

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for July 19, 2006 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone #06021

PROPOSAL: An ordinance amending Sections 27.69.046 and 27.69.081 of the Lincoln Municipal Code relating to ground signs in the B-2 and I-3 zoning districts to delete the requirement that the on-premises ground sign for a free-standing pad site building be located within thirty feet of the building; and repealing Sections 27.69.046 and 27.69.081 of the Lincoln Municipal Code as hitherto existing.

CONCLUSION: This text change will remove a sign spacing limitation that applies only in these two districts, and is often waived through the use permit process.

<u>RECOMMENDATION:</u>	Approval
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ANALYSIS:

1. The sign ordinances currently require ground signs for freestanding pad sites to be located within 30' of the pad site, but only in the B-2 and I-3 districts.
2. This sign requirement can be waived, and frequently is.
3. The design of commercial centers often includes a signage plan, sometimes employing a specific theme, which cannot always accommodate the required spacing. In addition, revisions to plans years later can be complicated by this provision.
4. This change only affects the required separation of ground signs from building pad sites, and does not change the setback requirements.
5. The proposed text amendments are attached.
6. As part of the City's ongoing attention to streamlining opportunities, staff suggests removing this requirement.

Prepared by:

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Date: July 3, 1006

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Change of Zone 06021

ORDINANCE NO. _____

1 AN ORDINANCE amending Sections 27.69.046 and 27.69.081 of the Lincoln
 2 Municipal Code to relating to signs in the B-2 and I-3 zoning districts, respectively, to delete the
 3 requirement that the on-premises ground sign for a free-standing pad site building be located within
 4 thirty feet of the building; and repealing Sections 27.69.046 and 27.69.081 of the Lincoln Municipal
 5 Code as hitherto existing.

6 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

7 Section 1. That Section 27.69.046 of the Lincoln Municipal Code be amended to
 8 read as follows:

9 **27.69.046 Permitted Signs; B-2 Zoning District.**

10 (a) On-premises wall signs and on-premises projecting signs are permitted. The total
 11 sign area of such signs shall not exceed an area equivalent to thirty percent of the wall face, or a total
 12 of 500 square feet, whichever is lesser. The projecting sign may project from a building a maximum
 13 of six feet six inches and may project into a required front yard, but it shall not project above the
 14 roof line or top of cornice wall. Such sign shall have a maximum clearance of eight feet above the
 15 walk or grade below and may project over the public right-of-way when the building is erected
 16 adjacent to the front property line. The maximum area of any individual projecting sign shall not
 17 exceed twenty-five feet. Any marquee sign shall not exceed three feet in height or the height or
 18 vertical thickness of the marquee, whichever is greater.

19 (b) One pedestrian marquee sign per entrance not exceeding one foot in height and six
 20 square feet in area is allowed. Any other marquee sign shall not exceed three feet in height or the
 21 height or vertical thickness of the marquee, whichever is greater.

22 (c) One on-premises pole sign or one on-premises ground sign shall be permitted. Such
 23 sign shall not exceed 100 square feet in area and shall be permitted adjacent to each public street

1 abutting the perimeter of any B-2 district; provided that said street frontage extends for at least 300
2 feet. Said signs shall be permitted in the required front yard, and a pole sign shall have a maximum
3 height of twenty-five feet, and a ground sign shall have a maximum height of eight feet.

4 (d) One on-premises ground sign for each free-standing pad site building is allowed.
5 Such sign shall not exceed fifty square feet in area and eight feet in height ~~and shall be located~~
6 ~~within thirty feet of the pad site building~~ unless modified as provided by subsection (e).

7 (e) The sign regulations in subsections (c) and (d) may be modified by the City Council
8 in connection with the granting of a use permit in conformance with all other requirements of
9 Chapter 27.31.

10 Section 2. That Section 27.69.081 of the Lincoln Municipal Code be amended to
11 read as follows:

12 **27.69.081 Permitted Signs; I-3 Employment Center District.**

13 In the I-3 zoning district, the specific regulations are as follows:

14 (a) On-premises wall signs and on-premises projecting signs are permitted. The total
15 sign area of such signs shall not exceed an area equivalent to thirty percent of the wall face, or a total
16 of 500 square feet, whichever is less. The projecting sign may project from a building a maximum
17 of six feet six inches and may project into a required front yard, but it shall not project above the
18 roof line or top of the cornice wall. Such sign shall have a maximum clearance of eight feet above
19 the walk or grade below and may project over the public right-of-way when the building is erected
20 adjacent to the front property line. Any marquee sign shall not exceed three feet in height or the
21 height or vertical thickness of the marquee, whichever is greater.

22 (b) One pedestrian marquee sign per entrance not exceeding one foot in height and six
23 square feet in area is allowed. Any other marquee sign shall not exceed three feet in height or the
24 height or vertical thickness of the marquee, whichever is greater.

25 (c) The district is permitted two on-premises entrance ground signs. Such sign shall not
26 exceed 300 square feet in area and shall be permitted (i) adjacent to a public street abutting the

1 perimeter of any I-3 district; provided that said street frontage extends for a least 300 feet or (ii) at
2 the entrance point of a public street at the perimeter of any I-3 district. Said signs shall be permitted
3 in the required front yard and have a maximum height of ten feet. If located in the required front
4 yard, such ground sign shall not be located more than one-half of the distance into said required
5 front yard.

6 (d) One on-premises ground sign for each free standing pad site building is allowed.
7 Such sign shall not exceed fifty square feet in area and eight feet in height ~~and shall be located~~
8 ~~within thirty feet of the pad site building.~~

9 (e) When a building is more than 300 feet from major street frontage, the permitted wall
10 sign may exceed the five hundred square feet limit if the resulting larger sign does not exceed ten
11 percent of the area of the wall in elevation view or 700 square feet, whichever is lesser.

12 (f) The sign regulations in subsections (c) and (d) may be modified by the City Council.

13 Section 3. That Sections 27.69.046 and 27.69.081 of the Lincoln Municipal Code
14 as hitherto existing be and the same are hereby repealed.

15 Section 4. That this ordinance shall take effect and be in force from and after its
16 passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

Chief Assistant City Attorney

Approved this ___ day of _____, 2006:

Mayor