

ARTICLE X. PERMISSIBLE SIGNS LOCATED IN THE OLD TOWN DESIGN DISTRICT THAT REQUIRE A PERMIT

Section 11-11. Permissible signs located in the Old Town Design District that require a permit.

A –BUILDING FACADES.

1. Primary façade. On the primary building façade, as determined by the property owner, of a building that is occupied by a single business there shall be only one (1) of the following sign types: a Wall Sign; a Low Profile/Monument Sign; or a Projecting Sign.
2. Secondary building façade. Wall signs shall be limited to one (1) wall sign per secondary façade and a maximum of twenty-five (25) square feet in size per sign.

B – 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 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 thirty (30) consecutive days, two (2) 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 twenty (20) square feet aggregate total. All banner signs shall be kept in good repair.

C – 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 fourteen (14) days after the issuance of a Certificate of Occupancy.

b. Place – One (1) construction sign shall be allowed per building site.

c. Manner – The sign shall not exceed thirty-two (32) square feet in area and shall not exceed ten (10) feet in height measured from grade.

D – 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 (1) on-premise entrance, exit and directional sign shall be allowed at each driveway location with a minimum setback of three (3) 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 (2) feet in height from finished grade and four (4) square feet in sign area.

E – 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 of Lewisville Kiosk Sign Program & 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 of Lewisville Kiosk Sign Program & Agreement and upon the issuance of a sign permit:
 - a. Time – See the current City of Lewisville Kiosk Sign Program & 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 be constructed in accordance with the current City of Lewisville Kiosk Sign Program & Agreement.

c. Manner – Kiosk signs shall be placed in accordance with the current City of Lewisville Kiosk Sign Program & Agreement.

F – LOW PROFILE / MONUMENT SIGN



1. Definition – *Low profile/monument sign* shall mean a freestanding sign not exceeding four (4) 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 – Low profile/monument signs shall not be closer than three (3) feet to property lines measured from the leading edge of the sign.

c. Manner –

i. Such signs shall be a maximum of forty (40) square feet in area.

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

G – 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 (10) feet measured from the leading edge of the sign.
 - c. Manner – One (1) sign per model not to exceed six (6) square feet. Two (2) directional signs not to exceed four (4) square feet each. One (1) sign per complex not to exceed thirty-two (32) square feet. Maximum height of signs not to exceed ten (10) feet. Signs may not obstruct visibility.

H – MULTI-TENANT BUILDING SIGNS

1. Definition – *Multi-Tenant Building Signs* are signs in addition to the signage allowable in the Primary Building Façade requirements as described above and are allowed only when multiple tenants exist in a single building, and each tenant has an individual and separate primary exterior entrance.
2. Multi-Tenant Building Signs are permissible upon approval by the Old Town Design Review Committee and subject to the following conditions:
 - a. Time – A multi-tenant building 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 façade. No multi-tenant building 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 – Multi-Tenant Building Signs shall have a maximum area of twelve (12) square feet in size. Each tenant is allowed one (1) multi-tenant building sign, which shall be a Wall Sign or a Projecting Sign.

I – OFF-PREMISE 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 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 fourteen (14) days after the subdivision has been built out or if construction within the subdivision ceases for a period of three (3) months.

b. Place – Off-premise real estate signs shall be set back from all property lines a minimum of ten (10) feet measured from the leading edge of the sign.

c. Manner –

i. Three (3) off-premise real estate signs not exceeding twenty (20) square feet per sign, shall be allowed per subdivision. Off-premise real estate signs shall not exceed ten (10) feet in height measured from grade.

ii. Off-premise real estate signs shall require landowner permission prior to permitting.

iii. 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.

J – 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 twelve (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 façade. 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 have a maximum area of thirty (30) square feet in size. The maximum projection shall be six (6) feet and the maximum thickness shall be five (5) feet. The lowest point of any sign,

which extends over an area intended for vehicular use, shall not be less than fourteen (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 (7) feet above the finished grade below it.

~~KI~~ 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 permissible 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 (10) feet from all property lines measured from the leading edge of the sign. In the event that a building is located closer than ten (10) feet to the front property line, a real estate sign shall be allowed within the required ten (10) feet setback from the front property line. A real estate sign shall be placed in a location so as not to obstruct visibility from intersections or driveways.
 - c. Manner –
 - i. For lots or parcels of one (1) to five (5) acres, one (1) sign per street frontage, not to exceed sixteen (16) square feet per sign may be allowed and shall not exceed ten (10) feet in height measured from grade.
 - ii. For lots or parcels greater than five (5) acres, two (2) signs not to exceed thirty-two (32) square feet per sign or one (1) sign not to exceed sixty-four (64) square feet and not to exceed a maximum height of fifteen (15) feet measured from grade.

L – WALL SIGN



1. Definition – *Wall sign* shall mean any sign attached to or painted on a wall, parapet, or façade 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 –
 - i. Wall signs on a primary building façade shall be a maximum of fifty (50) square feet in size.
 - ii. Wall signs on a secondary building façade shall be a maximum of twenty-five (25) square feet in size.

