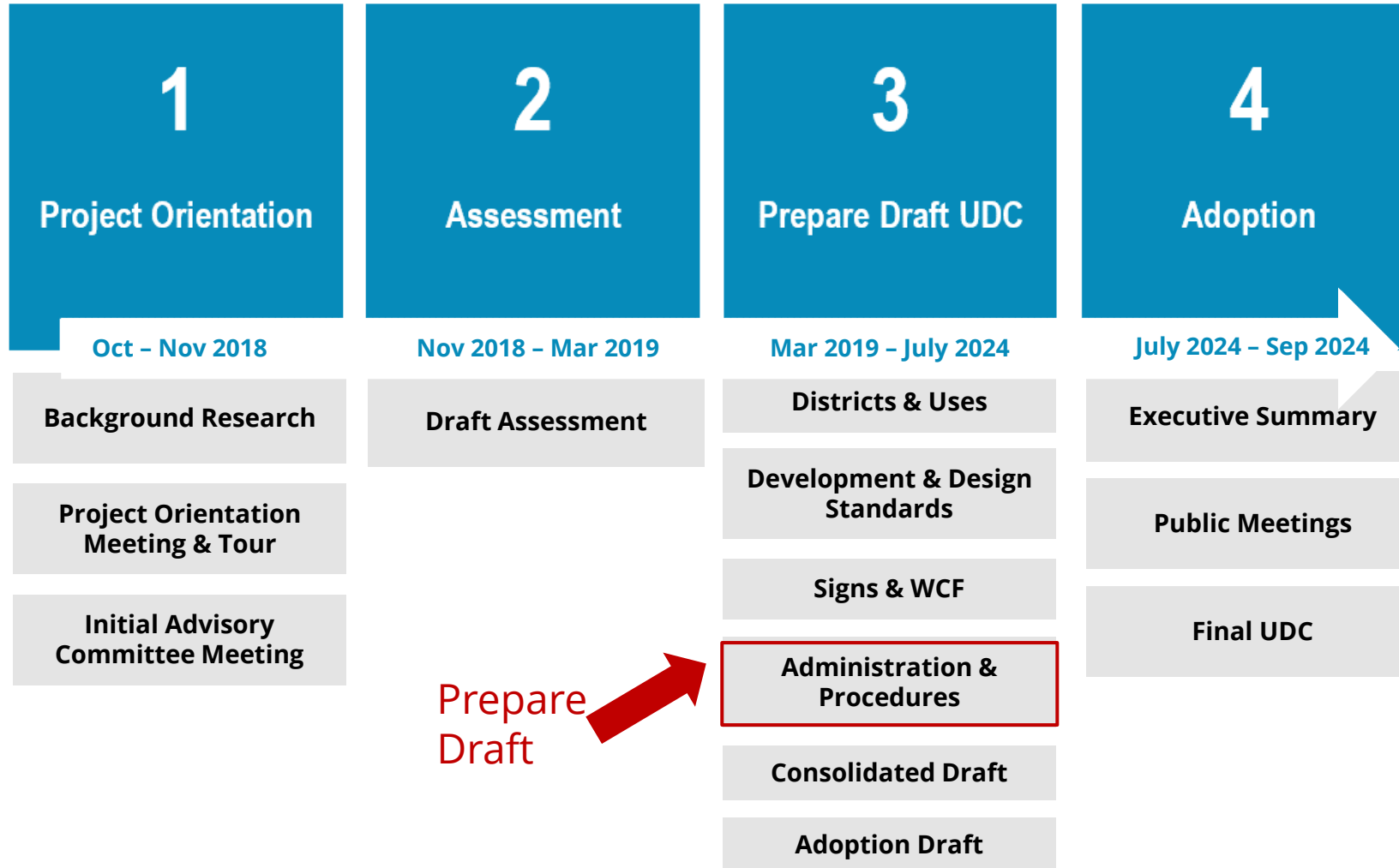
- **Purpose & Authority**
- **Nonconformities**
- **Enforcement**
- **Summary Table of Review Procedures**
- **Common Review Procedures**
- **Development Permits & Procedures**
- **Subdivision Procedures**
- **Ordinance & Plan Amendment Procedures**
- **Flexibility & Relief Procedures**

# ADMINISTRATION & PROCEDURES | KEY CHANGES

## Revisions to address:

- **Consistency, clarity, user-friendliness**
- **Formal definition of all submittal and review procedures**
- **Targeted revisions focusing on:**
  - Comprehensive standards addressing nonconforming use, lot, and site features
  - Defining a formal enforcement process for UDC violations
  - Consolidated summary of all development review/application processing procedures
  - Neighborhood meeting process
  - Alignment of platting procedures with current processes/State law
  - Enhanced flexibility for Director approval through Minor Modification / Alternative Equivalent Compliance

# NEXT STEPS



# COMMENTS?

- Remember to use Konveio to record your comments and questions!
- Please submit comments by December 31
- You also may submit comments to:  
**udc@addisontx.gov**
- **www.AddisonUDC.org**



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Submit

### CONTACT US

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Send



# ADDISON, TEXAS

## UNIFIED DEVELOPMENT CODE

**Signs & Wireless  
Communication  
Facilities**

November 2023

# ADDISON, TEXAS



## UNIFIED DEVELOPMENT CODE PART 4: WIRELESS COMMUNICATION FACILITIES & SIGN REGULATIONS

**CLARION**

NOVEMBER 2023  
**PUBLIC DRAFT**

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# Article 1: General Provisions

[Submitted with Part 3]

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# Article 2: Zoning Districts

[Submitted with Part 1]



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# Article 3: Use Regulations

[Submitted with Part 1]

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## 3.3 Use -Specific Standards

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### 3.3.6 Utilities and Communication

#### Commentary

This is a new subsection to establish and formalize the requirements for wireless communication facilities on private property. The standards are intended to clarify the review process and design standards for different types of wireless communication facilities (e.g., towers versus roof-mounted antennas) and to ensure compliance with all state and federal regulations including but not limited to the Telecommunications Act of 1996, the Spectrum Act (Section 6409 of the Middle Class Tax Relief and Job Creation Action of 2012), the FCC 2014 Infrastructure Order, and other FCC Declaratory Rulings issued between 2018 and 2021.

There generally are no focused standards addressing these facilities in the Addison Code of Ordinances. Currently, requests for such facilities are evaluated through the building permit process, and aesthetic issues are looked at in light of existing general standards related to screening of mechanical equipment.

However, the Town does have regulations related to the deployment of network nodes (as defined in TLGC Chapter 284 and also known as “small cell facilities”) in the public right-of-way in Article III of chapter 70 of the Code of Ordinances of the Town of Addison and in the *Wireless Services Design Manual*. These regulations are proposed to be carried forward with no major substantive changes.

A range of Texas ordinances were consulted as background for this draft, including the El Paso ordinance, which appears to be one of the newest comprehensive ordinances of this type in the state.

#### A. Wireless Communication Facilities (WCF)

##### 1. Purpose

The purpose of this section is to establish development standards that comply with the requirements of state and federal law for public and private telecommunication service and to:

- a. Protect the public safety and welfare, safeguard community land values, and promote orderly planning and development;
- b. Provide for the managed development, installation, maintenance, modification, and removal of wireless communications infrastructure in the town with the fewest number of WCFs to complete a network without unreasonably discriminating against wireless communications providers of functionally equivalent service;
- c. Encourage the joint use and location of new and existing WCFs; and
- d. Mitigate any adverse, undesirable visual impacts on the community.

##### 2. Applicability

- a. This section shall apply to all WCF applications as indicated in Section <3.2.8, *Table of Allowed Uses*><sup>1</sup> and shall not preempt underlying zoning regulations unless explicitly stated in this subsection or as explicitly state in federal and/or state law.
- b. The requirements set forth in this subsection shall not apply to:
  - i. Network nodes and network support poles as regulated by [Chapter 70, Article III, Division 6](#) of the Code of Ordinances.

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<sup>1</sup> The Table of Allowed Uses shall be updated to replace the current "Communication facility" use and include all WCF types as described in this section.

- ii. Amateur radio antennas that are owned and operated by a federally licensed amateur radio station operator or are used exclusively for receive-only antennas, provided that the height be no more than the distance from the base of the antenna to the property line is met.
- iii. Any WCF for which a permit has been properly issued prior to [Effective Date] shall not be required to meet the requirements of this subsection, other than the operational standards set forth in this subsection. Changes and additions to pre-existing WCFs shall meet applicable operational standards set forth in this subsection.
- iv. Antennas used for reception of television, multi-channel video programming and radio such as over the air reception devices ("OTARD") antennas, television broadcast band antennas, and broadcast radio antennas, provided that any requirements related to special uses of this UDC and the requirement that the height be no more than the distance from the base to the property line are met. The Director has the authority to approve modifications to the height restriction related to OTARD antennas and OTARD antenna structures, if in the Director's reasonable discretion, modifications are necessary to comply with federal law.
- v. A WCF installed upon the declaration of a state of emergency by the federal, state, or local government, or a written determination of public necessity by the Director.
- vi. A temporary WCF installed for providing coverage of a special event such as a news coverage or sporting event.

### 3. General Provisions

#### a. Federal Requirements

All WCFs shall meet the current standards and regulations of the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), and any other agency of the federal government with the authority to regulate WCFs. If such standards and regulations are changed, then the owners of the WCF shall bring such facility into compliance with such revised standards and regulations within the time period mandated by the controlling federal agency.

#### b. Radio Frequency Standards

All WCFs shall comply with federal standards for radio frequency emissions. If concerns regarding compliance with radio frequency emissions standards for a WCF have been made to the Town, the Town may request that the owner or operator of the WCF provide information demonstrating compliance. If such information suggests, in the reasonable discretion of the Town, that the WCF may not be in compliance, the Town may request and the owner or operator of the WCF shall then submit a project implementation report which provides cumulative field measurements of radio frequency emissions of all antennas installed at the subject site, and which compares the results with established federal standards. If, upon review, the Town finds that the facility does not meet federal standards, the Town may require corrective action within a reasonable period of time, and if not corrected, may require removal of the WCF pursuant to this section. Any reasonable costs incurred by the Town, including reasonable consulting costs to verify compliance with these requirements, shall be paid by the owner or operator.

#### c. Signal Interference

All WCFs shall be designed and sited, consistent with applicable federal regulations, so as not to cause interference with the normal operation of radio, television, telephone, and other communication services utilized by adjacent residential and non-residential properties; nor shall any such facilities interfere with any public safety communications.

#### d. Operation and Maintenance

To ensure the structural integrity of WCFs, the owner of a WCF shall ensure that it is maintained in compliance with standards contained in applicable local building and safety codes. If upon inspection, the Town concludes that a WCF fails to comply with such codes and constitutes a danger to persons or property, then, upon written notice being provided to the owner of the WCF, the owner shall have 30 days from the date of notice to bring such WCF into compliance. Upon

good cause shown by the owner, the Building Official may extend such compliance period not to exceed 90 days from the date of said notice. If the owner fails to bring such WCF into compliance within said time period, the Town may remove such WCF at the owner's expense.

**e. Abandonment and Removal**

- i. For any WCF constructed after [Effective Date], if the WCF is not used to transmit, receive, or relay voice and data signals to or from wireless communication devices for a period of six months, the WCF shall be considered abandoned and the owner of record shall notify the Building Official and apply for a permit to remove the structure. All WCFs shall be restored to service or removed by the person who constructed the facility, by the person who operated the facility, or by the property owner within 18 months from the time the WCF ceased being used to transmit, receive or relay voice and data signals to or from wireless communication devices.
- ii. If the use of the WCF has not been restored within an 18-month period from the time the WCF have ceased being used to transmit, receive or relay voice and data signals to or from wireless communication devices, the WCF shall be removed and the WCF site restored to its original or better condition, at the property owner's expense.

**4. Eligible Facilities Request**

**a. Timing**

- i. Within 60 days of the date on which an applicant submits an application seeking approval of an eligible facilities request, the Director shall approve an application unless the Director determines that the application is not an eligible facilities request.
- ii. The 60 -day review period begins to run when the application is filed. The Director and the applicant may agree to toll the review period. The 60-day review period shall also be tolled where the Director determines that the application is incomplete. The review period is tolled for incompleteness pursuant to the following standards:
  - a. Within 30 days of receipt of the application, the Director shall notify the applicant in writing, clearly and specifically delineating all missing documents or information required for determination of an eligible facilities request
  - b. The written incompleteness notice tolls the timeframe for review;
  - c. The timeframe for review begins running again when the applicant makes a supplemental submission in response to the Director's notice of incompleteness
  - d. Within 10 days of the supplemental submission, the Director shall notify the applicant in writing that the supplemental submission did not provide the information identified in the original incompleteness notice; and
  - e. The timeframe is tolled in the case of a second or subsequent incompleteness notice pursuant to the procedures for the first incompleteness notice. Second or subsequent incompleteness notices may not specify missing documents or information that were not delineated in the original incompleteness notice.
- iii. **Failure to Act**
  - a. In the event that the Director fails to act on a request seeking approval for an eligible facilities request within the timeframe for review, accounting for any tolling, the request shall be deemed granted.
  - b. The effective date of a deemed-granted approval shall be the day the Town receives written notice from the applicant, after the review period, accounting for any tolling, has expired, that the application has been deemed granted.

**iv. Review Criteria**

The Director shall approve an eligible facilities request if the request:

- a. Is an eligible facilities request for an eligible support structure;
- b. Complies with the originally approved design elements and other conditions of approval, including but not limited to colors, textures, surfaces, scale, character, mounting, projection and siting, or any approved amendments thereto, except where noncompliance with those elements or conditions is solely limited to the thresholds of increase in height, increase in width, addition of cabinets or new excavation or deployment area identified in the definition of substantial change;
- c. Does not defeat the concealment elements of the eligible support structure. Any design element that places the wireless communications facility out of view, hides it from being noticed, blends it with its surroundings or otherwise minimizes the visual or aesthetic impact of the facility is a concealment element of the eligible support structure; and
- d. Does not result in a substantial change. A substantial change is a modification that substantially changes the physical dimensions of an eligible support structure that meets any of the following criteria:<sup>3</sup>
  - i. For ground-mounted WCFs, an increase in the height of the facility by more than 10 percent or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet, whichever is greater; for roof- and building-mounted WCFs, it increases the height of the structure by more than 10 percent or more than 10 feet, whichever is greater. Changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the WCF, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act.
  - ii. For ground-mounted WCFs, it involves adding an appurtenance to the body of the facility that would protrude from the edge of the facility more than 20 feet, or more than the width of the facility at the level of the appurtenance, whichever is greater for eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;
  - iii. For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or roof- and building-mounted WCFs, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10 percent larger in height or overall volume than any other ground cabinets associated with the structure;<sup>4</sup>For any eligible support structure, it entails any excavation or deployment outside the current site; or would impair the concealment elements of the eligible support structure;
  - iv. It entails any excavation or deployment outside of the current site, except that, for ground-mounted WCFs, it entails any excavation or deployment of transmission equipment outside of the current site by more than 30 feet in any direction. The site boundary from which the 30 feet is measured excludes any access or utility easements currently related to the site;
  - v. It would defeat the camouflaging elements of the eligible support structure;<sup>4</sup>
  - vi. For any eligible support structure, it does not comply with conditions associated with the siting approval of the construction or modification of the eligible support

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<sup>3</sup> Definition from 47 CFR §1.6100.

<sup>4</sup> Reference in 47 CFR §1.6100 to "concealment elements" updated to "camouflaging elements" to align with proposed standards.

structure or WCF equipment, unless the non-compliance is due to an increase in height, increase in width, addition of cabinets, or new excavation that would not exceed the thresholds identified in Paragraphs 1), 2), and 3) of this definition.

**v. Decision**

If the Director finds the review criteria are met, the Director shall approve the eligible facilities request. If the Director finds that the applicant's request does not meet the criteria, the Director may approve with conditions or deny the eligible facilities request and provide a written disposition with the reasons for conditional approval or denial to the applicant. The Director's decision shall be supported by substantial evidence in the written record.

**vi. Compliance with Other Laws**

All work done in association with the approved eligible facility request application shall be completed in accordance with all generally applicable laws, regulations or other rules reasonably related to public health and safety, including but not limited to, building and safety codes.

**vii. Remedies**

The applicant and the Town may bring a claim related to §6409 of the Spectrum Act (codified at 47 U.S.C. 1455) to any court of competent jurisdiction.

**5. Standards for Specific Facility Types**

All new WCFs or collocations that do not meet the definition of an eligible facilities request shall be subject to the standards below.

**a. All WCF Types**

**i. Review Required**

	<b>Residential Zoning District</b>	<b>Mixed-Use Zoning District</b>	<b>Nonresidential Zoning District</b>
<b>WCF Type</b>			
<b>Building-Mounted Facilities</b>	Special Use Permit	Building Permit	
<b>Roof-Mounted Facilities</b>			
<b>Ground-Mounted Facilities</b>	Special Use Permit	Building Permit	

**ii. Maximum Height**

WCF Type	Residential Zoning District	Mixed-Use Zoning District	Nonresidential Zoning District
<b>Building-Mounted Facilities [1]</b>	Maximum height permitted in the underlying zoning district		
<b>Roof-Mounted Facilities</b>	10 feet above the existing roofline [1] [2]		
<b>Ground-Mounted Facilities [3]</b>	Maximum height permitted in the underlying zoning district	45 feet <sup>5</sup>	60 feet <sup>6</sup>

**Notes:**

[1] Height measured to top of steel or antenna, whichever is greater.

[2] In the Mixed-Use and Nonresidential zoning districts, an additional five feet (up to 15 feet) above the existing roofline is allowed by Special Use Permit.

[3] Height measured from base of facility to top of steel.

**iii. Camouflage and Screening Techniques**

- a. WCFs shall be camouflaged by minimizing the visibility of antennae and transmission equipment and be screened from view by materials that are consistent and compatible with the building design, color and materials. Camouflaging includes locating facilities in bell steeples or clock towers, or on similar alternative design mounting structures.
- b. Metallic surfaces shall be painted to reduce glare and reflections. No exterior paint colors shall be used which have a light reflecting value (LRV) greater than forty percent. The LRV of a paint is available from paint manufacturers and it measures the amount of light reflected by a certain color.
- c. Landscaped screening shall use native or adapted plant materials to the maximum extent practicable and shall be consistent with surrounding landscaping, trees, and foliage.

**iv. Transmission and Accessory Equipment**

Transmission and accessory equipment, including equipment enclosures, shall be visually similar to the architectural style of the surrounding building environment with consideration given to exterior materials, roof form, scale, mass, color, texture and character or screened using natural or manmade features that are consistent with surrounding landscaping, trees, and foliage.

**v. Lighting**

WCFs shall not be lighted, unless required by the FAA or other applicable governmental authority, or the WCF is mounted on a light pole or other similar structure primarily used for lighting purposes. If lighting is required, the Town may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views. Lighting shall be shielded or directed to the greatest extent possible so as to minimize the amount of glare and light falling onto nearby properties, particularly residences.

<sup>5</sup> Maximum height allowances in the Mixed-Use districts range from 40 feet to 200 feet.

<sup>6</sup> Maximum height allowances in the Nonresidential districts range from 29-69 and include several that do not maintain maximum height limitations.

**vi. Noise**

Noise generated on the site shall not exceed the standards permitted in the Code of Ordinances, except that a WCF owner or operator shall be permitted to exceed Code noise standards for a reasonable period of time during repairs, not to exceed two hours without prior authorization from the Town.

**b. Additional Standards for Building-Mounted WCFs**

A building-mounted facility shall be mounted on a wall of an existing building in a configuration as flush to the wall as technically possible. The antenna and any associated screening or transmission equipment shall not project above the wall on which is mounted, excluding any conduit that may extend over and behind the roofline or parapet wall.

**c. Additional Standards for Roof-Mounted WCFs**

Screening of roof-mounted WCFs includes the use of existing parapets, walls, or similar architectural elements provided that it is painted and texturized to integrate with the architecture of the surrounding structure. Screening may be waived by the Director on buildings where the height of the roofline is thirty-five feet or less based on evidence provided by the applicant that the roof cannot structurally support the screen.

**d. Additional Standards for Ground-Mounted WCFs**

- i. Ground-mounted WCFs shall be subject to the minimum setback and separation requirements set forth below.

	<b>Residential Zoning District</b>	<b>Mixed-Use Zoning District</b>	<b>Nonresidential Zoning District</b>
<b>Minimum Setback</b>	3 feet from any abutting property line for every 1 foot of tower height or the minimum setback required in the underlying zoning district, whichever is greater	2 feet from any abutting property line for every 1 foot of tower height or the minimum setback required in the underlying zoning district, whichever is greater	1 foot from any abutting property line for every 1 foot of tower height or the minimum setback required in the underlying zoning district, whichever is greater
<b>Minimum Separation [1]</b>	One-half mile	2,000'	1,760'

**Notes:**

[1] Separation measured from the outermost portion of the base of existing facility to the outermost portion of the base of proposed facility.

- ii. Ground-mounted WCFs shall be enclosed by security fencing or wall and shall also be equipped with an appropriate anti-climbing device.
- iii. Ground-mounted WCFs shall be compatible with the surrounding tree coverage and foliage.

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# Article 4: Development Standards

[Sections 4.1-4.9 submitted with Part 2]

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## 4.10 Signs

### Commentary

This section carries forward the current Chapter 62: Signs, but includes updates for consistency, user-friendliness, and to maintain content-neutrality, while maintaining the current substance in terms of size, location, and design. This section has also been reorganized for a more logical flow. There are multiple instances where current graphics or placeholder text is included; once the proposed standards are in more final form, all graphics will be updated to be in a consistent style or new graphics will be created.

In 2015, the U.S. Supreme Court (in *Reed v. Gilbert*) restricted the ability of local governments to apply content-based regulations to signage in order to protect free speech. Based on that decision, cities have been comprehensively updating their sign regulations to remove content-based standards (i.e., regulations that can only be understood and enforced by reading the sign). This draft includes significant revision to bring current regulations into compliance with the *Reed v. Gilbert* decision.

This draft also includes targeted revisions that focus on:

- Increasing flexibility, especially for properties in more intense zoning districts;
- Aligning content with current Town practices and interpretations;
- Introducing a Master Sign Plan process; and
- Standardizing methods of measurement.

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### 4.10.1 Purpose

The regulation of the location, size, and placement of signs is necessary to enable the public to locate goods, services, and facilities located within the corporate limits of the Town, to encourage the general attractiveness of the community, and to protect property values. The general objectives of these standards are to promote public health, safety, and welfare, and specifically to achieve the following:

#### A. Safety

To promote the safety of persons and property by providing that signs do not:

1. Create a hazard due to collapse, fire, decay or abandonment;
2. Obstruct public safety response;<sup>7</sup> and/or
3. Create traffic hazards by confusing or distracting pedestrians.

#### B. Communications Efficiency

To promote the efficient transfer of information in sign messages providing that:

1. Signs that provide messages and information most needed and sought by the public are given priority;
2. Businesses and services may identify themselves;
3. Customers and other persons may locate a business or service;
4. No person or group is arbitrarily denied the use of the sight lines from the public right-of-way for communication purposes; and

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<sup>7</sup> Replaced "firefighting or police surveillance."



5. Persons exposed to signs are not overwhelmed by the number of messages presented and are able to exercise freedom of choice to observe or ignore such messages, according to the observer's purpose.

**C. Landscape and Built Environment Quality and Preservation<sup>8</sup>**

To protect the public welfare and to enhance the appearance and economic value of the landscape and built environment, by providing signs that:

1. Do not interfere with scenic views;
2. Do not create a nuisance to persons using the public rights-of-way;
3. Do not create a nuisance to occupants of adjacent and contiguous property by their brightness, size, height or movement;
4. Are not detrimental to land or property values;
5. Do not contribute to visual blight or clutter; and
6. Are architecturally compatible and harmonious with the structure to which they pertain and to neighboring structures.

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**4.10.2 Authority and Jurisdiction<sup>9</sup>**

The terms and conditions of this section 4.10 shall apply to all signs located within the Town of Addison, pursuant to Chapter 216 of the Texas Local Government Code as amended. The provisions of this section shall be administered and enforced by the Director. Allegations of errors in orders, decisions, and/or determinations by the Director shall be handled in accordance with Section <6.7.4, *Appeal of Administrative Decision*>.<sup>10</sup>

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**4.10.3 General Procedures**

**A. Permit Required<sup>11</sup>**

**1. Sign Permit**

- a. Except as provided in Section 4.10.5, no person shall erect, construct, enlarge, alter, repair, display, maintain, or use a sign, whether temporary or permanent, until a permit for the same has been issued by the Director in accordance with Section <6.4.5., *Sign Permit*>.
- b. Each sign shall require a separate sign permit.

**2. Electrical Permit**

Each sign requiring the installation of an electric power source shall require a separate electrical permit and inspection as required in the Town's Electrical Code.

**3. Building Permit**

When determined by the director that the proposed sign, pole, or structure requires the design of a licensed structural engineer a separate building permit and inspection shall be required as required in the Town's Building Code.

**4. Permit Fees**

Sign, electrical, and building permit fees shall be as designated in [Chapter 2, Article IX, Fees](#), of the Town's Code of Ordinances.

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<sup>8</sup> Added "and Built Environment" to heading.

<sup>9</sup> Consolidated Sec. 62-3 and Sec. 62-31 and revised appeal provisions.

<sup>10</sup> Replaced references to Code Enforcement Administrator with Director.

<sup>11</sup> Replaces Sec. 62-51(a). Other permit requirements and information added.

**B. Contractor Registration Required<sup>12</sup>****1. General**

- a. No person shall install or erect, relocate, or maintain any sign, or contract for such service, until such person has applied through the Development Services department for a Contractor Registration to install, erect, relocate, and maintain such sign, and such registration has been approved and issued, except as otherwise provided in this section.
- b. All sign contractors shall comply with the licensing requirements of TLGC §§ 1305.160, 13.05.166, and 13.05.167.<sup>13</sup>

**2. Application<sup>14</sup>**

An application for a registration under this division shall be made upon forms provided by the Development Services department, and shall contain or have attached thereto the following information:

- a. Name, address, telephone number, and e-mail address of applicant.
- b. Name, address, telephone number, and e-mail address of applicant's company.
- c. Names of all persons who are authorized to apply for sign permits under applicant's registration.

**3. Fee<sup>15</sup>**

The fee for registrations issued pursuant to this section shall be as required in [Chapter 2, Article IX, Fees](#), of the Town's Code of Ordinances and each registration must be renewed on an annual basis.

**4. Insurance or Bond Required<sup>16</sup>**

No registration for the installation, erection, relocation, and maintenance of signs shall be issued to any person until such person has provided proof of general liability insurance covering the work to be performed pursuant to the registration in the amount of at least \$100,000.00 or filed with the Director.

**5. Cancellation**

The registration of any sign contractor may be canceled by the Director, when such contractor persistently violates the requirements of this section. Conviction in municipal court, whether appealed or not, on two violations over a period of two calendar years shall constitute evidence of persistent violation. Any registration thus canceled shall not be renewed until such violations have been corrected. Upon correction of the violations, the contractor's registration shall be renewed upon the Town's discretion, provided the contractor furnished a bond in the amount of \$5,000.00 guaranteeing compliance, and that this compliance bond is renewed for two years following the renewal of the registration.

**6. Required Prior to Issuance of Permit**

No permits for the erection, construction, relocation, alteration, repair, or maintenance of any sign shall be issued until a registration has been approved and issued by the Director and the fee paid, except as otherwise provided in this section.

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<sup>12</sup> Sec. 62-96-101. Replaced references to "contractor license" with "contractor registration" where applicable.

<sup>13</sup> New.

<sup>14</sup> Added references to e-mail addresses.

<sup>15</sup> Removed specific fee information and references Master Fee Ordinance.

<sup>16</sup> Removed requirement to provide a surety bond for damages to signs.

#### 4.10.4 Removal of Certain Signs

##### A. Removal of Public Nuisance or Hazardous Signs<sup>17</sup>

All of the following signs shall be considered a public nuisance, and the Town may, without notice, remove and impound any of the following signs:

1. Any sign erected or existing that constitutes a traffic hazard;
2. Any sign erected without a permit, either prior to or after the adoption of this section, if a permit was required;
3. Any sign erected in violation of the provisions of this section; and
4. Any sign erected in or over a public right-of-way, either prior to or after adoption of this section.

##### B. Recovery and Disposal of Impounded Signs<sup>18</sup>

1. Impounded signs may be recovered by the owner within 15 days of the date of impoundment by paying the fee required in [Chapter 2, Article IX, Fees, of the Town's Code of Ordinances](#).
2. Signs not recovered within 15 days of impoundment may be disposed of by the Town in any manner it shall elect.

#### 4.10.5 Signs Allowed Without Sign Permit<sup>19</sup>

All signs listed in this section 4.10.5 may be erected and maintained under the conditions listed and shall not require a sign permit, provided all other provisions of this section 4.10 are met.

##### A. Signs in Airport Overlay District<sup>20</sup>

###### 1. Landside Signs

All primary, secondary, and tertiary signs as defined in the Airport Master Plan that are visible from the primary public areas of the airport including the public right-of-way, access roads, pedestrian areas, and parking areas, shall require a sign permit.

###### 2. Air Side Signs

All other signs that are located outside the view of primary public areas and/or on the rear or side of buildings shall not require a sign permit.

##### B. Construction Banner Signs<sup>21</sup>

1. Construction banner signs shall be allowed without a sign permit subject to the following:
  - a. Such signs shall not be erected prior to the issuance of a building or site development permit for the project to which the sign pertains and shall be removed prior to the issuance of a certificate of occupancy.
  - b. Each property shall be limited to one construction banner per street frontage.
  - c. Such signs shall be affixed to construction fences and firmly attached on all four corners.

<sup>17</sup> Sec. 62-5. "or Hazardous" is new.

<sup>18</sup> Sec. 62-34. Replaced specific impounded sign fees with a reference to the Master Fee Ordinance.

<sup>19</sup> Based on Sec. 62-136-148. Deleted specific requirements related to fuel pump and pricing signage as these standards are challenging to enforce and major signage at fuel stations is addressed through standard permanent sign regulations. Deleted requirements for words on machinery or equipment, protective signs, and no trespassing/no dumping/no parking as exempt signage – reference new exemption for signs not readable from the public right-of-way. Removed current Sec 62-138 – to be relocated to the exterior lighting standards.

<sup>20</sup> Proposed to replace the current narrower exemption for "Air Traffic Signs." These regulations are based on the signage hierarchy and design standards in the Airport Master Plan.

<sup>21</sup> Replaces Sec. 62-210 to exempt signs on construction fences. See new definition of construction banner sign.

- d. No sign shall contain more than 36 square feet in sign area.
- 2. All other construction signs, not including signs required for safe site circulation, shall require a sign permit.

**C. Flags**

Flags shall be allowed without a sign permit subject to the following:

- 1. Flags are limited to three per property<sup>22</sup>.
- 2. Each flag shall not exceed 40 square feet in size.
- 3. Flagpoles shall not exceed 30 feet in height.
- 4. Flags smaller than six square feet are exempt from the limitations of paragraphs 1. and 2. above.
- 5. Approval of an alternative sign design as set forth in Section 4.10.6 is required for flags or flagpoles that exceed the above size and height limitations.

**D. Government Signs<sup>23</sup>**

Signs required to protect the public health, safety, and welfare of the Town and other regulatory purposes, including traffic signs, emergency and warning signs, information signs erected by the Town or other government agency, signs required to be displayed by law and signs of public service companies indicating danger and/or aids to service or safety shall be allowed without a sign permit.

**E. Menu Boards and Drive-Through Signs<sup>24</sup>**

Menu boards placed for the purpose of listing food or beverages available for sale and signs adjacent to, within, or above drive-through or drive-in lanes directing vehicles shall be allowed without a sign permit.

**F. Residential Property<sup>25</sup>**

Residential property signs shall be allowed without a sign permit subject to the following:

- 1. A residential property may display up to three detached, non-illuminated signs. Each sign shall not exceed six square feet.<sup>26</sup>
- 2. Temporary signs during an election are not subject to the three-sign limit set forth in subsection a. above and shall comply with Section 4.10.8B, *Election Event Signs* and V.T.C.A. Election Code § 259.003, as amended.

**G. Signs not Readable from the Public Right-of-Way<sup>27</sup>**

Signs shall be considered not readable from the public right-of-way and therefore allowed without a sign permit subject to the following:

- 1. The sign or display is located entirely inside of a building and not visible from the building's exterior; or
- 2. Any letters, figures, or symbols are less than two inches in height and project no more than one inch from the surface on which the sign is mounted.

**H. Vehicular Signs<sup>28</sup>**

Vehicular signs shall be allowed without a sign permit and may be attached to vehicles subject to the following:

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<sup>22</sup> Replaced "premises" with "property" for clarity.

<sup>23</sup> Sec. 62-137. Content revised to make content neutral. "Signs required to be displayed by law" added to address a range of additional signage including public notice signs required by a state or federal entity for air permits.

<sup>24</sup> New to reflect current practice.

<sup>25</sup> Broadened from "Single-family or duplex residential property."

<sup>26</sup> Updated for content-neutrality (removed reference to leasing and garage sale signs) and applied the more permissive sign area allowance to all signs.

<sup>27</sup> New.

<sup>28</sup> Updated for content neutrality (removed reference to static displays advertising a product or service).

1. The vehicle is owned and operated by the Town or another governmental entity; or
2. The primary purpose of the vehicle is not for display of the sign; and
3. The signs are painted upon or applied directly to an integral part of the vehicle;
4. The vehicle is in operating condition, currently registered and licensed to operate on public streets, and actively used in the daily function of the business to which such sign relates; and
5. The vehicle, when on the premises of the business to which such sign relates, shall be parked in a location that does not unreasonably impact standard operating businesses.<sup>29</sup>

**I. Window Signs**

Window signs shall be allowed without a sign permit subject to the following:

1. Each sign shall be no more than four square feet in area.<sup>30</sup>
2. Signs in windows visible from public rights-of-way are limited to 20 percent<sup>31</sup> of the total area of each architecturally distinct ground floor window area.<sup>32</sup>
3. The outlining of a window on two or more of any sides with lighting, gaseous tubing, or similar means shall constitute 100 percent of the total window area as a sign.
4. In buildings with multiple tenants, these provisions shall be applied to each individual tenant based on the size of the windows located within that portion of the facade adjacent to the tenant’s leased premises.

**4.10.6 Alternative Sign Designs<sup>34</sup>**

It is not the intention of these regulations to discourage innovation. Applications for alternative sign designs may be submitted that, while clearly not conforming to this section and thus not allowable under these criteria, have obvious merit in not only being appropriate to the particular site or location, but also in making a positive contribution to the visual environment.

**A. Approval Criteria**

The Planning and Zoning Commission may approve an alternative sign design if it:

1. Is necessary because enforcement of the requirement prevents any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site including its dimensions, landscaping, or topography;
2. Will not have a substantially adverse effect on neighboring properties; and
3. Will not substantially conflict with the purpose and standards of this article.

**B. Signs Erected Without Alternative Sign Design Approval**

If a sign is erected, placed, or maintained in violation of this section prior to any authority, permission, or approval of the Town to do so, and an application for an alternative sign design is then submitted for such sign, there shall be paid by the applicant for such alternative sign design a late fee equal to twice the

<sup>29</sup> Removed specific requirement for vehicle to be parked out of view of public right of way.

<sup>30</sup> New.

<sup>31</sup> Increased from 10 percent. The intent is to keep the signs themselves small. If there is one very large window, you don't want that 20% taken up by one large sign.

<sup>32</sup> Replaced broad reference to façade with architecturally distinct window area to ensure an even distribution of window signs across a building’s window space.

<sup>34</sup> Replaces the vague “meritorious exceptions” language in current Sec. 62-33. We have rewritten the section to mirror “alternative equivalent compliance” requests that are often used for development standards. Authority to review and approve sign variances adjusted to be Planning and Zoning Commission instead of Council as noted in the Assessment’s Detailed Review of Current Development Ordinances. Application fees and submittal requirements not carried forward; should be located in a separate administrative manual. An alternative sign design procedure will be added to the Administration and Procedures section in a future draft.

amount of the alternative sign design fee. Payment of the late fee does not excuse full compliance with the provisions of this section.

#### 4.10.7 Prohibited Signs<sup>35</sup>

The following signs are specifically prohibited, except as otherwise prescribed within this section:

##### A. Animated or Moving Sign

Any sign that includes animation, parts which move, or flashing or blinking lights that may be distracting to motorists. This includes feather signs and a person holding or carrying wind devices, flags, balloons, or other sign structures.<sup>36</sup> This prohibition does not include time and temperature signs. Signs that have copy that changes, moves, flashes, or blinks in no less than 8-minute intervals<sup>37</sup> shall not be considered as animated.

##### B. Building Code

Any sign in violation of the building code of the town.

##### C. Hazardous or Nuisance Signs

Any sign illuminated to an intensity to cause glare or brightness to a degree that could constitute a hazard or nuisance. Moving, flashing, intermittently lighted, changing color, beacons, revolving or similarly constructed signs shall not be allowed.

##### D. Electronic Sign

Any sign or portion thereof that displays electronic, static images, static graphics, or static pictures, with or without text information, defined by a small number of matrix elements using light emitting diodes (LEDs), fiber optics, light bulbs, other illumination devices, or a combination thereof, within the display area where the message change sequence is accomplished immediately or by means of fade, repixelization, or dissolve modes. Noncommercial components of electronic signs are exempt from this prohibition.

##### E. Fence Sign<sup>38</sup>

Any sign painted or attached to the outside of a fence, railing or a wall that is not a structural part of a building, whether or not such fence, railing or wall is on the property line, except as otherwise allowed in this section.

##### F. Imitation of Emergency Signs and Signals<sup>39</sup>

Any sign using any combination of forms, colors, or lights which imitate emergency signs or signals.

##### G. Inflatable Sign

Any inflatable sign, including balloons, anchored to the ground, a building or other structure.<sup>40</sup>

##### H. Interchangeable Copy

Any sign that allows for manual interchangeable copy.

<sup>35</sup> Sec. 62-270-288. Removed prohibitions on “temporary real estate directional signs” and “obscene, indecent, or immoral matter,” both of which are content-based.

<sup>36</sup> New sentence to address “sign spinners.”

<sup>37</sup> Decrease from 20-minute as recommended in the Development Regulations Assessment.

<sup>38</sup> Updated to remove content-based regulation.

<sup>39</sup> Removed “words” for content-neutrality reasons.

<sup>40</sup> Removed reference to and content regarding flags as the standards related to flag exemptions are addressed in 4.10.5 above.

**I. Luminescent Gaseous Tubing**

Any sign that uses exposed tubes that contain luminescent inert gases, including, but not limited to, neon, argon and krypton, and that are visible from the exterior of structures, except as an attached sign which shall conform to Section 4.10.10, *Permanent On-Site Signs*.

**J. Mobile Billboards<sup>41</sup>**

Any wheeled vehicle used primarily for the display of general advertising, by means of traversing upon any public street or parking on any public street in a manner that the advertising image(s) on the vehicle are visible from any portion of the public right-of-way.

**K. Portable Signs**

Portable signs are specifically prohibited.

**L. Roof Signs**

Any sign on the roof or project over the roofline of a building. This does not apply to signs located above structural elements of the building, but remain below the roof of the facade on which the sign is located.

**M. Searchlights**

Searchlights are specifically prohibited.

**N. Signs in Rights-of-Way<sup>42</sup>**

Any sign that is erected or affixed within or projected over any public right-of-way or extended across a railroad right-of-way. This includes signs attached to or painted on any sidewalk, curb, gutter, street, tree, or public or private utility pole or structure. No sign shall be erected closer than 10 feet from the existing public right-of-way except as otherwise authorized by this section.

**O. Wind-Driven Signs<sup>43</sup>**

Any sign consisting of one or a series of two or more banners, flags, pennants, ribbons, spinners, streamers, captive balloons or other objects or material fastened in such a manner as to move, upon being subjected to pressure by wind or breeze.

**P. Vision Clearance**

Any sign that does not comply with the vision clearance standards in Section 4.5.6, *Vision Clearance*.<sup>44</sup>

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**4.10.8 Temporary Signs****A. Standards Applicable to All Temporary Signs<sup>45</sup>****1. Sign Location**

- a. Signs shall be located so as not to create a hazard for pedestrian or vehicular traffic and comply with minimum setback and vision clearance requirements.
- b. Unless otherwise specified in this section, temporary signs approved per this section may be located off-premises with the permission of the property owner, and may be allowed on a parcel in addition to the maximum amount of temporary and permanent signage permitted on that parcel.

**2. Sign Illumination**

Illumination of temporary signs is prohibited.

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<sup>41</sup> New.

<sup>42</sup> Consolidated Signs in Rights-of-Way, sign on sidewalk, street, etc. and signs on trees, poles, etc.

<sup>43</sup>

<sup>44</sup> Replaces "Observe 35-foot visibility triangle."

<sup>45</sup> New.

**B. Election Event Signs<sup>46</sup>**

Election event signage shall be allowed without a sign permit subject to the following:

**1. Duration**

For a period of 60 days prior to a state, local, or national election, the total number of temporary signs permitted per property may be increased over the maximum amount of temporary signage permitted by this section. The number of increased signs shall be calculated by the number of federal, state, and local issues and elected positions on the ballot within the voting district where the property is located. The content of this additional signage is not subject to regulation by the Town, but the number shall not exceed the number of ballot issues and offices on the ballot. The signage shall be removed no more than two days following the election.

**2. Size and Features**

No election event sign shall:

- a. Have a sign area greater than 36 square feet;
- b. Exceed eight feet in height;
- c. Be illuminated; or
- d. Have any moving elements.

**3. Location**

- a. Election event signage shall be located on private real property with the consent of the property owner. For purposes of this requirement, "private real property" does not include real property subject to an easement or other encumbrance that allows a municipality, including the Town, to use the property for a public purpose.
- b. Election event signs are not permitted within the public right-of-way or on any real property owned by the Town of Addison, with the following exceptions:
  - i. On properties with single-family attached or detached dwellings,<sup>47</sup> election event signs may be placed in any portion of the front or side yard that may include the public right-of-way, if the sign is placed at least three feet away from the edge of the street. In locations with sidewalks, signs must be located behind the sidewalk so as to not obstruct the sidewalk.
  - ii. On any Town-owned property that has been designated as an election polling place, two election event signs per candidate, proposition, or measure may be placed in an area designated by Town staff while the property is serving as an active polling place. Such signs shall not:
    - a. Have an effective area greater than three square feet.
    - b. Exceed 18 inches tall and 24 inches wide.
    - c. Be illuminated.
    - d. Have any moving elements.

**C. Public or Private Special Event Signs<sup>48</sup>**

Unless sponsored by the Town and open to the public, special event signs shall comply with the following:

- 1. A maximum of one banner sign per vendor internal to the premises and up to a total of 10 banners on the perimeter oriented outwards may be issued in conjunction with a special event permit or temporary use permit. The Director may determine that a special event should be further limited or

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<sup>46</sup> Proposed replacement for current "political signs" section in Sec. 62-247, which is content-based.

<sup>47</sup> Proposed replacement for "single-family neighborhood."

<sup>48</sup> Replaces the current "special event banner" provisions, which are content-based.



allowed additional signage based on the total area of the event, number of vendors, and potential adverse impact to neighboring properties.

2. The permit shall specify the location and removal dates of the temporary signs allowed in conjunction with the permit. If dates are not specified in the permit, such signs may be displayed no more than 14 days prior to the special event and must be removed within two days after the conclusion of the special event.
3. Banner signs shall not exceed 50 square feet of sign area, per side. Yard signs shall not exceed six square feet in sign area, per side.
4. Signs shall not be located in the public right-of-way and shall be firmly affixed to a stabilized structure such as tent or table on all four corners.<sup>49</sup>

**D. Temporary Sidewalk Signs<sup>50</sup>**

1. Temporary sidewalk signs are only permitted in the M-4 zoning district for businesses that have an entrance immediately adjacent to a public sidewalk.
2. Each tenant shall be allowed one sidewalk sign.
3. A minimum of four feet of clear sidewalk shall be maintained at all times.
4. Such signs shall be displayed during operating business hours only.

**E. Temporary Banner Signs<sup>51</sup>**

1. Temporary banner signs are prohibited in all zoning districts in the Town except for the following:
  - a. Any nonresidential establishment may display one banner sign for a maximum of 60 consecutive days at the same location, one time during the first three months after the issuance of a certificate of occupancy or change in ownership; or
  - b. The Director may allow additional temporary banner signs displaying noncommercial message for a maximum of 30 day.<sup>52</sup>
2. Temporary banners allowed by paragraphs a. and b. above shall:
  - a. Require a sign permit; and
  - b. Not exceed 50 square feet in sign area.
  - c. Be firmly affixed to the building façade on all four corners.
3. Contractor registration is not required for the installation of a temporary banner sign when approved and installed by the business operator.<sup>53</sup>

**F. Undeveloped Real Estate Site Signs<sup>54</sup>**

1. On undeveloped real estate sites, one non-illuminated sign per lot, except for lots with frontage along more than one public right-of-way, shall be allowed. Any lot with frontage along more than one public right-of-way may have one sign along each public right-of-way provided that each frontage is at least 300 feet in length and the signs are spaced at least 50 feet apart. Such signs shall not be placed on public or private utility or light poles and shall not be located within roadway median strips.<sup>55</sup>
2. The sign shall not exceed 36 square feet in sign area per sign face.
3. The sign shall be a maximum height of 16 feet.

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<sup>49</sup> New.

<sup>50</sup> New. Based on current allowances for Addison Circle and Vitruvian Special Districts. Reference new definition for sidewalk sign.

<sup>51</sup> Sec. 62-246. Updated to remove content-based regulations.

<sup>52</sup> New.

<sup>53</sup> New.

<sup>54</sup> Replaces general reference to "Real estate/leasing signs." Sec 62-208(2) and Sec 62-207.

<sup>55</sup> New clarification that real estate signs cannot be located in roadway medians.

4. Signs up to 20 square feet in sign area per face shall be setback a minimum of 10 feet and signs up to 36 square feet in sign area per face shall be setback a minimum of 15 feet.<sup>56</sup>
5. The sign shall comply with the vision clearance standards in Section <4.5.6, *Vision Clearance*>.<sup>57</sup>
6. A sign permit is required for each sign. The permit shall be renewed every 12 months. Prior to the issuance of the permit and any renewal thereof the sign shall be subject to inspection and approval to ensure compliance with all ordinances of the Town of Addison.

#### 4.10.9 General Sign Regulations<sup>58</sup>

##### A. Sign Measurement and Calculations<sup>59</sup>

###### 1. Sign Area<sup>60</sup>

Sign area is calculated as the area enclosed by drawing a rectangle of horizontal and vertical lines that fully contain all extremities of the sign, including architectural design elements such as decorative bordering, but exclusive of the sign supports.



###### 2. Sign Height<sup>61</sup>

Sign height is measured as the vertical distance between ground elevation and the top of the sign, including all backgrounds and support structures, exclusive of any filling, berming, mounding, or landscaping, solely done for the purpose of locating the sign.

<sup>56</sup> Replaces current 62-184.

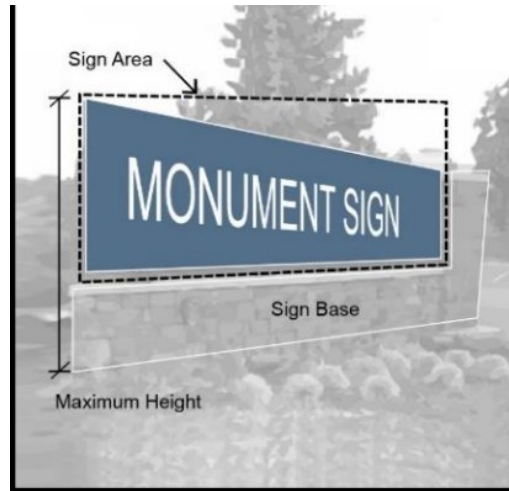
<sup>57</sup> Replaces "Observe 35-foot visibility triangle."

<sup>58</sup> New section for standards that are applicable to all signs.

<sup>59</sup> New section to standardize methods of measurement for consistency across all sign permits.

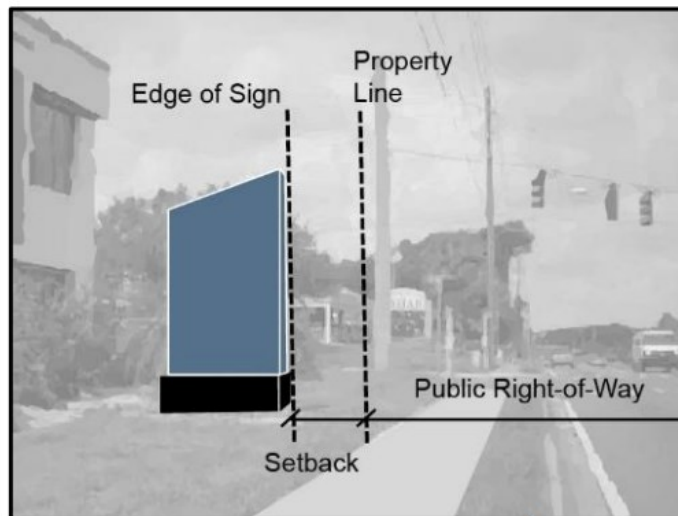
<sup>60</sup> Carries forward current definition of "effective area. Exemplary graphic to be updated in the Consolidated Draft.

<sup>61</sup> Based on current measurement for detached signs. Exemplary graphic to be updated in the Consolidated Draft.



**3. Sign Setback<sup>62</sup>**

The setback of a sign is measured from the property line to the outermost perimeter of the sign, including support structures unless an alternative measurement is designated in this section or approved by the Director.



**B. Signs Displaying Noncommercial Messages<sup>63</sup>**

Notwithstanding any other provision of this chapter, any sign that may display a commercial message may also display a noncommercial message, either in place of or in addition to the commercial messages, so long as the sign complies with other requirements of this chapter or other ordinances that do not pertain to the content of the message displayed.

**C. Maintenance<sup>64</sup>**

Every sign in the town, regardless of whether any permit is required for such sign, shall be maintained in a safe, presentable and sound structural and operational condition at all times, including the replacement of

<sup>62</sup> Replaces current setback measurement taken from the back of the curb of a public street in Sec. 62-184 as recommended in the Assessment, to increase accuracy. Exemplary graphic to be updated in the Consolidated Draft.

<sup>63</sup> Sec. 62-248.

<sup>64</sup> Sec 62-4.

nonfunctioning, broken, defective, or missing parts including lighting elements<sup>65</sup>, painting, repainting, cleaning and any other acts required for the maintenance of such sign. All signs and sign supports, brackets and frames shall be kept painted or otherwise treated to prevent rust, rot or deterioration. Signs not meeting the standards imposed by this section shall be subject to removal or repair as set forth in Section 4.10.4.

### 4.10.10 Permanent On-Site Signs<sup>66</sup>

#### A. Applicability

This section shall apply to all attached and detached signs in the Mixed-Use and Nonresidential zoning districts.<sup>67</sup>

#### B. Requirements by Sign Type<sup>68</sup>

Unless otherwise exempted from subsection (C), below, all signs shall comply with the following standards:

	Attached Signs	Detached Pole Signs	Detached Monument Signs
<b>Number</b>	1 attached sign per tenant per façade [1] (See Subsections 4.10.10C and 4.10.10D for additional allowances)	1 detached sign per street frontage [2] <sup>69</sup> (See Subsection 4.10.10C for additional allowances)	
<b>Area</b>	1.5 square feet of sign area for each linear foot of building frontage <sup>70</sup> [3] [4]	<b>Single-tenant:</b> 42 square feet (maximum) <sup>71</sup> <b>Multi-tenant:</b> 84 square feet (maximum) <sup>72</sup>	<b>Single-tenant:</b> 48 square feet in sign area per side (maximum) <b>Multi-tenant:</b> 72 square feet in sign area per side [5]
<b>Dimensions</b>	In the Mixed-Use zoning districts, no wall sign shall have a length that exceed 75 percent of tenant frontage. <sup>73</sup>	<b>Single-tenant:</b> 7 feet wide × 6 feet high × 1 foot deep (maximum) <sup>74</sup> <b>Multi-tenant:</b> 7 feet wide × 6 feet high × 1 foot deep (maximum) <sup>75</sup> [5] 2 feet high (minimum) <sup>76</sup>	Not applicable
<b>Height</b>	Not applicable	20 feet (exact)	<b>Single-tenant:</b> 6 feet (maximum) <b>Multi-tenant:</b> 8 feet (maximum)
<b>Setback</b>	Not applicable	10 feet <sup>77</sup> (minimum) from the property line given that the sign does not impede pedestrian and vehicular access or visibility and is not situated between the sidewalk and curb	

<sup>65</sup> Added reference to lighting elements.

<sup>66</sup> Sec. 62-161-163. Eliminated maximum letter/logo height standards to be consistent with the Reed v. Gilbert decision.

<sup>67</sup> Updated reference to “business zoning districts” to reflect proposed changes from Part 1: Zoning Districts & Uses.

<sup>68</sup> New simplified summary table.

<sup>69</sup> Replaced “1 per site.”

<sup>70</sup> New, more flexible and increased allowance.

<sup>71</sup> Increased from 40 square feet and clarified it as a maximum.

<sup>72</sup> Increased from 78.5 and clarified it as a maximum.

<sup>73</sup> New standard from Addison Town Center and Village on the Parkway Special Districts applied broadly.

<sup>74</sup> Increased from 6’10” wide × 5’10” high × 12” deep and clarified it as a maximum.

<sup>75</sup> Increased from 6’10” wide × 11’6” high × 12” deep and clarified it as a maximum.

<sup>76</sup> New.

<sup>77</sup> Decreased from 20 feet.

**Attached Signs**

**Detached Pole Signs**

**Detached Monument Signs**

**Notes:**

- [1] With the exception of live-work units, attached signs are not permitted on single-family residential buildings within mixed-use districts.
- [2] If a property has more than one street frontage, the freestanding sign permitted for each frontage must be located adjacent to that frontage, and the minimum permissible horizontal distance between freestanding signs on the same property is 50 feet.
- [3] Allowances for individual occupancies within a multi-tenant building shall be calculated on leased or occupied length of frontage. If the lot on which the building is located has frontage on more than one right-of-way, each street frontage shall be counted for purposes of determining attached sign allowance.
- [4] For back-lit awnings, the area of the sign shall be based on the area of the awning that is back-lit or illuminated.
- [5] No single tenant shall occupy more than 36 square feet of sign area per side on a multi-tenant sign.

**C. Additional Allowances for Specific Sign Types**

**1. Site Directional Signs**

Site directional signs may be erected at any occupancy or upon any site, other than a single-family detached or duplex dwelling without limit as to quantity provided that such signs shall comply with the following:<sup>78</sup>

- a. Each sign shall not exceed two square feet in sign area.
- b. Each sign shall be set back at least 10 feet from the back of curb provided it complies with vision clearance standards and does not impede pedestrian or vehicular movement or visibility, or is situated between the curb and sidewalk.<sup>79</sup>

**2. Works of Art<sup>80</sup>**

Works of art, including murals, shall comply with the dimensional standards for wall signs in the applicable district. The sign area of a mural shall be calculated as that area of the mural used to identify the owner or sponsor of the mural or the building on which it is displayed.

**D. Additional Allowances for Specific Zoning Districts<sup>81</sup>**

**1. M-2, M-3, M-4, M-5, C-L, C-G, and L-I<sup>82</sup>**

Each tenant shall be allowed one additional projecting or under-canopy sign. The sign:

- a. Shall not extend more than 36 inches from the building façade.
- b. Shall not exceed 24 inches in height.
- c. Shall be located a minimum of eight feet above grade.

<sup>78</sup> Renamed from "Movement Control Signs." Sec. 62-226. Did not carry forward several current provisions that are content-based. Also did not carry forward the lettering height requirements to be consistent with later edits in the attached sign section.

<sup>79</sup> Decreased 50 feet to 10 feet and added reference to vision clearance requirements.

<sup>80</sup> New.

<sup>81</sup> New standards that allow larger buildings in more intense zoning districts to qualify for a larger sign and additional projecting and under tenant signs as recommended in the Development Regulations Assessment.

<sup>82</sup> Based on current allowances for the Village on the Parkway Special District. Graphic to be updated to match document styles in Consolidated Draft.



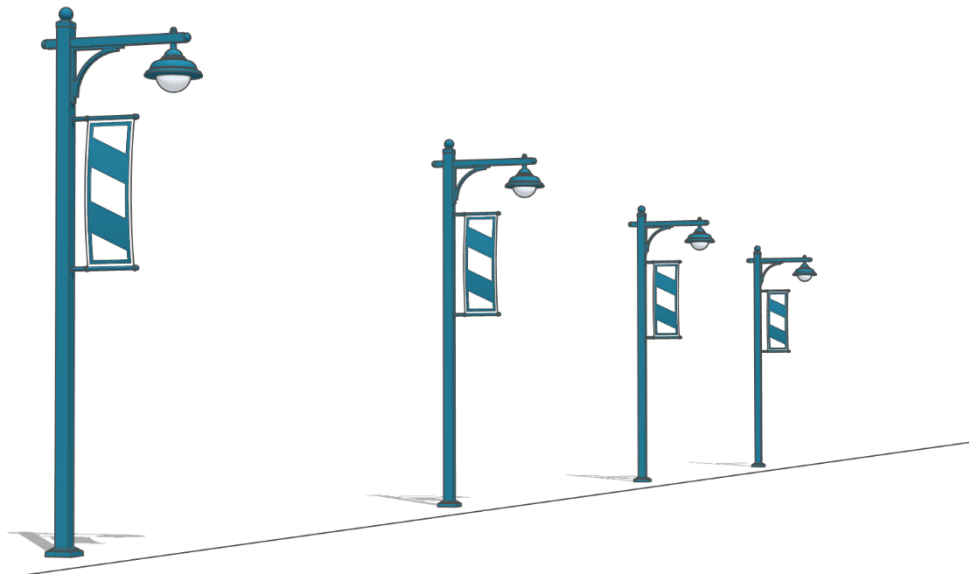
**2. C-L, C-G and L-I**

Attached signs located at a height of up to 36 feet are limited to one and one-half square feet of sign area for each linear foot of building frontage not to exceed 200 feet. All other provisions of Section 4.10.10B, *Requirements by Sign Type* shall apply.

**E. Additional Standards for Pole-Mounted Banners<sup>83</sup>**

All pole-mounted banner signs shall:

1. Only be of a seasonal and promotional type;
2. Not contain any advertising or promotional messages for individual tenants;
3. Maintain a minimum eight-foot clearance from grade level to the bottom of the banner;
4. Not exceed two feet in width and six feet in length.



**F. Sign Materials**

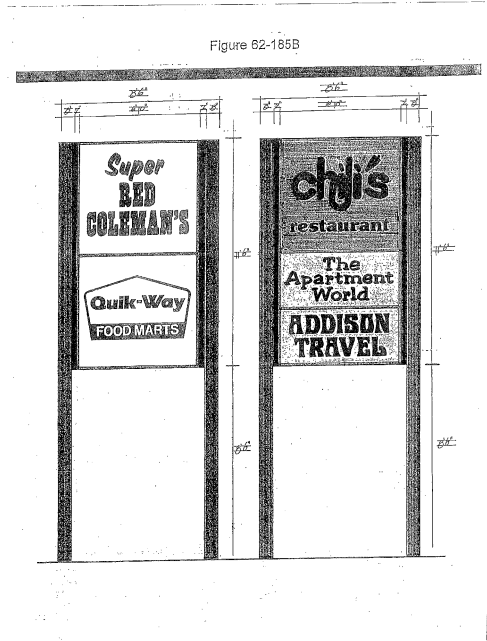
**1. Wall Signs**

Metal backing is required for all attached wall signs. Wood backing is prohibited.

<sup>83</sup> New – based on standards for Village on the Parkway and Vitruvian Park. Graphic is exemplary and will be updated in the Consolidated Draft. Provisions 1 and 2 may be content-based; further discussion necessary. They are from the current Villate on the Parkway/Vitruvian standards.

**2. Pole Signs**

- a. Sign supports shall consist of round or steel structural steel tubing or masonry-wrapped steel supports up to 50 square inches in area.<sup>84</sup> Structural support tubing shall be limited to single- or double- support structures and installed in accordance with Figure <><sup>85</sup>, below.



- b. Sign cabinets shall be painted grip sheet metal on angle iron frame with angle retaining rim to secure sign face.
- c. The sign face shall be a plastic or metal sheet. Unused panels shall be solid neutral colors.<sup>86</sup>
- d. The sign supports and cabinet color shall be compatible with currently installed pole signs to the maximum extent practicable.

**3. Monument Signs**

Plastic faces may be used on monument signs provided only the letters, numbers or logo elements emit light.

**G. Location**

**1. Attached Signs**

- a. All signs shall be mounted parallel to the building surface to which they are attached, unless otherwise allowed in this section.
- b. No sign shall project more than 18 inches from the surface to which they are attached.
- c. No sign shall be located on the roof or project over the roofline of a building. This does not apply to signs located on structural elements that project above the roofline of the building, but that remain below the uppermost point of the facade on which the sign is located.<sup>87</sup>

<sup>84</sup> Revised from 8-inch diameter to allow for square support poles. (The area of a circle with an 8-inch diameter is about 50 square inches.) Added option to provide masonry-wrapped steel supports.

<sup>85</sup> Graphics to be updated for the Public Draft of Part 4.

<sup>86</sup> Added "metal" to account for older pole signs that should not be considered nonconforming signs. Second sentence is new.

<sup>87</sup> Clarified that there are certain building forms where a structural element (e.g., fence or screening) may project above the roofline, but still support signage. Based on current allowance for Addison Circle.

**2. Detached Signs**

- a. Detached signs shall comply with the vision clearance standards as set forth in Section <4.5.6, *Vision Clearance*>.<sup>88</sup>
- b. Detached signs shall be no closer than 150 feet apart, with no two detached signs of any type being closer than 50 feet apart.

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**4.10.11 Master Sign Plan<sup>89</sup>**

**A. Purpose**

For some developments, alternative standards and flexibility in the established standards may enhance the aesthetic qualities of the development and the community. Approval of a Master Sign Plan allows for unified presentation of signage throughout a development site, flexibility to provide for unique environments, and pre-approval of designs and design elements to make sign review more efficient.

**B. Applicability**

A Master Sign Plan shall be available for multi-tenant buildings, commercial, and mixed-use developments containing more than one building in a Mixed Use, Commercial, or Planned Development zoning district.

**C. Master Sign Plan Requirements**

An application for a Master Sign Plan shall identify all proposed signage for an entire parcel or development site and shall include the following information:

- 1. Sign dimensions and approximate locations;
- 2. Materials and colors;
- 3. Proposed illumination, including illumination levels;
- 4. Maximum numbers of tenant signs per sign face;
- 5. A design theme with illustrative examples of each sign type and the proposed general locations of each sign type;
- 6. A demonstration that the Master Sign Plan will improve the aesthetics of the development and will not have an adverse impact on the use, enjoyment, or value of adjacent properties; and
- 7. Any other maps, drawings or materials as required by the Director (including a colored rendering of the sign(s) to adequately describe the sign proposal. The application and any exhibits shall become the property of the Town.

**D. Standards**

**1. Prohibited Signs and Sign Elements**

Prohibited signs and sign elements are not eligible for inclusion in a Master Sign Plan unless specifically indicated in this section.

**2. Architectural Theme**

All signs shall be architecturally integrated into or complimentary to the design of the building(s) and character of the site, and shall use similar and coordinated design features, materials, and colors. The Master Sign Plan shall establish an integrated architectural vocabulary and cohesive theme for the development site.

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<sup>88</sup> Additional detail describing the vision clearance triangle deleted and replaced with cross reference to the Vision Clearance standards as drafted in Part 2: Development Standards.

<sup>89</sup> New section establishing a procedure for large campus- or center-style developments that allows deviations from the standards of the base sign regulations.



**3. Review Criteria**

The height, area, number, and location of signs permitted through the Master Sign Plan may deviate from the standards of this section and shall be determined based on the following criteria:

- a. Compliance with paragraphs 1. and 2. above;
- b. The overall size of the development site and the scale of the use or uses located or anticipated to be located there (larger land areas and scales of use tend to favor larger signs and/or more signs);
- c. Relationship between the building setback and sign location (additional signage may be appropriate for buildings with less visibility, particularly where buffering is providing an aesthetic and/or environmental benefit to the Town);
- d. Length of frontage on a public right-of way (larger frontages may justify more or larger signs, particularly if the size of the frontage tends to prevent sign clutter from multiple adjacent parcels);
- e. Access and visibility to the site;
- f. Intended traffic circulation pattern and the need for wayfinding;
- g. Hierarchy of signage;
- h. Relationship between the site and adjacent uses; or
- i. The desired function of the site.

**4. Nonconforming Signs**

If there are existing signs on-site, they shall be treated in accordance with Section 4.10.12, *Nonconforming Signs* upon adoption of the Master Sign Plan.

**E. Master Sign Plan Review**

**1. Generally**

An application for a Master Sign Plan shall be reviewed as part of the Site Plan process in Section <6.4.1, *Site Plan Review*>.

**2. Planning and Zoning Commission Approval**

Master Sign Plans require approval by the Planning and Zoning Commission.

**F. Individual Sign Permits**

Individual sign permits are required for signs installed in compliance with an approved Master Sign Plan that conforms with the provisions of this section.

**G. Amendments**

- 1. A Master Sign Plan may be amended by the Director if the proposed amendments do not:
  - a. Deviate from the original approval of number of signs and size of signs by more than 10 percent;
  - b. Include changes to the locations of signs; and
  - c. Result in a significant change to the architectural theme.
- 2. If the proposed amendments exceed the standards in subsection 1. above, a full Master Sign Plan review is required.

**H. Sign Districts<sup>90</sup>**

Those areas previously established as sign districts shall comply with the standards in Appendix A.

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<sup>90</sup> New. All sign district content has been relocated to an Appendix. Staff is considering transitioning these districts to Master Sign Plans and maintaining their associated standards outside of the UDC.

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### 4.10.12 Nonconforming Signs<sup>91</sup>

#### A. Purpose

The purpose of this subsection is to ensure that in time all privately owned signs shall either conform to the provisions of this section or be removed.

#### B. Generally

1. No presently illegal sign shall be deemed to have been legalized unless such sign complies with all current standards under the terms of this section and all other ordinances of the Town.
2. Any sign that does not conform to all provisions of this chapter shall be either:
  - a. A nonconforming sign if it legally existed as a conforming or nonconforming sign under the terms of this section under prior ordinances; or
  - b. An illegal sign if it did not exist as a conforming or nonconforming sign under prior ordinances.<sup>92</sup>

#### C. Repair and Removal

1. Except for nonconforming signs created by action of the Town or other government agency, no nonconforming sign shall be repaired or renovated, except to reface a sign without structurally altering the shape and size of the sign.<sup>93</sup> Otherwise, a nonconforming sign shall be brought into compliance with the provisions of Section 4.10, *Signs*.
2. Any nonconforming sign that is damaged in excess of 50 percent of its current value shall be demolished and not repaired unless such proposed repairs would bring the sign into compliance with the provisions of Section 4.10, *Signs*.
3. Upon voluntary demolition of a primary structure, a nonconforming sign that identified the primary structure shall be removed or modified to comply with Section 4.10, *Signs*.<sup>94</sup>
4. The Town will follow all applicable state regulations in the removal of nonconforming signs. Upon requirement of removal, the Town will institute any necessary procedures before any legal boards required by state legislation.

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<sup>91</sup> Sec. 62-32.

<sup>92</sup> Deleted repetitive language and clarified what constitutes a nonconforming sign.

<sup>93</sup> Clarified current Town practice of allowing nonconforming signs to be refaced only.

<sup>94</sup> New.

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# Article 5: Subdivision Standards

[Submitted with Part 2]

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# Article 6: Administration and Procedures

[Submitted with Part 3]

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## Article 7: Definitions<sup>95</sup>

### Commentary:

This section includes general rules of construction and defined terms. Many of the rules of construction are new. This definitions article will continue to grow as future material is developed. Many of the terms were carried forward from the current Code of Ordinances and revised as noted. New terms are also noted and are based on our work in other jurisdictions and tailored for Addison. There are several placeholders where we will prepare graphics to supplement the text definitions, both by updating existing graphics and creating new graphics.

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### 7.1 Rules of Construction

[Included in Part 3]

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### 7.2 Use-Related Definitions

[Included in Part 1]

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### 7.3 Other Defined Terms

#### Commentary

New terms added are highlighted **yellow**.

The following words, terms and phrases when used in this UDC, shall have the meanings ascribed to them in this article, except where the context clearly indicates a different meaning:

#### Animation

Copy or other images that flash or move or otherwise change.

#### Building<sup>96</sup>

A structure which has a roof supported by columns, walls or air for the shelter, support or enclosure of persons, animals or property.

#### Commercial Message

A message placed or caused to be placed before the public by a person or business enterprise directly involved in the manufacture or sale of the products, property, accommodations services, attractions, or activities or possible substitutes for those things which are the subject of the message and that:

- 1) Refers to the offer for sale or existence for sale of products, property, accommodations, services, attractions, or activities; or

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<sup>95</sup> Several definitions in current Chapter 18, Article 8, Sec. 18-451; and Chapter 34, Article 34, will be reconciled with definitions found in this UDC (e.g., dwelling unit, owner, structure, etc.) to establish a uniform set of definitions be used in the UDC and the *Code of Ordinances* in future drafts.

<sup>96</sup> Need to reconcile this definition (from sign ordinance) with the draft definition of "building" included in Module 2.

- 2) Attracts attention to a business or to products, property, accommodations, services, attractions, or activities that are offered or exist or sale or for hire.

### **Collocation<sup>97</sup>**

The mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.

### **Copy**

Letters, characters, illustrations, logos, graphics, symbols, writing or combination thereof, designed to communicate information of any kind, or to advertise, announce the purpose of, or identify the purpose of a person or entity, or to identify or advertise a business or business product, or to advertise the sale or lease of a premises.

### **Eligible Facilities Request<sup>98</sup>**

Any request for modification of an existing Wireless Community Facility (WCF) that involves the collocation of new transmission equipment, removal of transmission equipment, or replacement of transmission equipment.

### **Eligible Support Structure<sup>99</sup>**

Any Wireless Community Facility (WCF) as defined in this Unified Development Code (UDC) that is existing at the time an application is filed.

### **Existing<sup>100</sup>**

For the purpose of Section 3.3.6A, *Wireless Communication Facilities (WCF)*, a constructed WCF that was reviewed and approved in accordance with all requirements of applicable law as of the time of an eligible facilities request.

### **Facade**

Any separate face of a building, including parapet walls and omitted wall lines. Any part of a building oriented in the same direction, or in directions within 45 degrees of one another are considered a part of a single facade.

### **Festoon Lighting (String Lighting)**

A string of white outdoor lights suspended between two points as more fully defined in the National Electrical Code (NEC).

### **Flag**

Any fabric or bunting containing distinctive colors, patterns, symbols or graphic depictions or text.

### **Landside Side<sup>101</sup>**

In the Airport Overlay District, signs that serve the passenger and cargo terminals and the access system, that includes parking, roads, public transport facilities, and loading and unloading areas.

### **Luminescent Gaseous Tubing**

Exposed tubes used in or as signs and which contain luminescent inert gases including, but not limited to, neon, argon and krypton.

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<sup>97</sup> Definition from 47 CFR §1.6100.

<sup>98</sup> Definition from 47 CFR §1.6100.

<sup>99</sup> Definition from 47 CFR §1.6100.

<sup>100</sup> Definition from 47 CFR §1.6100.

<sup>101</sup> New.

### Noncommercial Message

Any message that is not a commercial message.

### Mural

A painting or picture applied to and made part of a wall which may be pictorial or abstract and is characteristically visually set off or separated from the background color or architectural environment.

### Premises

A lot or tract, or a combination of contiguous lots or tracts if the lot or tract, or combination, is under single ownership and is reflected as a single premises in the plat records of the town.

### Roofline<sup>102</sup>

For the purpose of Section 4.10, *Signs*, the uppermost line or point of the facade or parapet of a flat roof structure, or the lower edge of an eve, gable or rake of the uppermost sloped roof structure.

### Searchlight<sup>103</sup>

An apparatus containing a light and reflector on a swivel, for projecting a strong, far-reaching beam in any direction.

### Sign

Any device, flag, light, figure, picture, letter, word, message, symbol, plaque or poster visible from outside the premises on which it is located and designed to inform or attract attention.

### Sign, Air Side<sup>104</sup>

A sign located in the area of an airport that is enclosed by a security barrier, to which aircraft have access, and to which the general public does not have access, including runways, taxiways, aprons, and ramps.

### Sign, Animated or Moving

Any sign that includes animation, parts which move, or flashing or blinking lights that may be distracting to motorists. This includes feather signs and a person holding or carrying wind devices, flags, balloons, or other sign structures.

### Sign, Attached

Any sign attached to, applied on or supported by any part of a building (such as a wall, roof, window, under-canopy, awning, arcade, projecting or marquee) that encloses or covers usable space.

### Sign, Banner

A temporary sign composed of lightweight material secured or mounted so as to allow movement caused by wind.<sup>105</sup>

### Sign, Building Code

Any sign in violation of the building code of the Town.

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<sup>102</sup> New definition based on staff's interpretation and administration of standards. This will be reconciled with the definition of other relevant definitions (e.g., "building height") in the consolidated code as appropriate.

<sup>103</sup> New definition for existing term.

<sup>104</sup> New.

<sup>105</sup> Revised to remove content-based language.

**Sign, Construction Banner<sup>106</sup>**

A temporary banner erected and maintained on a site during the period of construction.

**Sign, Detached**

Any sign connected to the ground that is not an attached sign, but excluding signs on vehicles that are moving or are parked only temporarily, incidental to their principal use for transportation.

**Sign, Electronic**

Any sign or portion thereof that displays electronic, static images, static graphics, or static pictures, with or without text information, defined by a small number of matrix elements using light emitting diodes (LEDs), fiber optics, light bulbs, other illumination devices, or a combination thereof, within the display area where the message change sequence is accomplished immediately or by means of fade, repixelization, or dissolve modes.

**Sign, Feather<sup>107</sup>**

A flexible or rigid pole to which one side of a flexible fabric, generally in the shape of a feather or similar shape, is attached, and which is used for the primary purpose of advertising or attention-getting by the public display of visually communicative images.

**Sign, Fence**

Any sign painted or attached to the outside of a fence, railing or a wall that is not a structural part of a building, whether or not such fence, railing or wall is on the property line.

**Sign, Government**

Signs required to protect the public health, safety, and welfare of the Town and other regulatory purposes, including traffic signs, emergency and warning signs, signs required to be displayed by law and signs of public service companies indicating danger and/or aids to service or safety shall be allowed without a sign permit.

**Sign, Hazardous or Nuisance**

Any sign illuminated to an intensity to cause glare or brightness to a degree that could constitute a hazard or nuisance including moving, flashing, intermittently lighted, changing color, beacons, revolving or similarly constructed signs.

**Sign, Imitation of Emergency Signs and Signals**

Any sign using any combination of forms, colors, or lights which imitate emergency signs or signals.

**Sign, Inflatable**

Any inflatable sign, including balloons, anchored to the ground, a building or other structure.

**Sign, Interchangeable Copy**

Any sign that allows for manual interchangeable copy.

**Sign, Luminescent Gaseous Tubing**

Any sign that uses exposed tubes that contain luminescent inert gases, including, but not limited to, neon, argon and krypton, and that are visible from the exterior of structures.

---

<sup>106</sup> New.

<sup>107</sup> New definition for an existing term currently included in the definition of "flag."

### Sign, Mobile Billboards

Any wheeled vehicle used primarily for the display of general advertising, by means of traversing upon any public street or parking on any public street in a manner that the advertising image(s) on the vehicle are visible from any portion of the public right-of-way.

### Sign, Monument<sup>108</sup>

A freestanding sign having a low profile and made of stone, concrete, metal, brick or similar materials, including individual lettering, which repeat or harmonize with the architecture of the establishment it serves.

### Sign, Menu Board and Drive Through

Menu boards placed for the purpose of listing food or beverages available for sale and signs adjacent to, within, or above drive-through or drive-in lanes directing vehicles.

### Sign, Not Readable from the Public-Right-of-Way

A sign located entirely inside of a building and not visible from the building's exterior or a sign that displays letters, figures, or symbols less than two inches in height and project no more than one inch from the surface on which the sign is mounted.

### Sign, Off-Premise<sup>109</sup>

Any sign which is not located on the premise of the advertised business.

### Sign, On-Site<sup>110</sup>

Any sign that identifies or advertises the location, products, persons, accommodations, services or activities of or on the premises where the sign is located, or the sale, lease or construction of those premises.

### Sign, Portable

Any sign that is moveable and not permanently attached to the ground or to a structure or another sign permanently attached to the ground, excluding sidewalk signs.

### Sign, Residential Property<sup>111</sup>

A sign located on a residential lot, excluding multifamily dwellings and assisted living and continuing care retirement facilities.

### Sign, Right-of-way

Any sign that is erected or affixed within or projected over any public right-of-way or extended across a railroad right-of-way.

### Sign, Roof

Any sign on the roof or project over the roofline of a building. This does not apply to signs located above structural elements of the building, but remain below the roof of the facade on which the sign is located.

### Sign, Pole<sup>112</sup>

A free-standing sign, usually double-faced, mounted on a round pole, square tube, or other fabricated element without any type of secondary support.

---

<sup>108</sup> Deleted "routed wood planks or beams."

<sup>109</sup> Replaces Nonpremises Sign.

<sup>110</sup> Replaces Premises Sign.

<sup>111</sup> Broadened from "Single-family or duplex residential property."

<sup>112</sup> New definition for an existing term not currently specifically defined.



**Sign, Projecting**

A sign attached to and projecting out from a building face or wall, generally at right angles to the building.

**Sign, Portable**

A sign which is easily moved from one location to another, including signs which are mounted on skids, trailers, wheels, legs or stakes, and which is not fixed permanently to the ground, and which is not an attached sign, political sign, or a sign which refers solely to the sale or lease of the premises.

**Sign, Sidewalk**

A sign composed of a sign panel and spring-mounted supporting structure intended to be located on or near a sidewalk with the ability to be readily moved, and that is not affixed to a building, vehicle, or the ground. A-frame signs are not considered sidewalk signs.

**Sign, Site Directional<sup>113</sup>**

A sign located at a vehicular access point or that directs vehicular or pedestrian movement within the premises on which the site directional sign is located.

**Sign, Under-Canopy**

A sign suspended beneath a canopy, ceiling, roof, marquee, or similar structure.

**Sign, Vehicular**

Any sign on a vehicle.

**Sign, Wind-Driven**

Any sign consisting of one or a series of two or more banners, flags, pennants, ribbons, spinners, streamers, captive balloons or other objects or material fastened in such a manner as to move, upon being subjected to pressure by wind or breeze.

**Sign, Window**

Any sign located on or within eight feet of an exterior window.

**Sign Support**

Any pole, post, strut, cable or other structural fixture or framework necessary to hold and secure a sign, providing that such fixture or framework is not imprinted with any picture, symbol or word using characters in excess of one inch in height, or is internally or decoratively illuminated.

**Site**

For the purpose of Section 3.3.6A, *Wireless Communication Facilities (WCF)*, the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site, and, for other eligible support structures, further restricted to that area in proximity to the structure and to other transmission equipment already deployed on the ground. The current boundaries of a site are the boundaries that existed as of the date that the original support structure or a modification to that structure was last reviewed and approved by the Town, if the approval of the modification occurred prior to the Spectrum Act or otherwise outside of the section 6409(a) process.

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<sup>113</sup> Combined current definitions of access point and movement control sign.

**Special Event<sup>114</sup>**

A temporary event on public or private property sponsored by a non-profit or private organization including fundraising activities, educational, historic, religious, and patriotic displays or exhibits, outdoor concerts, festivals, outdoor arts and crafts fairs, and other organized community events.

**Transmission Equipment<sup>115</sup>**

Equipment that facilitates transmission for any Federal Communications Commission-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

**Wireless Communication Facility (WCF)**

A facility used to provide personal wireless services as defined at 47 U.S.C. Section 332(c)(7)(C); or wireless information services provided to the public or to such classes of users as to be effectively available directly to the public via licensed or unlicensed frequencies; or wireless utility monitoring and control services. A wireless communications facility includes an antenna or antennas, including without limitation, directional, omni-directional and parabolic antennas, support equipment and their permitted supporting structure, but does not include the support structure to which the wireless communications facility or its components are attached if the use of such structure for the wireless communications facility is not the primary use. The term does not include mobile transmitting devices used by wireless service subscribers, such as vehicle or hand held radios/telephones and their associated transmitting antennas.

**Building-Mounted**

A WCF that is mounted on a building with a primary purpose to be a use other than as an antenna support structure.

**Roof-Mounted**

A WCF that is mounted on a structure that is located on the roof of a building

**Ground-Mounted**

A WCF that is mounted on a freestanding support structure, such as a monopole or tower.

---

<sup>114</sup> Replaces current definition that limits special events to those sponsored by the Town.

<sup>115</sup> Definition from 47 CFR §1.6100.

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# Appendix A: Sign Districts and Master Sign Plans

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## Sign District Regulations

### A. Purpose

The purpose of this section is to identify certain areas, or districts, within the Town with unique characteristics based on physical location, building design, pedestrian and vehicle circulation, and land uses and ensure the appropriate number and design of signs that are compatible with the characteristics of each district.

### B. Sign Districts Established

The following sign districts are established for the purpose of this section **Error! Reference source not found..**

1. Addison Town Center (being that area to which Ordinance No. 094-069, adopted October 11, 1994, applies)
2. Village on the Parkway (being that area shown in Fig. 62-289.A)
3. Addison Circle (being that area to which Ordinance No. 097-010, adopted March 25, 1997, applies)
4. Addison Walk Shopping Center (being that area to which Ordinance No. 004-002, adopted January 13, 2004, applies)
5. Inwood Quorum Village (being that area to which Ordinance No. 006-037, adopted August 22, 2006, applies)
6. Dallas Parkway
7. Vitruvian Park (being that area shown in Figure 62-289.6)

### C. Addison Town Center

1. This section includes the regulations for the Addison Town Sign District sign district as established by Ordinance No. 018-24-A, adopted August 14, 2018.
2. One sign per facade not to exceed 100 square feet, maximum square footage shall be one and one-half times the length of facade, maximum letter height to be 24 inches for all letters, maximum width of sign to be 75 percent of width of facade; or
3. One sign allowed per 20 feet of linear frontage, maximum square footage of sign to be three and one-half percent of square footage of facade, maximum letter height to be six feet for all letters.

### D. Village on the Parkway

#### 1. Pylon Signs/Multitenant Wall Signs

- a. A multitenant pylon sign and a multitenant wall sign shall be allowed containing sign panels for multiple tenants.
- b. Shall be constructed as shown in Figure 62-289.B.
- c. Shall be placed as shown in Figure 62-289.A.

#### 2. Multi-tenant Monument Signs

- a. Three multi-tenant monument shall be allowed containing sign panels for multiple tenants.
- b. Shall be constructed as shown in Figure 62-289.C.
- c. Shall be placed as shown in Figure 62-289.A.

**3. Single-tenant Monument Sign**

- a. One single-tenant monument sign shall be allowed.
- b. Shall be constructed as shown in Figure 62-289.D.
- c. Shall be placed as shown in Figure 62-289.A.

**4. Grocery Tenant Signs**

- a. Grocery Tenant, is defined as tenant located in Block 1000 of Figure 62.289.A.
- b. Shall be allowed attached signs constructed as shown in Figure 62.289.E.

**5. Health Club Tenant Signs**

- a. Health Club tenant is defined as tenant located in Block 600 of Figure 62.289.A.
- b. Shall be allowed attached signs constructed as shown in Figure 62.289.F.

**6. Theatre Tenant Signs**

- a. Theatre Tenant is defined as tenant located in Block 200 of Figure 62.289.A.
- b. Shall be allowed attached signs constructed and placed as shown in Figure 62.289.G.

**7. Attached Commercial Tenant Identification Signs**

- a. Attached Commercial Tenant Identification Signs shall include: Wall Signs and Flag Signs.
- b. The maximum sign area per facade for all Attached Commercial Tenant Identification Signs is two square feet of attached sign area per linear foot of façade.

**8. Wall Sign**

- a. Each commercial tenant may have one wall sign per façade.
- b. Maximum Area of a wall sign on each façade shall not exceed the maximum sign area per façade as defined in Section 62-289(b)7(b).
- c. No wall sign shall have a length which exceeds 75 percent of tenant frontage.
- d. Individual letters and logos for wall signs shall not exceed 36 inches in height.

**9. Flag Sign**

- a. Each commercial tenant may have one Flag Sign per façade in addition to one Wall Sign.
- b. The combined area for a Wall Sign and a Flag Sign shall not exceed the Maximum Area per façade for all Attached Commercial Tenant Identification Signs, as defined in Section 62-289(b)7(b).
- c. Flag Signs mounted at the corner of a building shall count 50 percent of the sign area square footage toward the total square footage for each façade.
- d. Shall be constructed as shown in Figure 62.289.H.
- e. Shall not be constructed of cloth or other synthetic fabric material.

**10. Signs on Awning**

- a. Signs on the sloped surface of awnings are considered Wall Signs and shall be governed by the standards set forth for in Section 62-289(b)7. (Example of an awning sign shown in Figure 62.289.I.)
- b. Signs on the valance of an awning (valance is defined as a vertical surface at the lower edge of an awning, not exceeding six inches in height) are exempt from regulation. (Example shown in Figure 62.289.I.)

**11. Secondary Business Identification Sign**

- a. Each Commercial tenant may have a maximum of two additional secondary business identification signs selected from the following list:
  - i. Secondary Blade sign: constructed and placed in accordance with Figure 62.289.J.
  - ii. Secondary Wall Plaque sign: constructed and placed in accordance with Figure 62.289.K.

- b. The area of the Secondary Business Identification Signs shall not be included in the maximum allowable square footage per façade as defined in Section 62-289(b)7.b.

**12. Window Sign:**

Signs in windows exempt from permitting requirements, and are not included in the maximum allowable square footage per façade, as defined in Section 62-289(b)7.b., but are limited to not more than ten percent of the window area per façade.

**13. Pole-Mounted Banners**

- a. Shall only be of a Seasonal and Promotional type.
- b. Shall not contain any advertising or promotional messages for individual tenants.
- c. Shall be constructed as shown in Figure 62-289.L.

**14. Kiosks Sign**

- a. Kiosk signs with way-finding and non-premises signage are exempt from permit.
- b. Shall be constructed as shown in Figure 62-289.M.
- c. Shall be placed as shown in Figure 62-289.A.

**E. Addison Circle**

- 1. Signs may project above the roof line, be placed perpendicular to the building, be placed on poles and in the city right of way in accordance with Figures 62-289.3.A.1, 62-289.3.A.2, 62-289.3.A.3, 62-289.3.A.4, and 62-289.3.A.5.
- 2. Portable signs do not need a permit but shall comply with the following:
  - a. Each commercial occupancy shall be allowed not more than one portable sign, which shall be located within the public sidewalk adjacent to the occupancy.
  - b. A minimum of four feet of clear sidewalk shall be maintained at all times.
  - c. Signs shall be constructed as shown in Figure 62-289.3.B.

**F. Addison Walk Shopping Center**

Blade signs, premises signs on building facades and two multitenant pole signs may be constructed in accordance with Figures 62-289.4.1, 62-289.4.2, 62-489.4.3, and 62-289.4.4.

**G. Inwood Quorum Village**

Attached signs with letter heights of 24 inches and 30 inches may be constructed in accordance with Figure 62-289.5.

**H. Dallas Parkway**

- 1. Monument signs for real property abutting Dallas Parkway may be constructed as follows: The sign with base shall not exceed eight feet in overall height above the natural grade, the actual sign face shall not exceed 72 square feet in area per side, and the sign shall be located within 50 feet of Dallas Parkway.
- 2. Real estate/leasing signs may be constructed as follows:
  - a. Maximum 108 square feet in area.
  - b. Maximum total square footage of the four allowed signs 144 square feet.
  - c. Minimum setbacks from street curb as set forth in section 62-184 of the Code of Ordinances of the town. Signs exceeding 36 square feet shall be located within 50 feet of Dallas Parkway.
  - d. Observe 35-foot visibility triangle.
  - e. The permit shall be renewed every 12 months. Prior to the issuance of the permit and any renewal thereof the sign shall be subject to inspection and approval to insure compliance with all ordinances of the Town of Addison.

3. Section 62-270 prohibiting luminaries of any type that outline the elements of a building facade, shall not apply to buildings that are six or more stories in height.

## I. Vitruvian Park

### 1. Reference Ordinance

This section includes the regulations for the Vitruvian Park sign district as established by Ordinance No. 018-24-A, adopted August 14, 2018.

### 2. Attached Commercial Tenant Identification Sign

- a. Each commercial tenant may have one sign per 50 lineal feet of building frontage, with a maximum of two signs spaced a minimum of 25 feet apart.
- b. The sign area is limited to one square foot of sign per lineal foot of building frontage up to a maximum of 200 square feet of total sign area with no individual sign exceeding 100 square feet in area.
- c. The sign may project more than 18 inches from the building facade.
- d. Signs projecting more than 18 inches from the building facade shall be located a minimum of eight feet above grade.
- e. Signs shall be placed on exterior facades common with the tenant space.
- f. Letters and logos below 36 feet above grade may have a maximum height of 26 inches.

### 3. Attached Commercial Blade Signs

- a. Each commercial tenant may have a blade signs in addition to a tenant identification sign.
- b. Each commercial tenant may have one sign per 50 lineal feet of building frontage, with a maximum of two signs spaced a minimum of 25 feet apart.
- c. The maximum projection from the building facade shall not exceed four feet.
- d. The minimum height above the sidewalk shall not be less than eight feet.
- e. The maximum height above the sidewalk shall not exceed ten feet.
- f. The sign shall not exceed nine square feet in area.
- g. The signs shall be placed on exterior facades common with the tenant space.
- h. Letters and logos may have a maximum height of 26 inches.

### 4. Portable Signs

Portable signs do not need a permit but shall comply with the following:

- a. Each commercial tenant shall be allowed not more than one portable sign, which shall be located within the public sidewalk adjacent to the occupancy.
- b. A minimum of four feet of clear sidewalk shall be maintained at all times.
- c. Signs shall be constructed as shown in Figure 62-289.3B.

### 5. Monument Signs

- a. Shall be constructed as shown in Figure 62-289.7, and Figure 62-289.7.B.
- b. Shall be placed as shown in Figure 62-289.8, and Figure 62-289.8.B.

### 6. Pole Signs

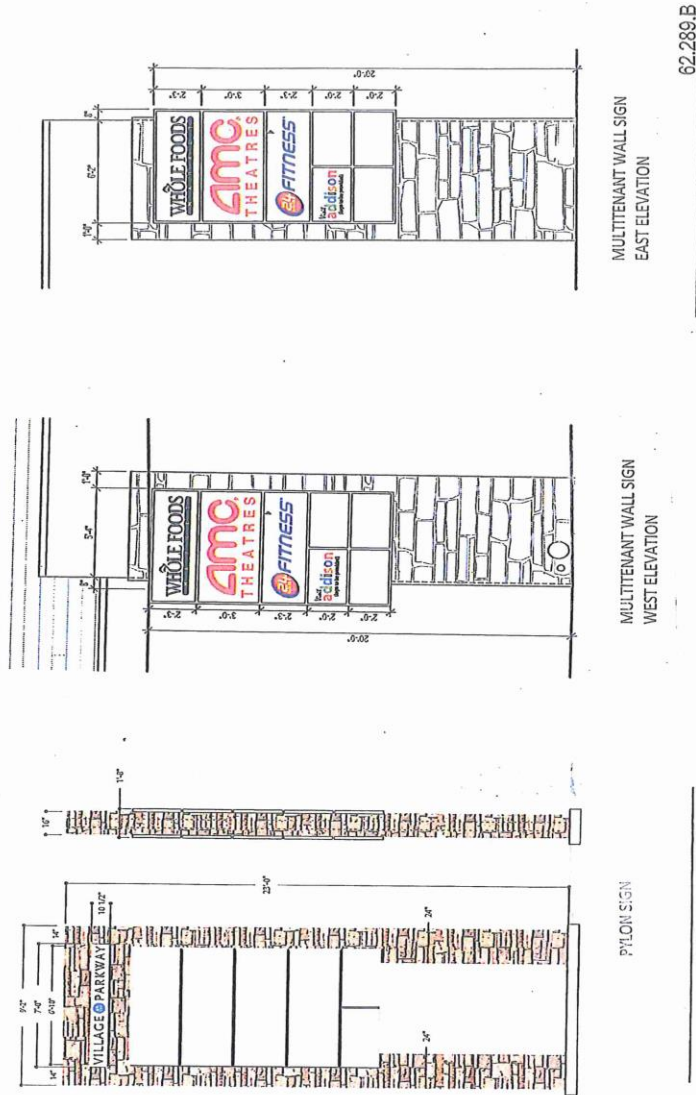
- a. Shall be constructed as shown in Figure 62-289.9.
- b. Shall only be of a seasonal or decorative type.





# Appendix A: Sign Districts and Master Sign Plans

Village on the Parkway



62.289.B

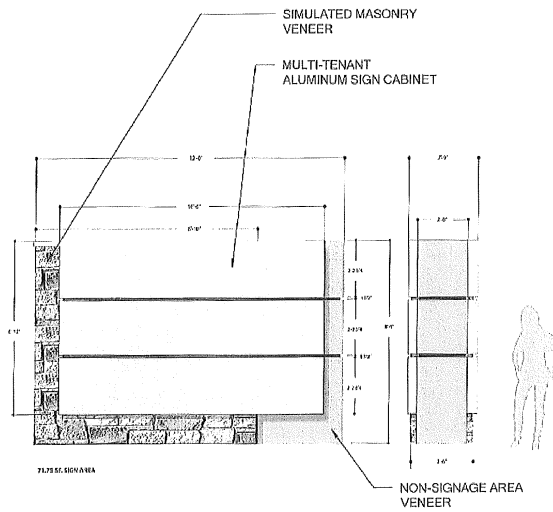


VILLAGE ON THE PARKWAY  
ADDISON, TEXAS  
05/02/13  
© 1999, VOTR Strategic Design - Houston, TX, USA

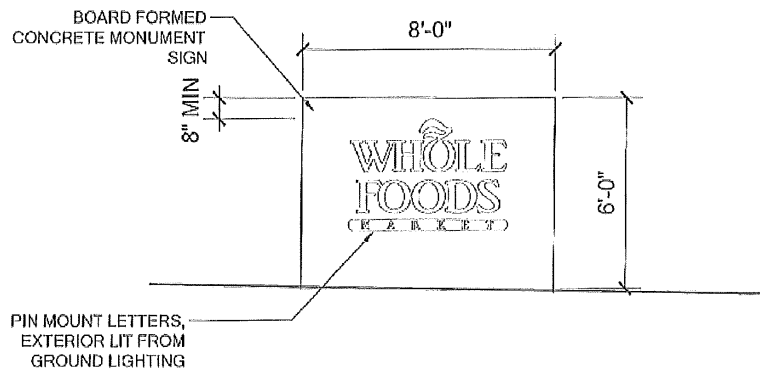
ATTACHMENT B  
NEW PYLON/MULTITENANT WALL SIGN

# Appendix A: Sign Districts and Master Sign Plans

Village on the Parkway



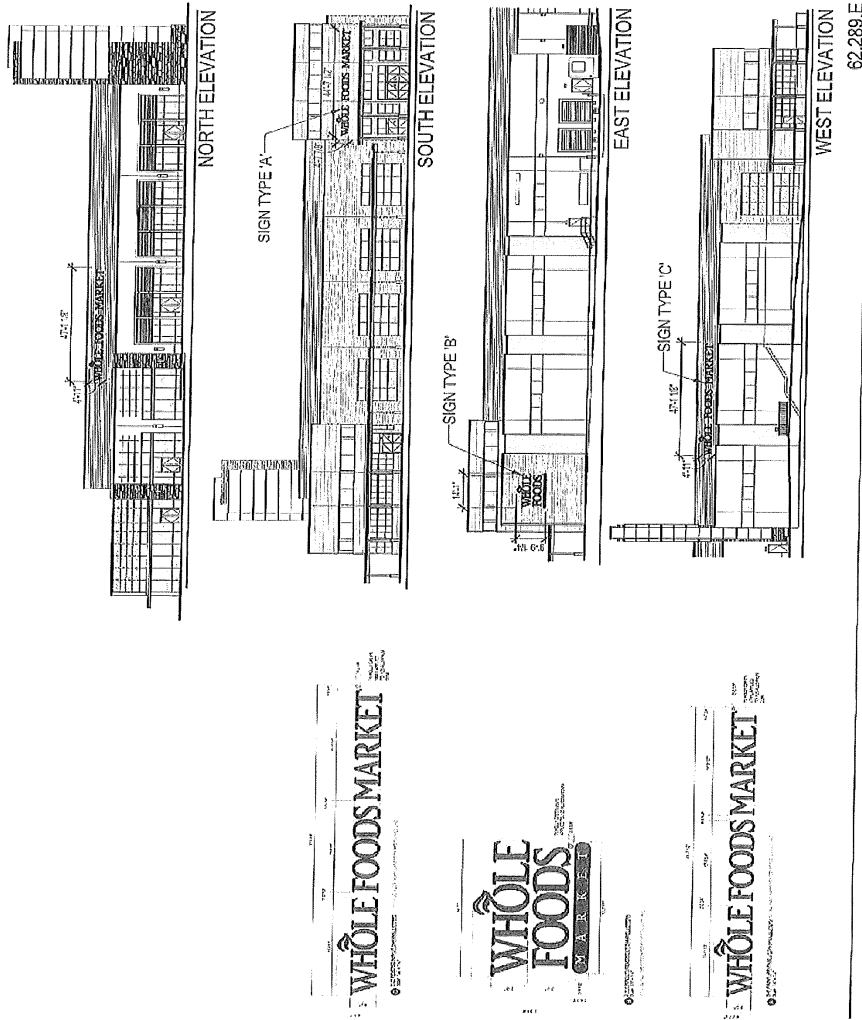
62.289.C



MONUMENT SIGN ELEVATION  
1/4" = 1'-0"

01

62.289.D



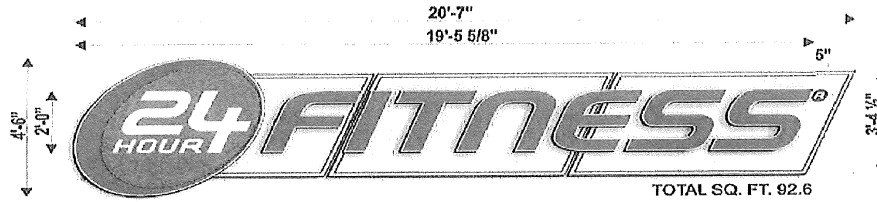
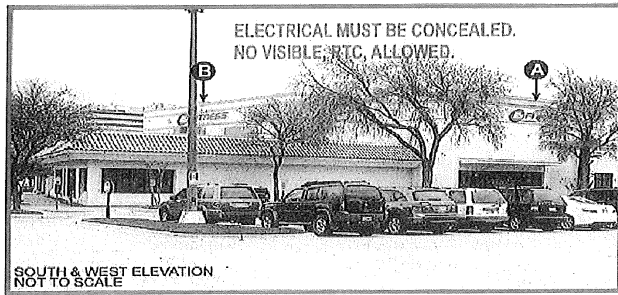
ATTACHMENT E  
 WHOLE FOODS BUILDING SIGNAGE



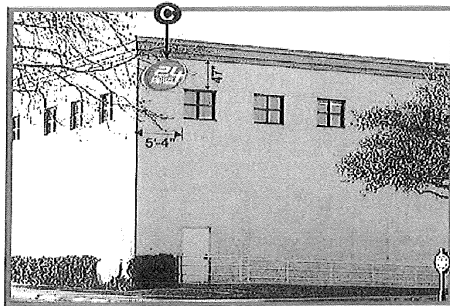
VILLAGE ON THE PARKWAY  
 ADDISON, TEXAS  
 05/02/13  
 11115 VOP SIGNAGE MANUAL - REVISED 05.13.13

Appendix A: Sign Districts and Master Sign Plans

Village on the Parkway



**A B** 4'-6" WHITE LED ILLUMINATED WALL SIGN

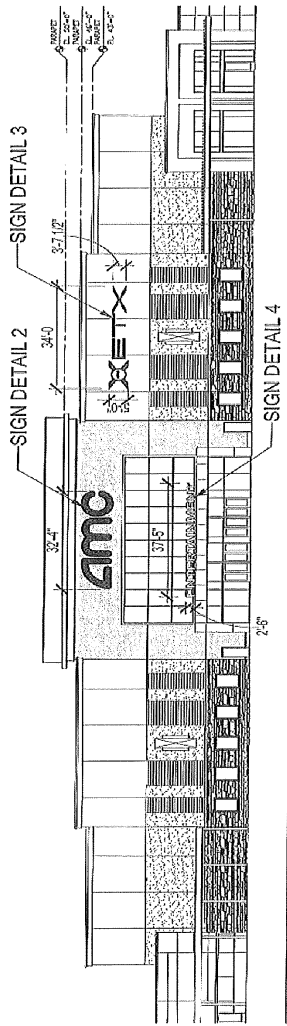


62.289.F

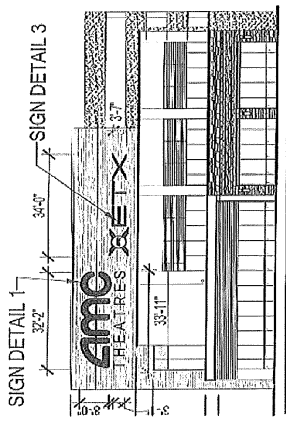
ATTACHMENT F  
SIGNAGE FOR EXISTING 24-HOUR FITNESS

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ADDISON, TEXAS  
05/02/13  
41103 VSTP (Signage) F-44 - Revised 05/02/13.DWG

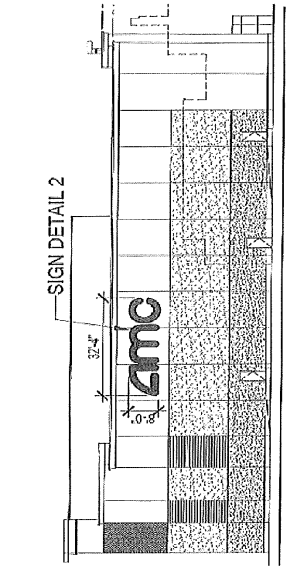




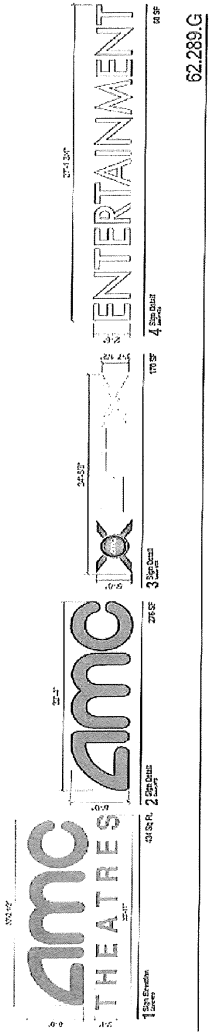
NORTH ELEVATION



WEST ELEVATION (GARAGE)



EAST ELEVATION



62.289.G

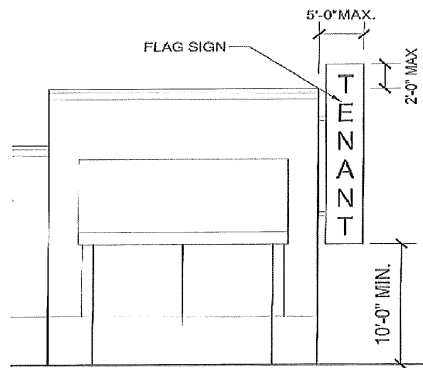
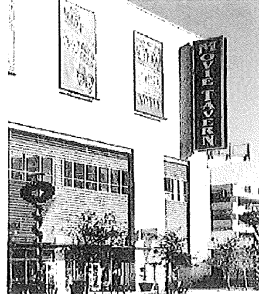


VILLAGE ON THE PARKWAY  
 ADDISON, TEXAS  
 05/02/13  
 11111 North Maple Street, Addison, TX 75001

ATTACHMENT G  
 AMC BUILDING SIGNAGE



PRIMARY FLAG SIGN EXAMPLES



62.289.H

ATTACHMENT H  
TYPICAL RETAIL PROJECTING FLAG SIGN

VILLAGE ON THE PARKWAY  
ADDISON, TEXAS  
05/02/13  
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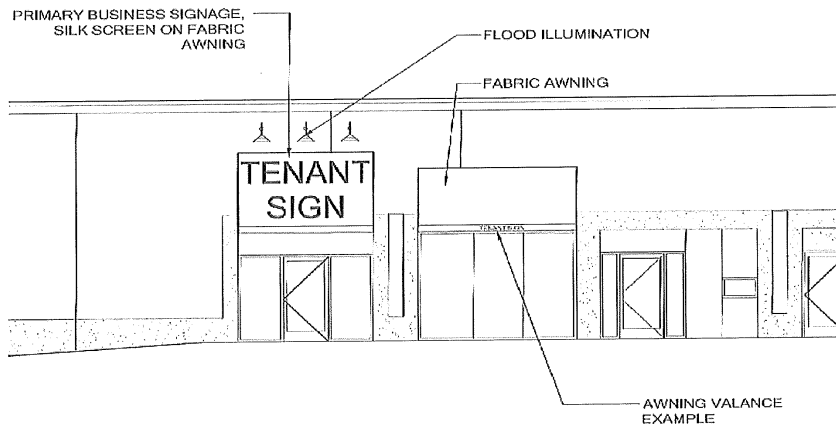




ATTACHED COMMERCIAL SIGN ON AWNING EXAMPLE



AWNING VALANCE EXAMPLE

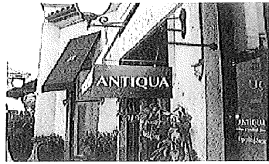


62.289.1

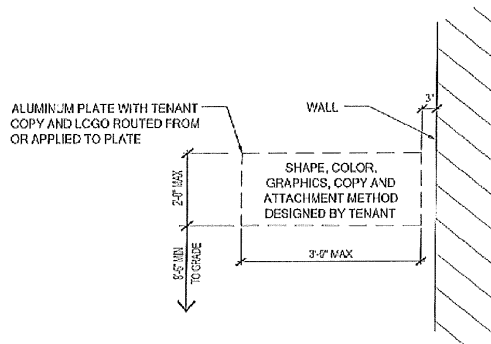
ATTACHMENT I  
TYPICAL PRIMARY SIGN ON SLOPED AWNING

VILLAGE ON THE PARKWAY  
ADDISON, TEXAS  
05/02/13  
(11011) VOSP-04-signs-0404-1-Rev-0405-02-13.DWG





BLADE SIGN EXAMPLES



BLADE SIGN ELEVATION 01  
Scale: 1/2" = 1'-0"

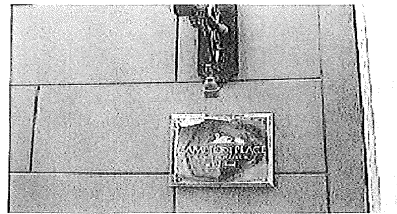
62.289.J

ATTACHMENT J  
TENANT SECONDARY SIGN

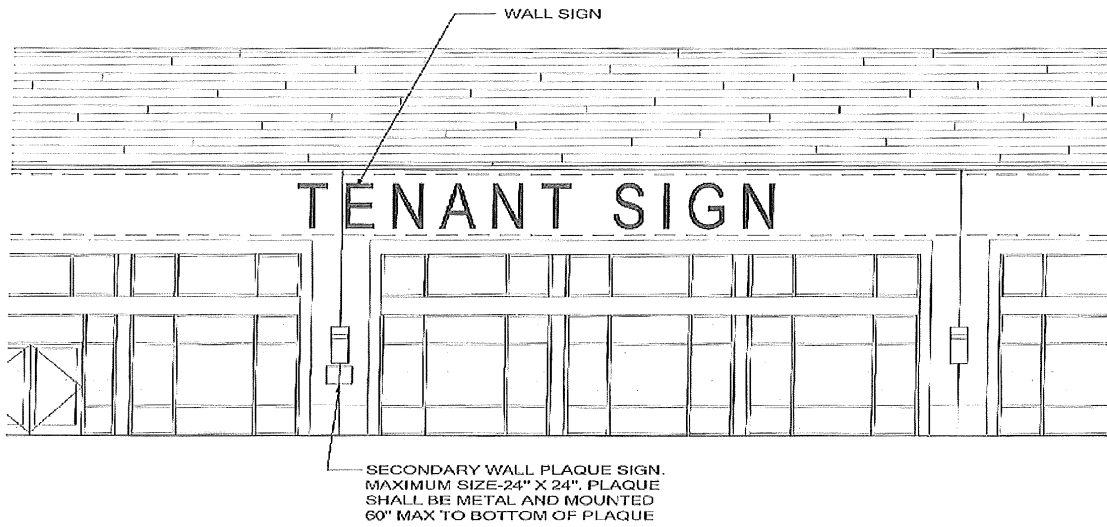
VILLAGE ON THE PARKWAY  
ADDISON, TEXAS  
05/02/15  
(110) 13 001P Signage Code - Revised 05/02/15 09/02







SECONDARY WALL PLAQUE SIGN EXAMPLE



62.289.K

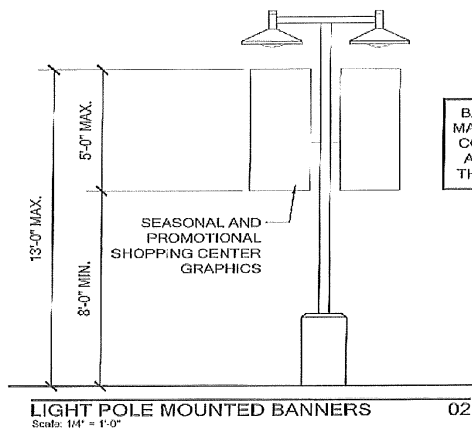
ATTACHMENT K  
TYPICAL RETAIL WALL SIGN

VILLAGE ON THE PARKWAY  
ADDISON, TEXAS  
05/02/13  
(1) (1) 3. VOTP Figures (2) (1) - Revised 05/02/13 (3/10)

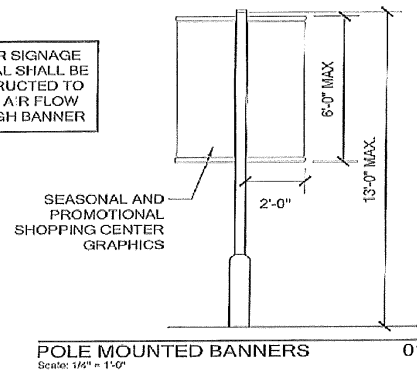




POLE MOUNTED BANNER EXAMPLES



BANNER SIGNAGE MATERIAL SHALL BE CONSTRUCTED TO ALLOW AIR FLOW THROUGH BANNER

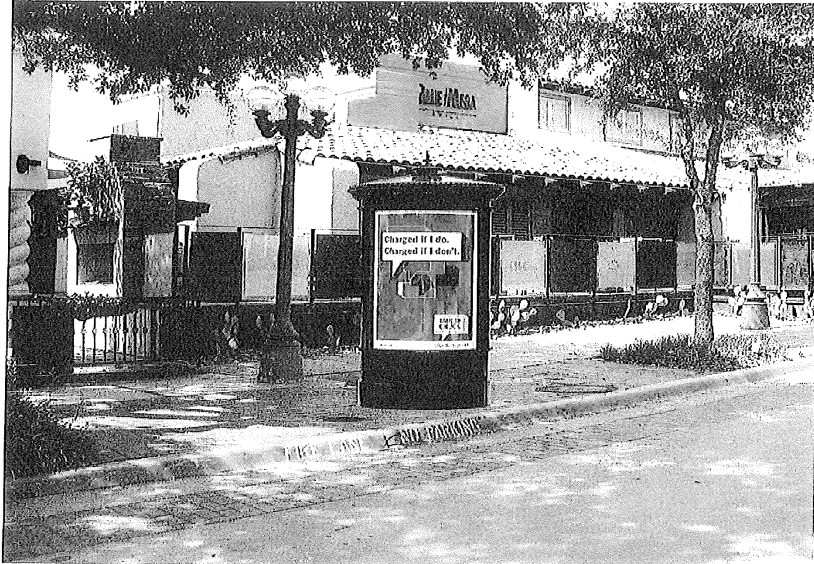


62.289.L

ATTACHMENT L  
SHOPPING CENTER POLE BANNERS

VILLAGE ON THE PARKWAY  
ADDISON, TEXAS  
05/02/13  
FILE IS: VOTIP-Figures-FR-0111 - Rev. and C1405-15-0000





62.289.M

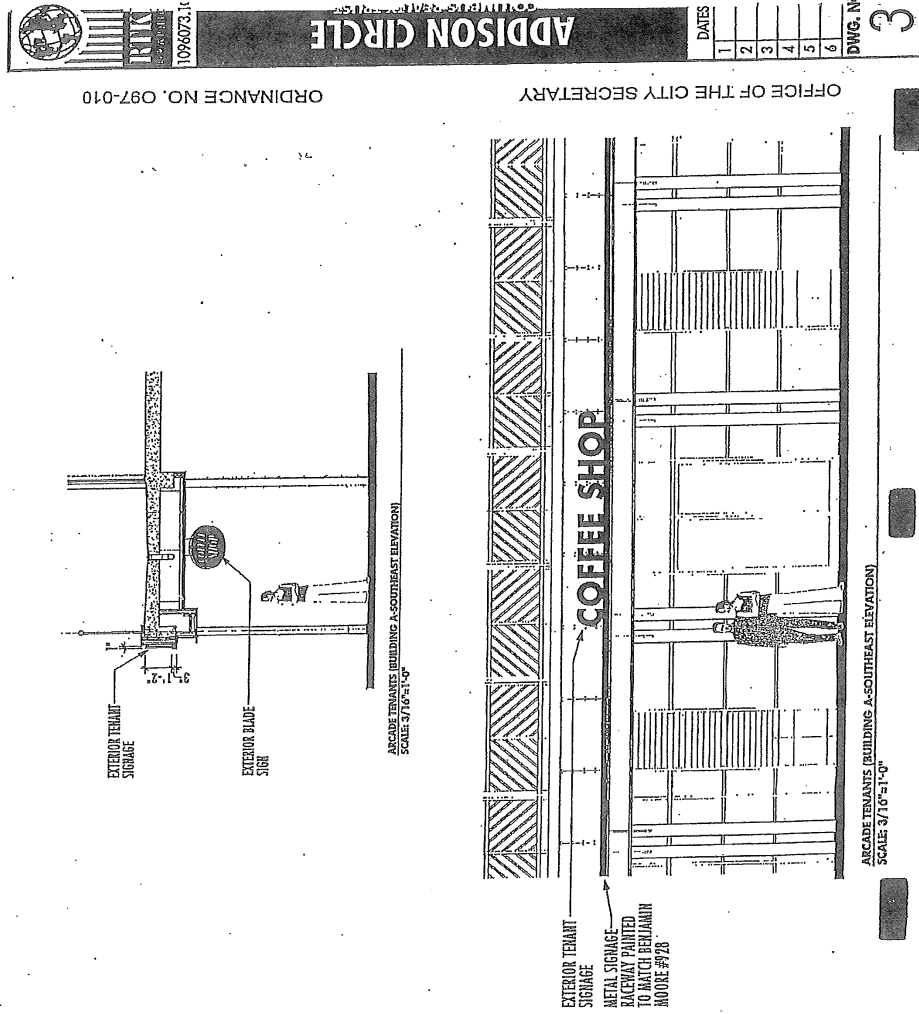
ATTACHMENT M  
DETACHED NON-PREMISE KIOSK

VILLAGE ON THE PARKWAY  
ADDISON, TEXAS  
05/02/13  
(11013, 1077, 81249) Rev. 01 - Revised 05/02/13





FIGURE 62-289.3.A.2



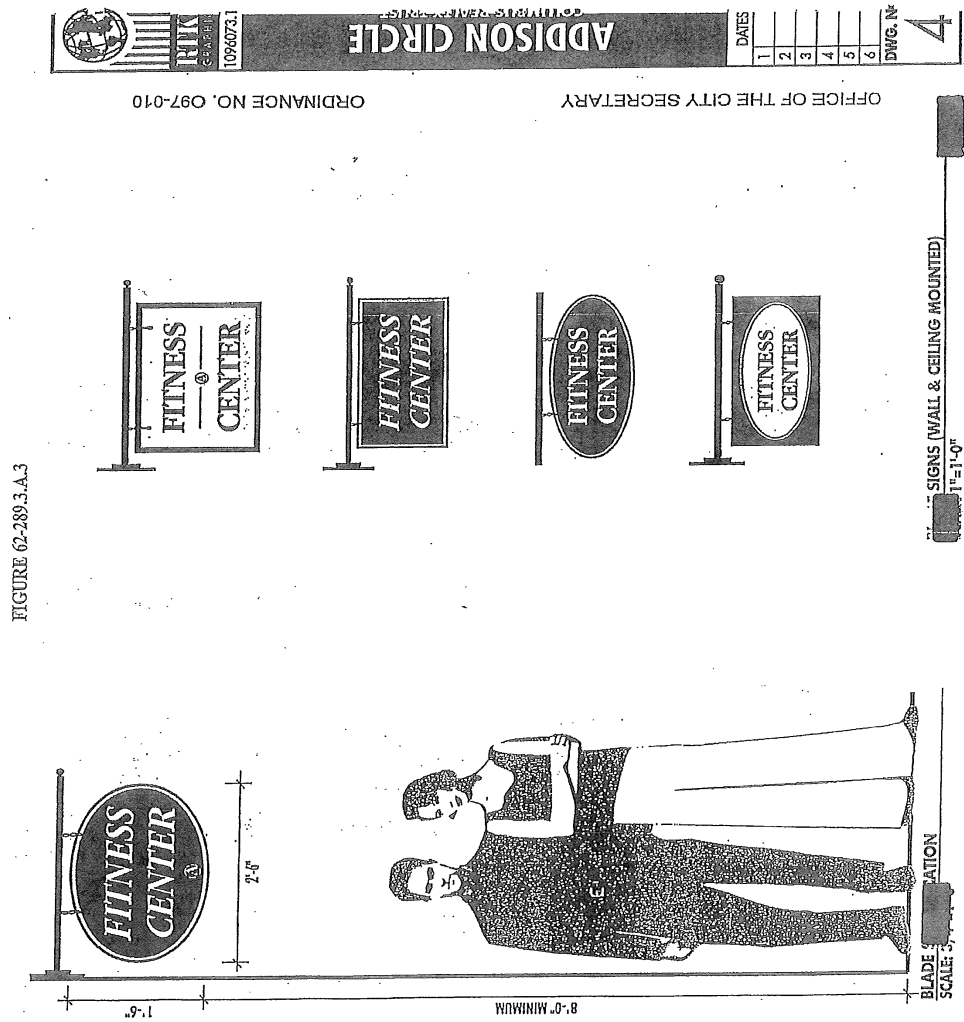
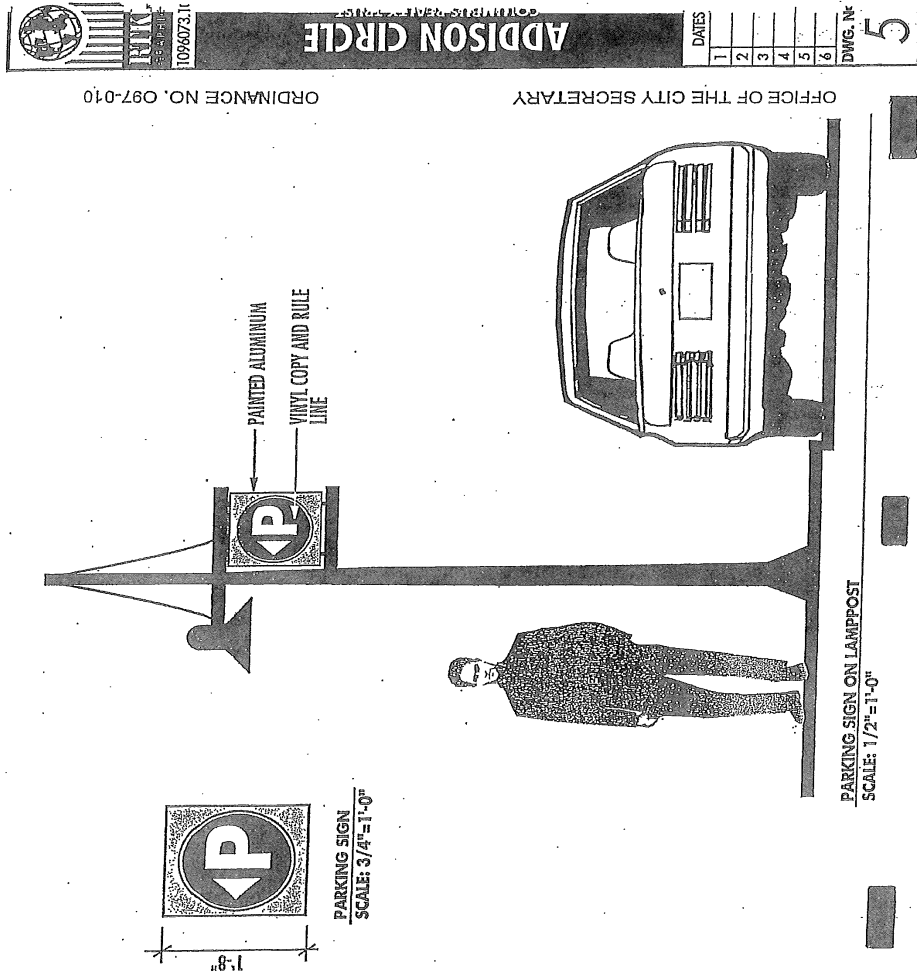
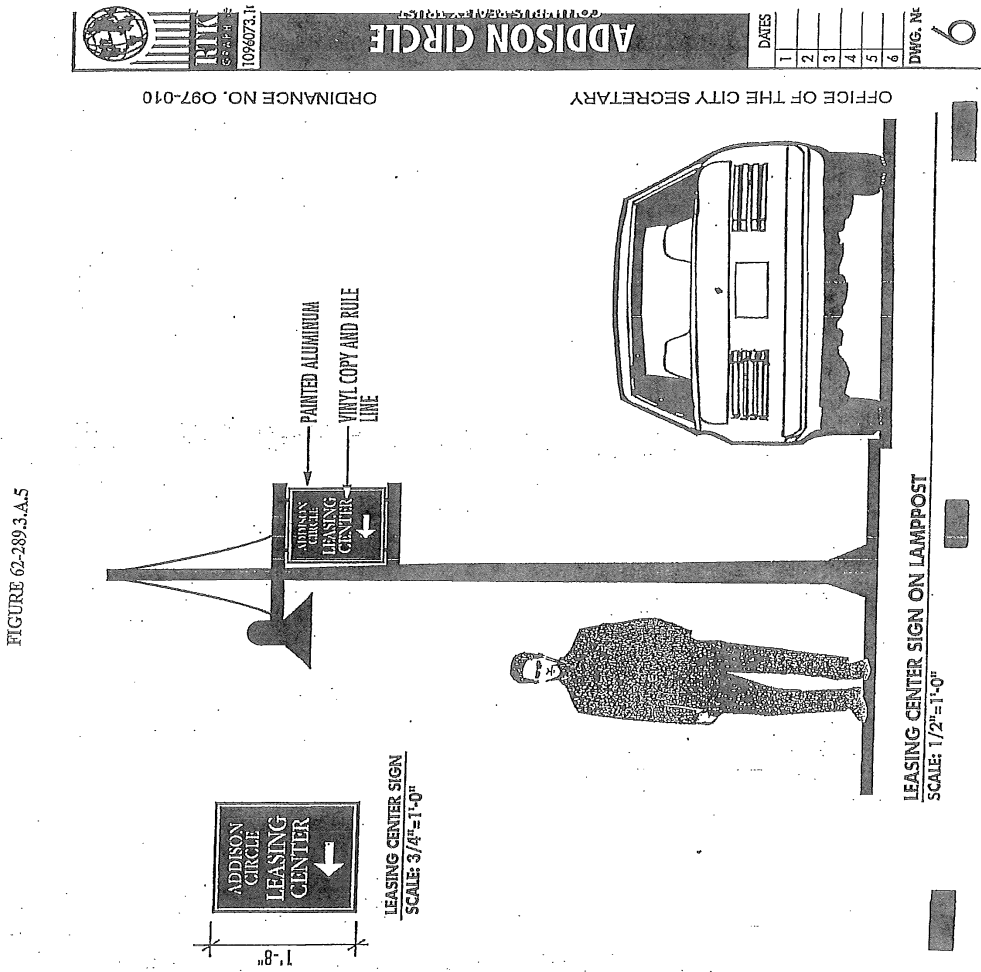
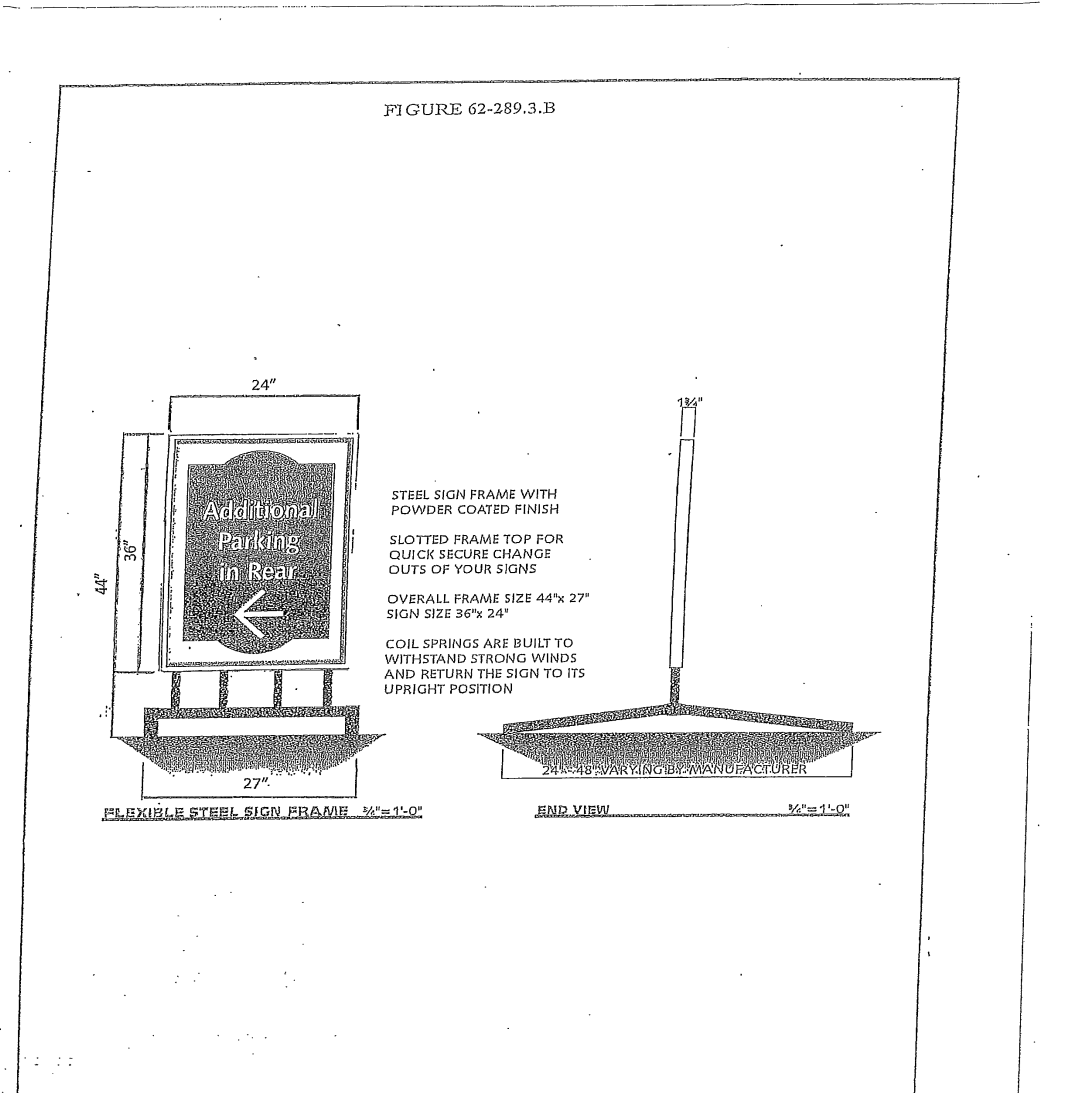


FIGURE 62-289 3.A.4

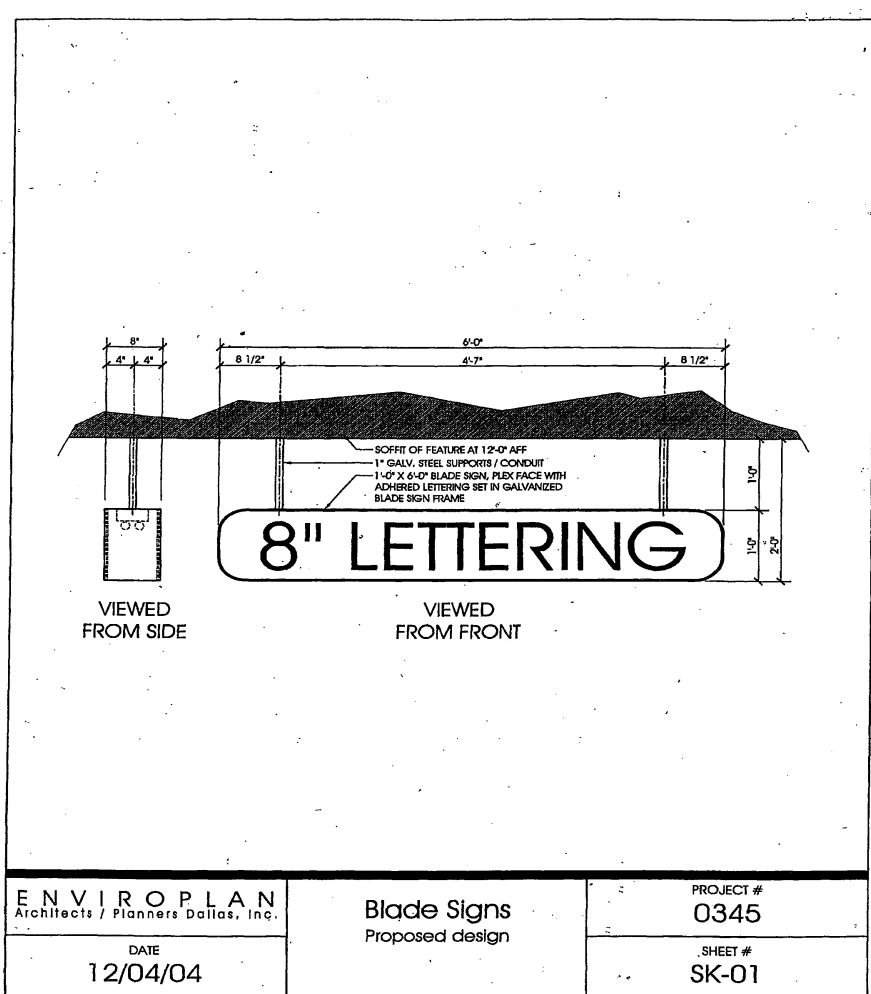








# Addison Walk Shopping Center



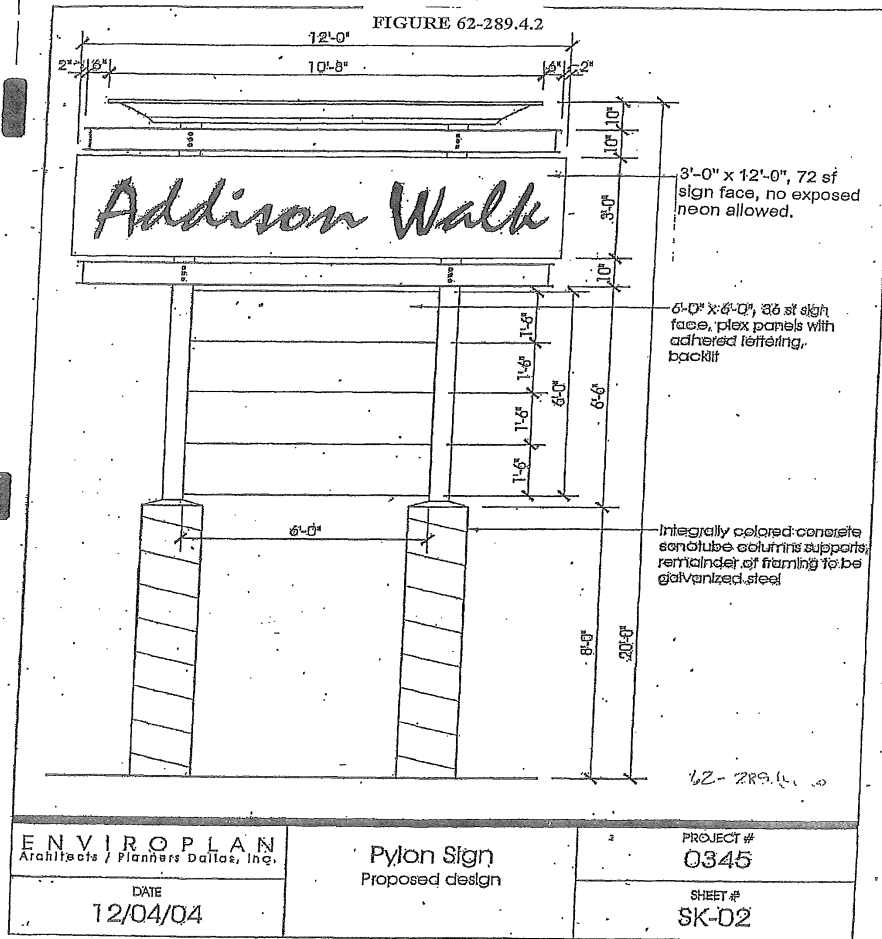
OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 004-002

FIGURE 62.289.4.1

# Appendix A: Sign Districts and Master Sign Plans

Addison Walk Shopping Center



OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 004-002

FIGURE 62-289.4.3



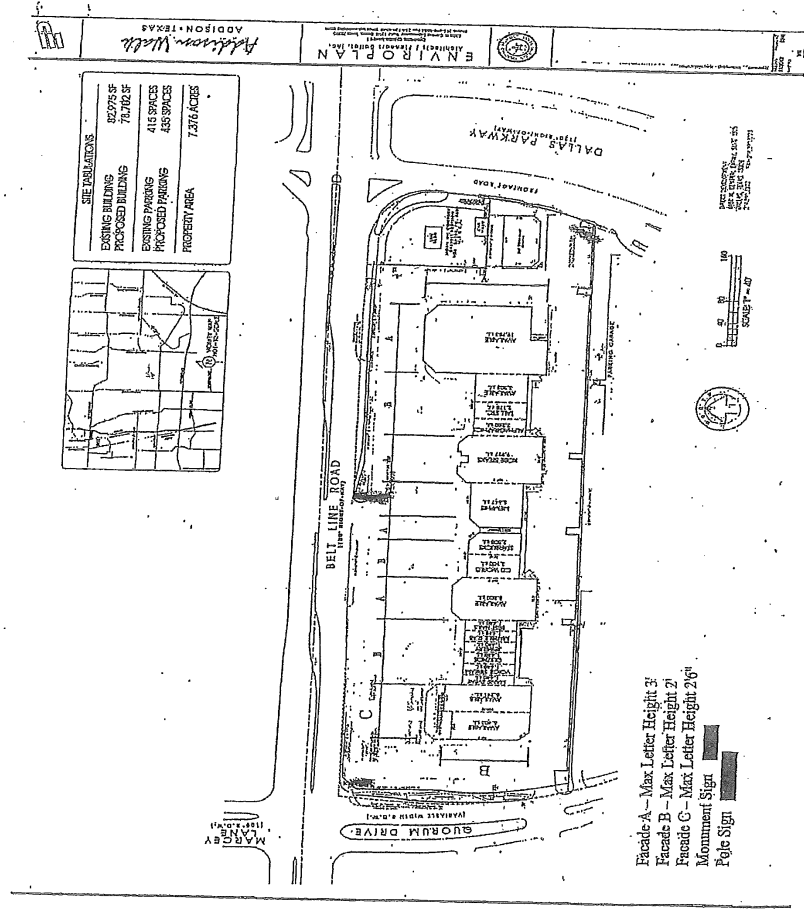
Addison Walk  
Proposed Pylon Sign



OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 004-002

FIGURE 02-289.4.4



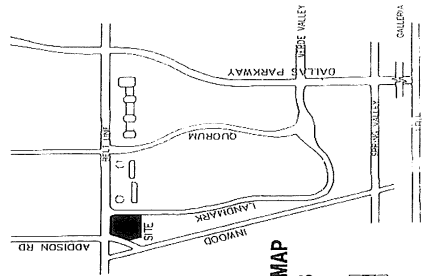
OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 004-002

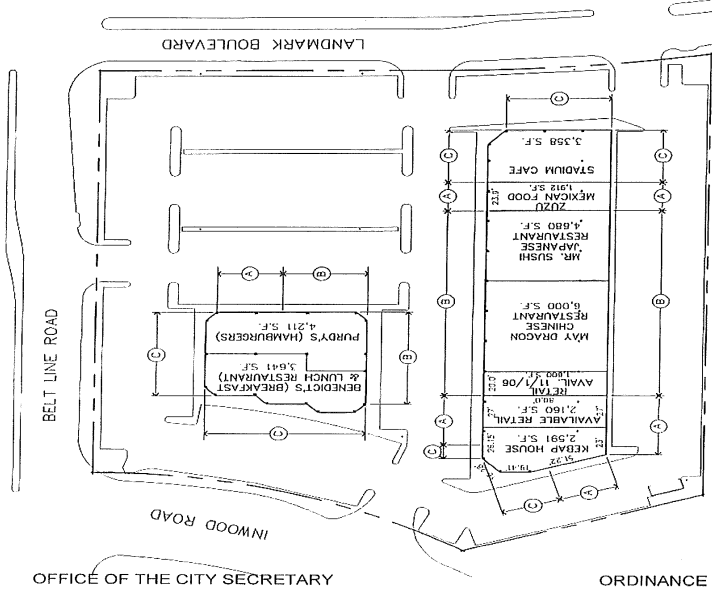
# Inwood Quorum Village

**INWOOD  
 QUORUM  
 VILLAGE**  
 ADDISON, TEXAS

PESKIND DEVELOPMENT COMPANY  
 P.O. BOX 835183  
 RICHARDSON, TEXAS 75083-5183  
 PHONE: (972) 980-0080



**GENERAL AREA MAP**  
 ADDISON, TEXAS



**SITE PLAN**

ORDINANCE NO. 006-037

**TABULATION**

SITE AREA	145,861 SQ. FT.
GROSS BLDG. AREA	22,301 SQ. FT.
BLDG. #2	7,852 SQ. FT.
TOTAL GROSS BLDG. AREA	30,153 SQ. FT.

**SIGN LEGEND**

- 24" MAX. SIZE
- 30" MAX. SIZE
- PER ORDINANCE
- (15" WITH SOME EXCEPTIONS)

FIGURE 62-289.5

# Vitruvian Park

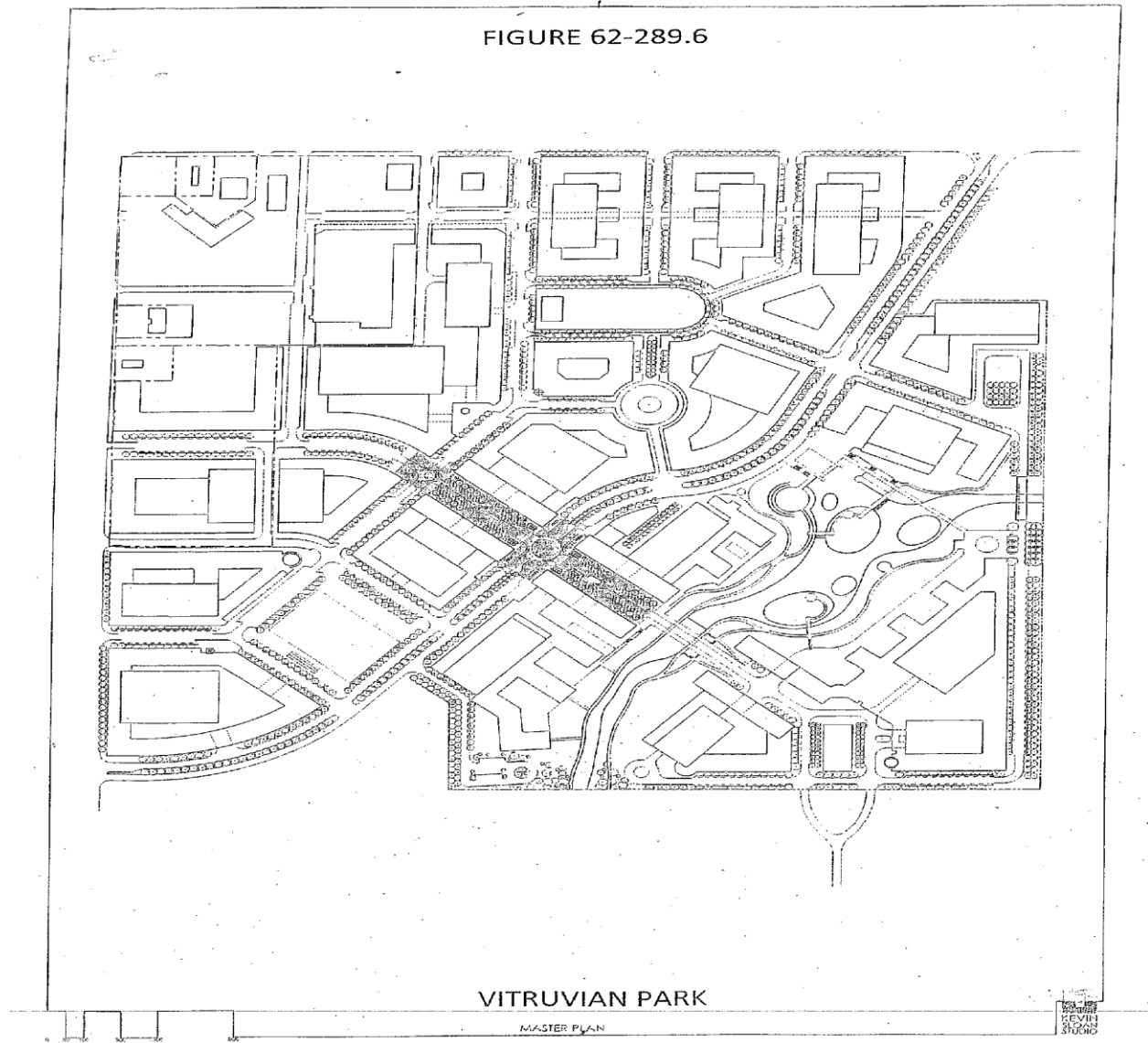
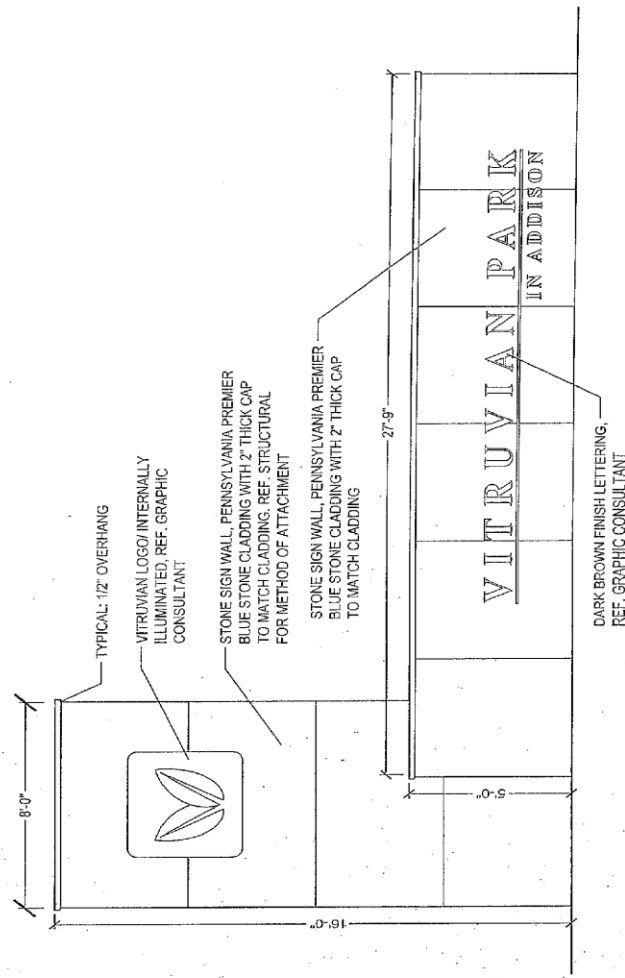


FIGURE 62-289.7



**UDR**  
5430 LBJ FREEWAY, SUITE 1250  
DALLAS, TX 75240  
972.783.3510 PH | 972.866.0183 F

**LINDA LUCHER & ASSOCIATES**  
ARCHITECTS & ASSOCIATES  
11115 GERRARD STREET, SUITE 100  
DALLAS, TEXAS 75243  
972.716.1212





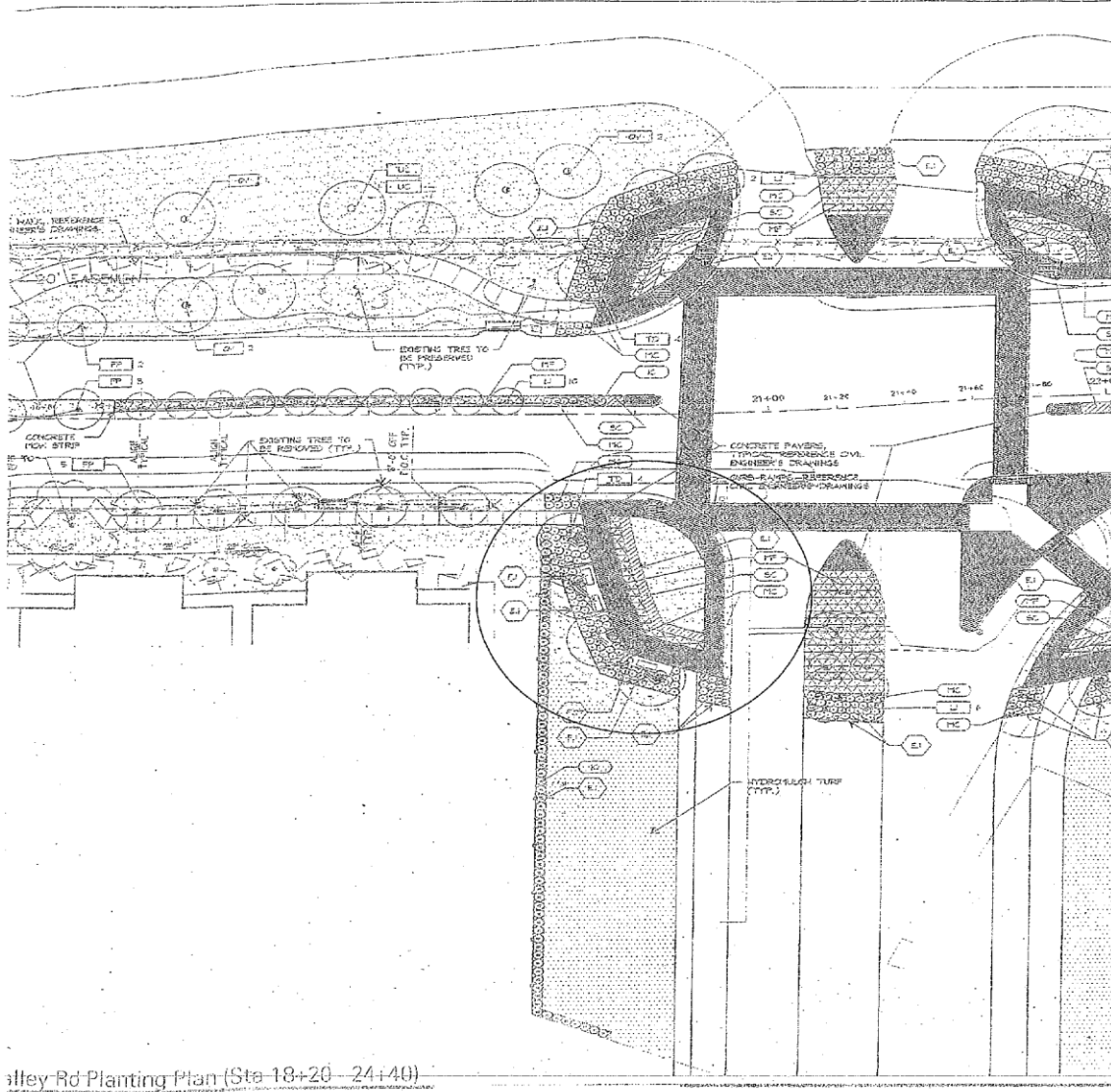


FIGURE 62-289.8

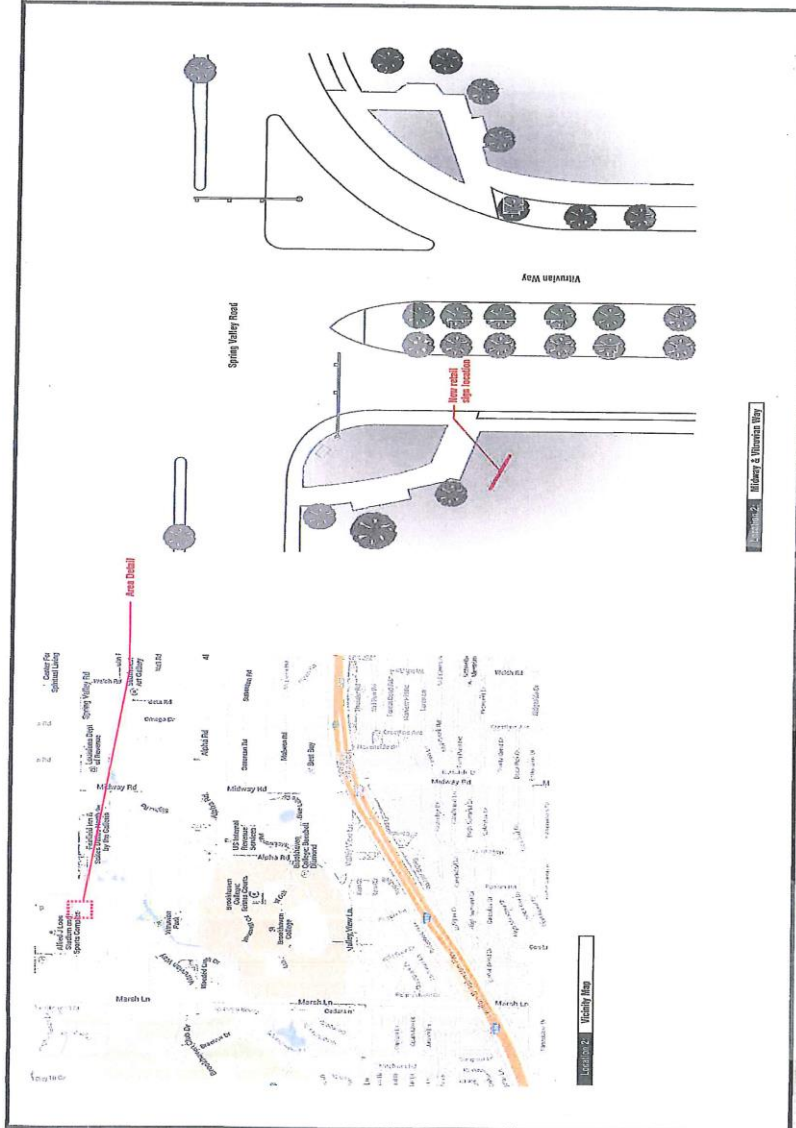


Figure 62-289.8B

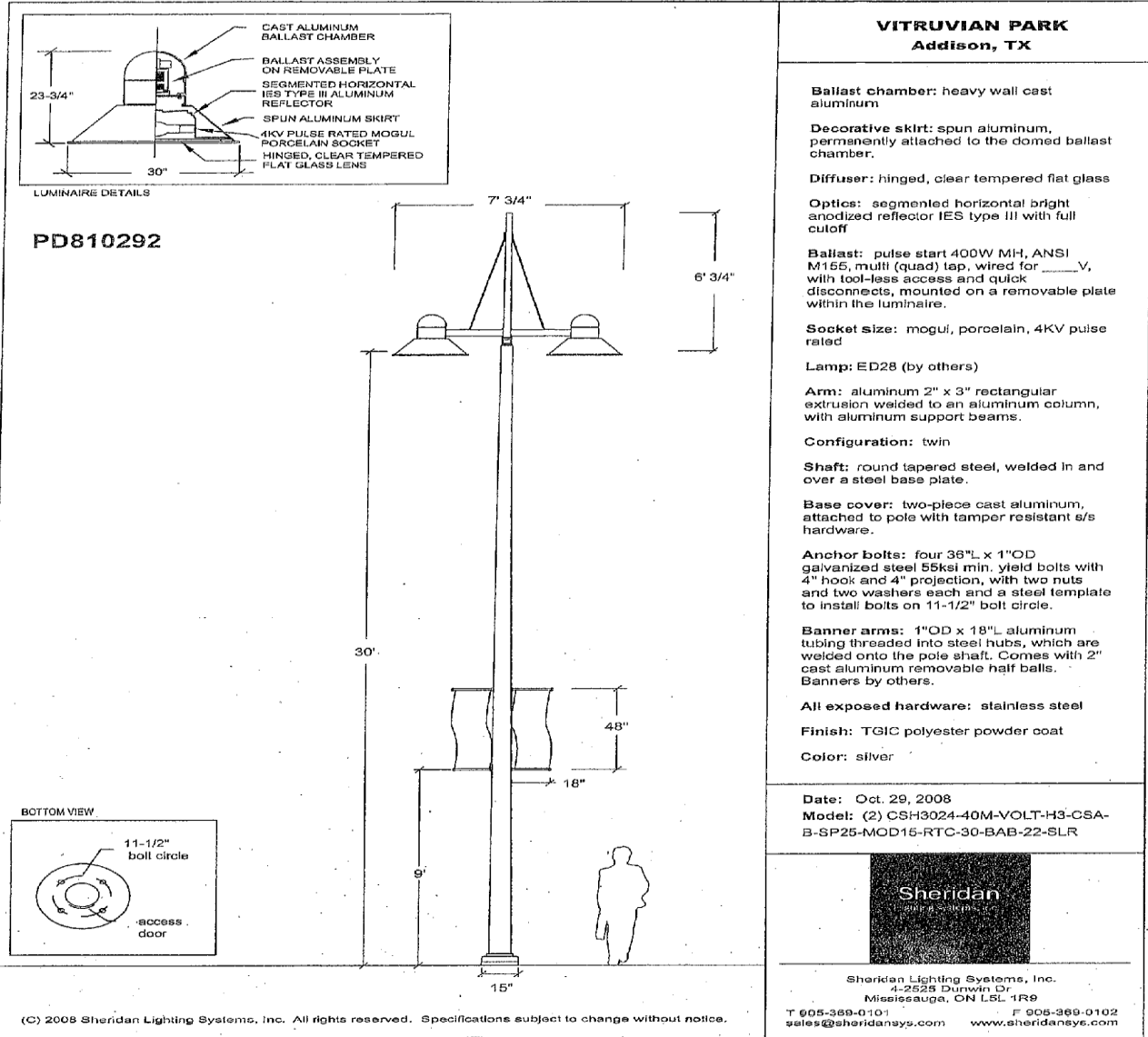
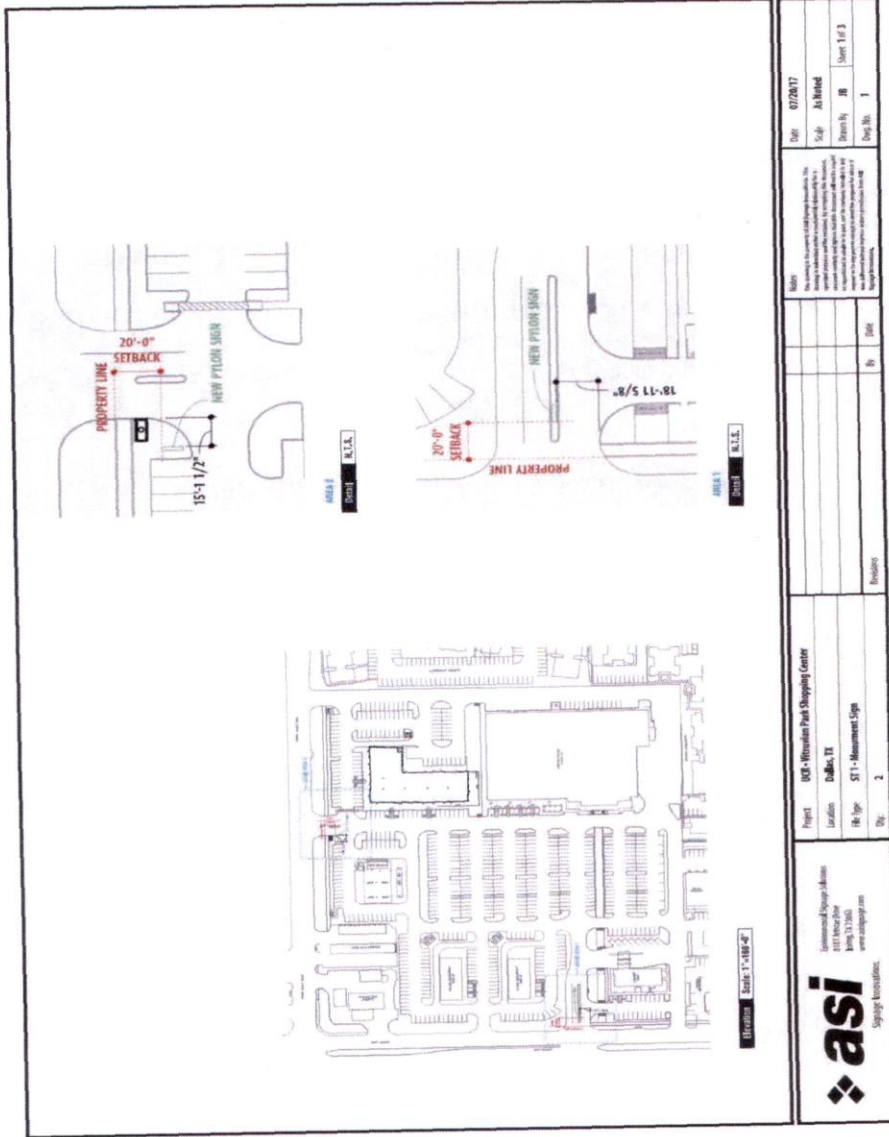


FIGURE 62-289.9

# Appendix A: Sign Districts and Master Sign Plans

Vitruvian Park



<p><b>asi</b>                  International Signage Solutions                  4811 Westcreek Drive, Suite 300                  Fort Worth, TX 76140                  www.asi-sign.com</p>		<p>Project: <b>UC - Vitruvian Park Shopping Center</b>                  Location: <b>Dallas, TX</b>                  File Type: <b>ST - Monument Sign</b>                  Date: <b>7</b></p>	<p>Scale: <b>As Shown</b>                  Prepared By: <b>JR</b>                  Date: <b>11/13/17</b></p>
<p>ASIS                  18-11 5/8"                  NEW PYLON SIGN                  20'-0" SETBACK                  PROPERTY LINE</p>		<p>ASIS                  15'-1 1/2"                  NEW PYLON SIGN                  20'-0" SETBACK                  PROPERTY LINE</p>	<p>ASIS                  20'-0" SETBACK                  PROPERTY LINE</p>
<p>ASIS                  20'-0" SETBACK                  PROPERTY LINE</p>		<p>ASIS                  20'-0" SETBACK                  PROPERTY LINE</p>	<p>ASIS                  20'-0" SETBACK                  PROPERTY LINE</p>

