

Having been duly posted on the 22nd day of June, 1998 and the public having the opportunity to comment on the propriety of the following regulation, the regulation will be duly promulgated and become effective on the 3rd day of July, 1998.

RE: ADMINISTRATIVE REGULATION NO. 98-2

Zoning and Development Code Section 5-7-7 Sign Standards by Zone

ISSUED BY: /s/ E. Scott Harrington 6/22/98
E. Scott Harrington, Community Development Director Date

Topic: Definition and regulation of Roof Signs

Background: Paragraph B(5b,c and d) of Section 5-7-7 states in part:

“The measurement of a **roof** sign shall be based on the square footage of each sign face.” (b) “On any building which allows flush wall signs, **roof** signs, or projecting signs....” (c) and “**Roof** signs shall be manufactured such that no guy wires, braces, or secondary supports shall be visible. Maximum height for **roof** signs shall be forty feet (40’) above grade.” (d) (bold type added).

Chapter 12 Definition of Roof Top Sign states:

“A sign erected upon and/or projecting above a roof line.”

Using this definition, many roof signs have been permitted as some other sign type (i.e. flush wall) because the sign being permitted did not meet the Roof Top sign definition. Misclassification has led to signs constructed with visible guy wires, braces and supports. This administrative regulation is proposed to clarify what a roof sign is and the appropriate code criteria for permitting roof signs.

Administrative Interpretation: Section 5-7-7, paragraph B(5) is hereby interpreted:

B(5b). Two (2) square feet of sign area shall be allowed for each linear foot of building facade for flush wall signs and roof signs. The measurement of a roof sign shall be based on the square footage of each sign face.....

B(5c). On any building which allows flush wall signs, roof signs.....If a flush wall sign and roof sign are used.....If either a flush wall sign or a roof sign.....shall be subtracted from the flush wall sign or roof sign allowance.

A roof sign is any sign that is mounted on any part of a roof including a primary roof, roofing over walkways, entryways or other similar covered areas. A roof sign projects above the top line or edge of a flat roofed building, the eave line of a building with a gambrel, gable or hip roof, or the deck line of a building with a mansard roof. Roof top signs shall be considered one type of roof sign. See attachment “ Examples of Roof Signs” for further clarification. The applicant for a sign permit shall provide a clear drawing showing where and how the sign will be attached to the building so that proper classification of the sign type can be identified.

B(5d). Roof signs shall be manufactured such that no guy wires, braces or secondary supports shall be visible. Maximum height for roof signs shall be forty feet (40') above grade.

All signs fitting the definition of roof sign in the preceding interpretive paragraph shall be required to comply with this section of the code. The sign may be boxed in on the sides to conceal the braces, supports and/or wires; the sides shall be included in figuring the size of the sign.

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Examples of Roof Signs

