

Lewisville, Texas, Code of Ordinances >> PART II - CODE OF ORDINANCES >> Chapter 11 - SIGNS >> ARTICLE XI. - PERMISSIBLE SIGNS LOCATED WITHIN THE OLD TOWN CENTER DISTRICT THAT REQUIRE A PERMIT >>

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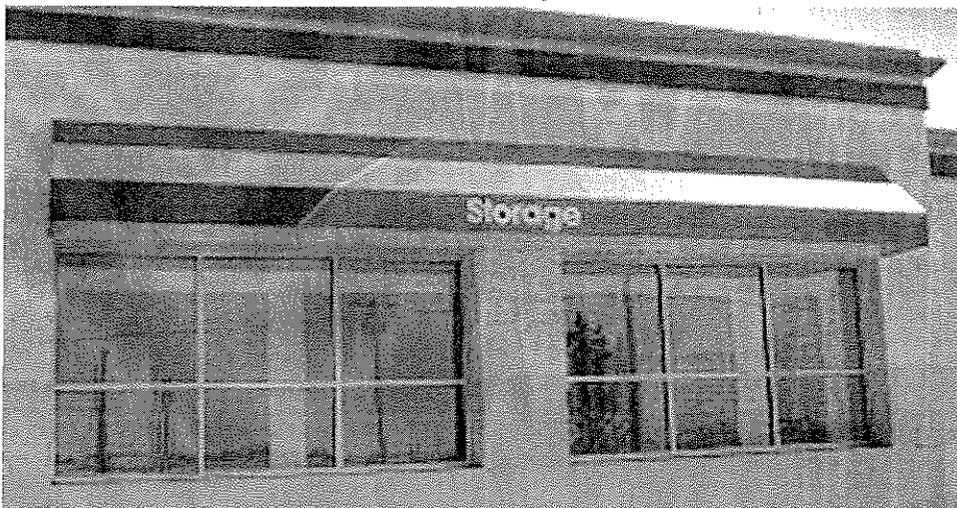
Sec. 11-12. - Permissible signs located within the old town center district that require a permit.

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(a) *General provisions.*

- (1) *Primary facade.* On the primary building facade, as determined by the property owner, of a building there shall be only one of the following sign types: awning, canopy, and/or marquee sign; wall sign; low profile/monument sign; or projecting sign.
- (2) *Secondary building facade.* On the secondary building facade, signs shall be limited to one secondary entrance sign.
- (3) *Other signs.* Each building in the Old Town center district may also have three additional signs. The other three types of signs may be one each of a hanging sign, sandwich board sign, window sign, or banner sign.

(b) *Awning, canopy, and/or marquee signs.*

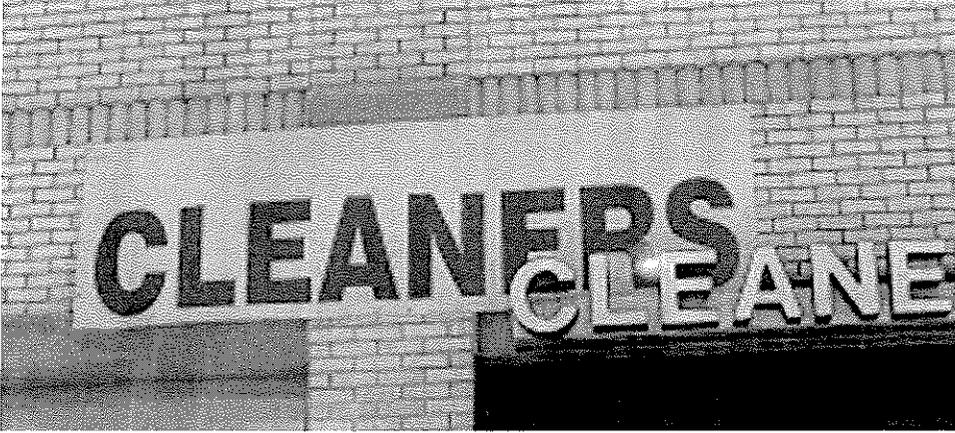


Awning, Canopy and/or Marquee Signs

- (1) *Definition.* Awning, canopy, and/or marquee sign shall mean a sign that is mounted to an awning, canopy, or marquee.
- (2) Awning, canopy, and/or marquee signs are permissible upon approval by the Old Town design review committee and subject to the following conditions:
 - a. *Time.* An awning, canopy, or marquee sign shall not be constructed or erected prior to the issuance of sign permit.
 - b. *Place.* Awning, canopy, and marquee signs are allowed in the Old Town center district.

- c. *Manner.* Projecting signs shall have a maximum area of 20 square feet in size.

(c) *Banner sign.*



Banner Sign

- (1) Definition. Banner sign shall mean a flexible material such as cloth, paper, vinyl, etc. on which a sign is painted or printed.
- (2) Banner signs are permissible and subject to the following conditions:
 - a. *Time.* A banner sign shall not be installed, constructed, or erected prior to the issuance of a sign permit. Banner signs are allowed for a maximum period of 30 consecutive days, two times per calendar year.
 - b. *Place.* Banner signs are in addition to any other sign allowed by this chapter. Banner signs must be firmly anchored or secured to the building structure.
 - c. *Manner.* Banner signs are allowed up to 20 square feet aggregate total. All banner signs shall be kept in good repair.

(d) *Construction sign.*



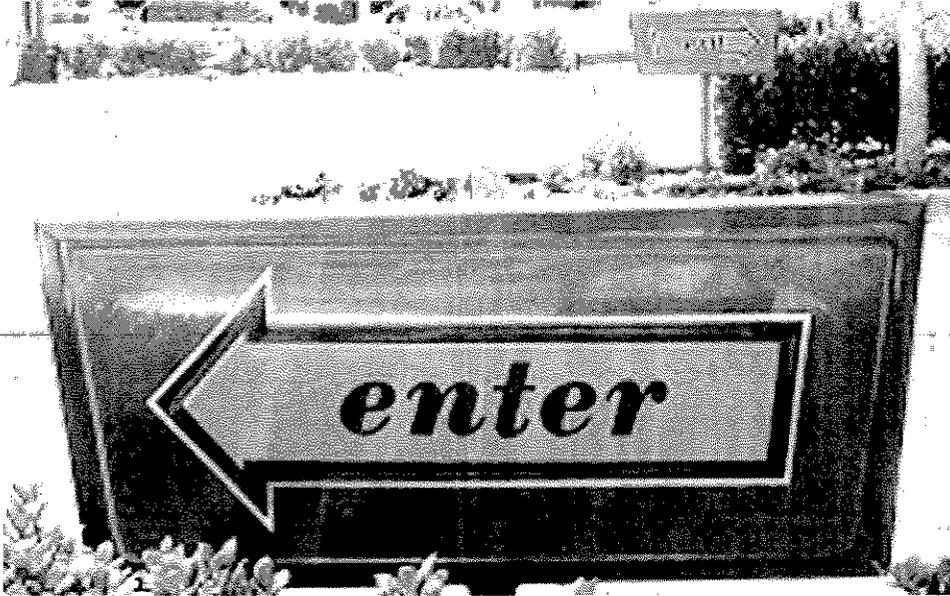
Construction Sign

- (1) Definition. Construction sign shall mean a temporary sign erected on the premises on which construction is taking place, during the period of such construction, indicating the

names of the architects, engineers, landscape architects, contractors or similar artisans, and the owners, financial supporters, sponsors and similar individuals or firms having a role or interest with respect to the structure or project.

- (2) Construction signs are permissible and subject to the following conditions:
- a. *Time.* A construction sign shall not be installed, constructed, or erected prior to the issuance of a sign permit. A construction sign shall not be erected until a building permit has been issued and shall be removed within 14 days after the issuance of a certificate of occupancy.
 - b. *Place.* One construction sign shall be allowed per building site.
 - c. *Manner.* The sign shall not exceed 32 square feet in area and shall not exceed ten feet in height measured from grade.

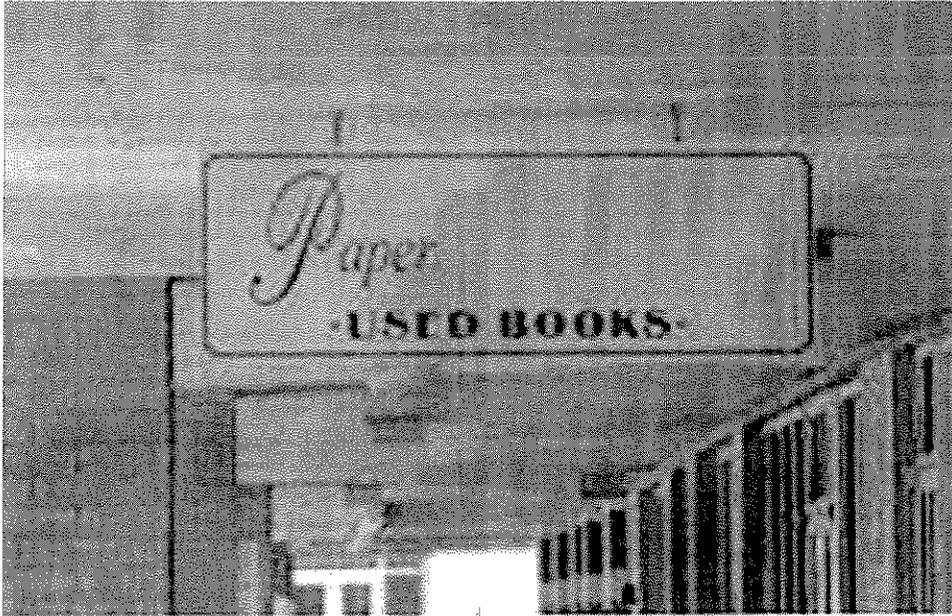
(e) *Directional sign.*



Directional Sign

- (1) Definition. Directional sign shall mean a sign limited to directional messages, principally for pedestrian or vehicular traffic.
- (2) Directional signs are permissible upon approval by the Old Town design review committee and subject to the following conditions:
 - a. *Time.* A directional sign shall not be installed, constructed, or erected prior to the issuance of a sign permit.
 - b. *Place.* One on-premise entrance, exit and directional sign shall be allowed at each driveway location with a minimum setback of three feet from the property line. On-premise entrance, exit and directional signs are allowed pursuant to an approved sign plan.
 - c. *Manner.* Such signs shall not exceed two feet in height from finished grade and four square feet in sign area.

(f) *Hanging sign.*



Hanging Sign

- (1) Definition. Hanging sign shall mean any sign suspended under an awning, canopy, or marquee.
- (2) Hanging signs are permissible upon approval by the Old Town design review committee and subject to the following conditions:
 - a. *Time.* A hanging sign shall not be installed, constructed, or erected prior to the issuance of a sign permit.
 - b. *Place.* Hanging signs are designed for installation under an awning or canopy above the sidewalk. There shall be a minimum clearance of seven feet between the sidewalk surface and the bottom of the sign.
 - c. *Manner:*
 - 1. Hanging signs shall have a maximum height of three feet and be no longer than a maximum of 50 percent of the awning or canopy width.
 - 2. Hanging signs shall be aligned perpendicular with the building entrance.

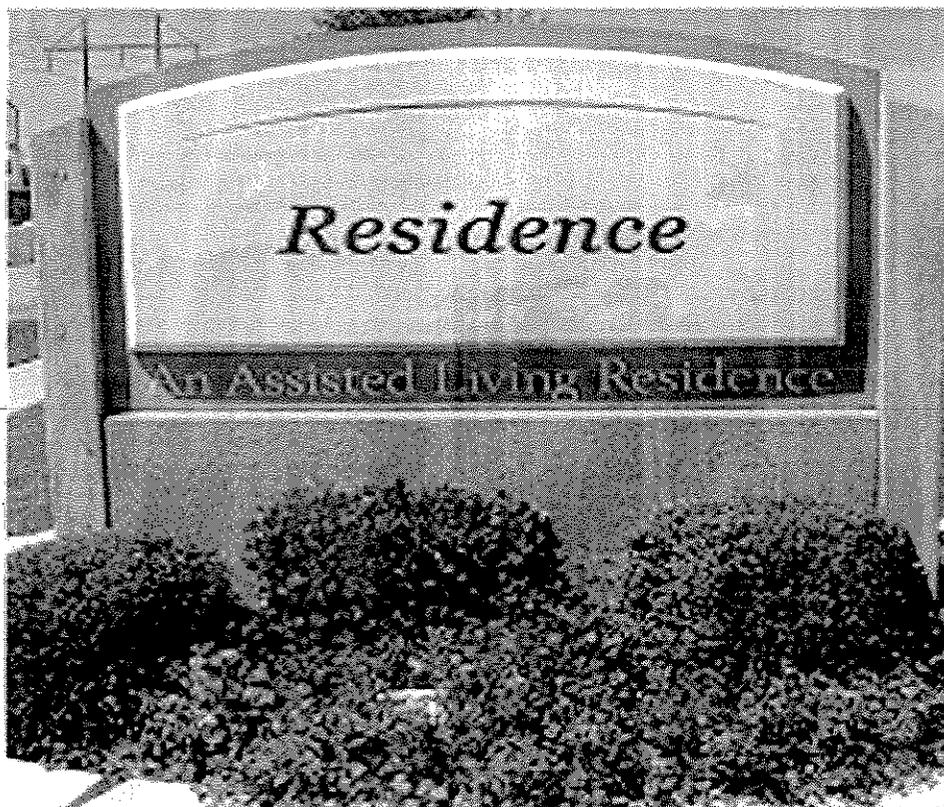
(g) *Kiosk sign.*



Kiosk Sign

- (1) Definition. A kiosk sign is a free-standing structure located in the city rights-of-way that features the city identification panel at the top of each structure and displays directional information as set forth in the current city kiosk sign program and agreement. All kiosk panels shall be limited to directional only.
- (2) Kiosk signs are permissible upon approval by the Old Town design review committee and subject to the current city kiosk sign program and agreement and upon the issuance of a sign permit:
 - a. *Time.* See the current city kiosk sign program and agreement.

- b. *Place.*
 - 1. Kiosk signs shall only be located in city rights-of-way. Kiosk sign locations shall be those locations approved by the city council (see current kiosk sign location map).
 - 2. Kiosk signs shall not be allowed in medians. In addition, kiosk signs shall be constructed in accordance with the current city kiosk sign program and agreement.
 - c. *Manner.* Kiosk signs shall be placed in accordance with the current city kiosk sign program and agreement.
- (h) *Low profile/monument sign.*



Low Profile/Monument Sign

- (1) Definition. Low profile/monument sign shall mean a freestanding sign not exceeding four feet in height measured from the finished grade to the top of the sign.
- (2) Low profile/monument signs are permissible upon approval by the Old Town design review committee and subject to the following conditions:
 - a. *Time.* A low profile/monument sign shall not be installed, constructed, or erected prior to the issuance of a sign permit.
 - b. *Place.* If the property is zoned in a zoning district that allows zero foot front and zero foot side yard setbacks, then the monument sign is allowed to be located at the property line. However, no part of a low profile/monument sign shall extend beyond the property lines. If the property is not zoned in a zoning district that allows zero foot front and zero foot side yard setbacks, then the sign shall not be closer than three feet to the property lines measured from the leading edge of the sign.
 - c. *Manner.*
 - 1. Such signs shall be a maximum of 40 square feet in area.

2. The low profile/monument sign must be placed on the side of the building designated at the primary facade.

(i) *Model complex sign.*

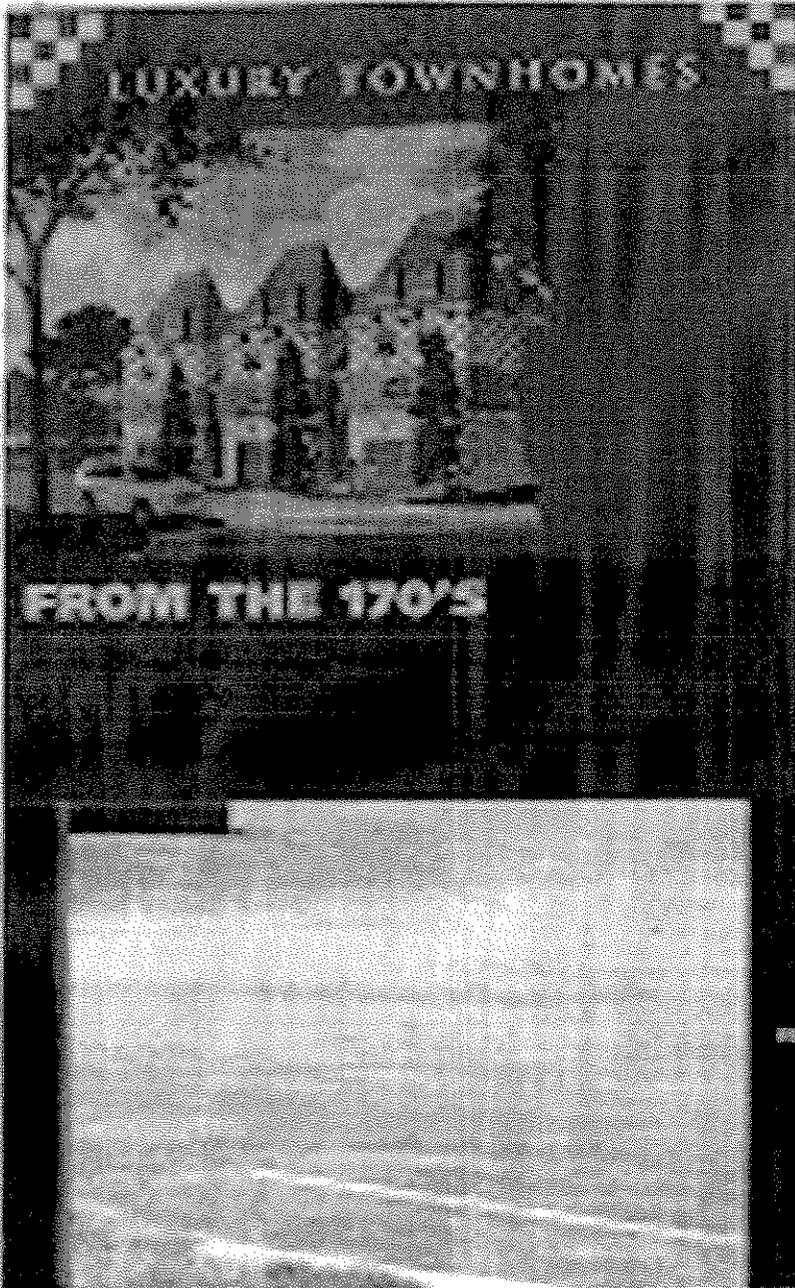


Model Complex Sign

- (1) Definition. Model complex signs shall apply to residential and multifamily projects located on the project site.
- (2) Model complex signs are permissible upon approval by the Old Town design review committee and subject to the following conditions:
 - a. *Time.* A model complex sign shall not be installed, constructed, or erected prior to the issuance of a sign permit. Signs shall be removed when the model complex ceases to be used as a model.
 - b. *Place.* Minimum setback not less than ten feet measured from the leading edge of the sign.
 - c. *Manner.* One sign per model not to exceed six square feet. Two directional signs not to exceed four square feet each. One sign per complex not to exceed 32 square feet. Maximum height of signs not to exceed ten feet. Signs may not

obstruct visibility.

- (i) *Off-premise real estate sign.*



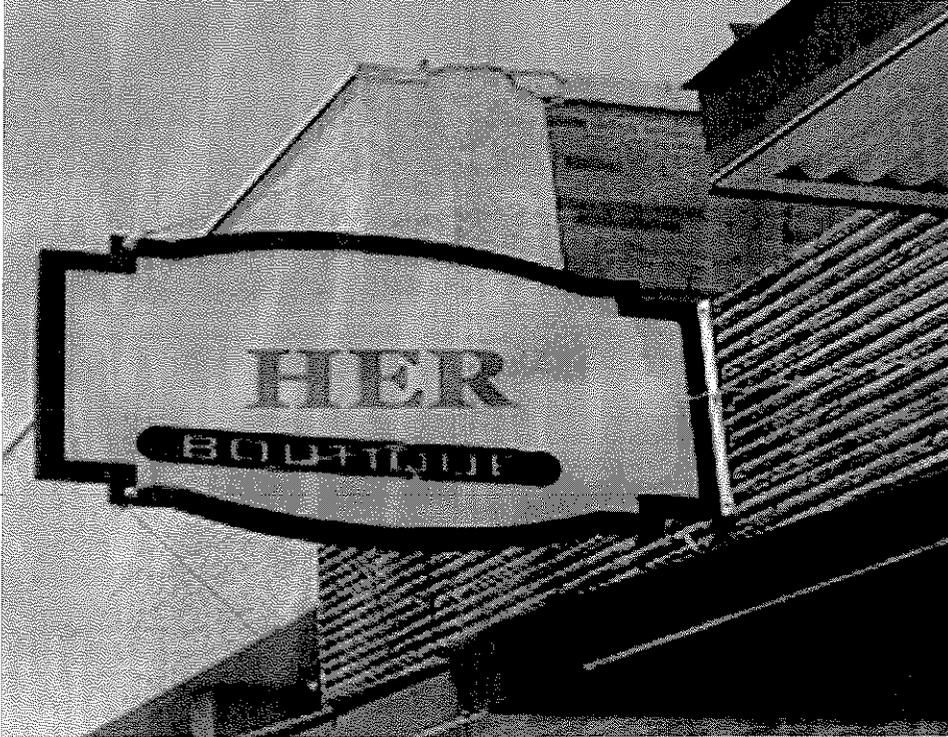
Off-Premises Real Estate Sign

- (1) Definition. Off-premise real estate signs are intended to be used for the advertising of lots that need traffic to be directed to the lot for sales purposes.
- (2) Off-premise real estate signs are permissible and subject to the following conditions:
 - a. *Time.* An off-premise real estate sign shall not be installed, constructed, or erected prior to the issuance of a sign permit. Off-premise real estate signs shall be removed within 14 days after the subdivision has been built out or if construction within the subdivision ceases for a period of three months.
 - b. *Place.* Off-premise real estate signs shall be set back from all property lines a minimum of ten feet measured from the leading edge of the sign.
 - c. *Manner:*
 - 1.

Three off-premise real estate signs not exceeding 20 square feet per sign, shall be allowed per subdivision. Off-premise real estate signs shall not exceed ten feet in height measured from grade.

2. Off-premise real estate signs shall require landowner permission prior to permitting.
3. Off-premise real estate signs shall have no effect on the number and size of signs allowed on a property in accordance with this chapter.

(k) *Projecting sign.*



Projecting Sign

- (1) Definition. Projecting sign shall mean a sign that is wholly or partly dependent upon a building for support and projects more than 12 inches from such building.
- (2) Projecting signs are permissible upon approval by the Old Town design review committee and subject to the following conditions:
 - a. *Time.* A projecting sign shall not be installed, constructed, or erected prior to the issuance of a sign permit.
 - b. *Place.* Projecting from an elevation of a building and only from the primary building facade. No wall sign shall project above the highest point of the building, excluding any rooftop mechanical structures, chimneys, elevator shafts, ventilators or other such facilities.
 - c. *Manner.* Projecting signs shall not exceed an area of 15 square feet in size per sign face. There shall be no more than two sign faces. The maximum projection shall be five feet and the maximum thickness shall be five feet. The lowest point of any sign, which extends over an area intended for vehicular use, shall not be less than 14 feet above the finished grade below it. The lowest point of any sign, which extends over an area intended for pedestrian use, shall not be less than seven feet above the finished grade below it.

(l) *Real estate sign.*



Real Estate Sign

- (1) Definition. Real estate sign shall mean a sign intended to advertise the financing, development, sale, transfer, lease, exchange, or rental of real property.
- (2) Real estate signs are and subject to the following conditions:
- a. *Time.* A real estate sign shall not be installed, constructed, or erected prior to the issuance of a sign permit.
 - b. *Place.* Real estate signs are allowed on lots or parcels of land. Setbacks shall be a minimum of ten feet from all property lines measured from the leading edge of the sign, provided however that in the event a building is located closer than ten feet to the front property line, one real estate sign may be placed on the interior of a window that is adjacent to a city street.
 - c. *Manner.* For lots or parcels of one to five acres, one sign per street frontage, not to exceed 16 square feet per sign may be allowed and shall not exceed ten feet in height measured from grade.
- (m) *Sandwich board signs.*
- (1) Definition. Sandwich board signs shall be any sign of A-frame construction designed for placement on the sidewalk in front of the place of business being advertised, sandwich board signs are generally two sided.
- (2) Sandwich board signs are permissible upon approval by the Old Town design review committee and subject to the following conditions:
- a. *Time.* A sandwich board sign shall not be installed, constructed, or erected prior to the issuance of a sign permit.
 - b. *Place.* A sandwich board sign shall be placed in such a fashion as to maintain a clear pedestrian route along the sidewalk in accordance with appropriate federal or state accessibility standards.
 - c. *Manner.* A sandwich board sign shall have a maximum area of six square feet in size per sign face and no more than two feet in width.
- (n) *Secondary entrance signs.*
- (1) Definition. Secondary entrance signs are allowed only on a secondary building facade.

Each building shall have only one secondary entrance sign. A secondary entrance sign is only allowed on a secondary building facade with an entrance that is accessible to the public and facing an alleyway, right of way, or parking lot. A tenant sign and a secondary entrance sign shall not be installed on the same facade.

(2) Secondary entrance signs are permissible upon approval by the Old Town design review committee and subject to the following conditions:

- a. *Time.* A secondary entrance sign shall not be installed, constructed, or erected prior to the issuance of a sign permit.
- b. *Place.* No secondary entrance sign shall project above the highest point of the building, excluding any rooftop mechanical structures, chimneys, elevator shafts, ventilators or other such facilities.
- c. *Manner.* Secondary entrance signs shall have a maximum area of 12 square feet in size. The secondary entrance sign shall be a wall sign or projecting sign.

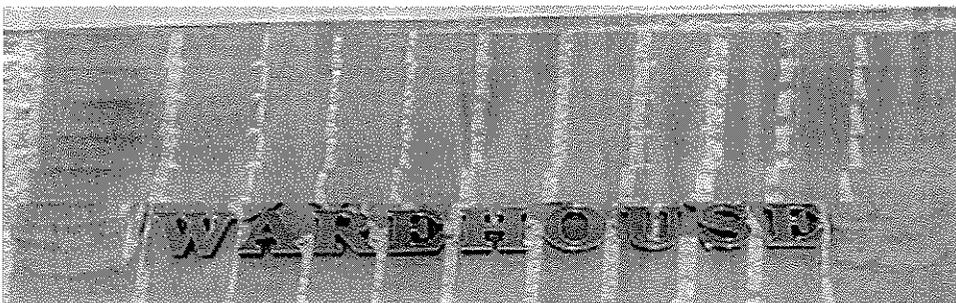
(o) *Tenant signs.*

(1) Definition. Tenant signs are signs allowed in addition to the signage allowable in the primary building facade requirements as described above and are allowed only when multiple tenants exist in a single building, and each tenant has an individual and separate exterior entrance. A tenant sign and a secondary entrance sign shall not be installed on the same facade.

(2) Tenant signs are permissible upon approval by the Old Town design review committee and subject to the following conditions:

- a. *Time.* A tenant sign shall not be installed, constructed, or erected prior to the issuance of a sign permit.
- b. *Place.* Attached to either a primary or secondary building facade. No tenant sign shall project above the highest point of the building, excluding any rooftop mechanical structures, chimneys, elevator shafts, ventilators or other such facilities.
- c. *Manner.* Tenant signs shall have a maximum area of twelve square feet in size. Each tenant is allowed one tenant sign, which shall be a wall sign or a projecting sign.

(p) *Wall sign.*



Wall Sign

(1) Definition. Wall signs shall mean any sign attached to or painted on a wall, parapet, or facade of a building or structure, with the exposed face of the sign in a plane parallel to the plane of such wall.

(2) Wall signs are permissible upon approval by the Old Town design review committee and subject to the following conditions:

- a. *Time.* A wall sign shall not be installed, constructed, or erected prior to the issuance of a sign permit.
- b. *Place.* The exterior wall elevation of a commercial building. No wall sign shall

project above the highest point of the building, excluding any rooftop mechanical structures, chimneys, elevator shafts, ventilators or other such facilities.

- c. *Manner.* Wall signs on a primary building facade shall be a maximum of 50 square feet in size.

(q) *Window signs.*

- (1) *Definition.* Window signs shall be any sign that is applied or attached to the exterior or interior of a window or within one foot of the interior of the window. A window sign does not include merchandise or models of products or services incorporated in window display.
- (2) Window signs are permissible upon approval by the Old Town design review committee and subject to the following conditions:
 - a. *Time.* A window sign shall not be installed, constructed, or erected prior to the issuance of a sign permit.
 - b. *Place.* Applied or attached to the exterior or interior of a window or within one foot of the interior of the window.
 - c. *Manner.* A window sign is limited to a maximum of 30 percent coverage of the total glass area of the window on which it is placed.

(Ord. No. 3389-11-2006, §§ 1, 2, 11-6-06; Ord. No. 3421-03-2007, § 1, 3-5-07; Ord. No. 3509-11-2007, § 1, 11-5-07)