

ORDINANCE NO 99

CITY OF PATTISON, TEXAS

SIGN ORDINANCE

AN ORDINANCE OF THE CITY OF PATTISON, TEXAS, AMENDING ORDINANCE NO. 76 PROHIBITING THE CONSTRUCTION OF NEW OFF PREMISE SIGNS WITHIN THE CITY AND ITS EXTRATERRITORIAL JURISDICTION; AMENDING ORDINANCE NO. 88 DEFINING CHANGEABLE ELECTRONIC VARIABLE MESSAGE SIGN (CEVMS) AND PROHIBITING CEVMS WITHIN THE CITY AND ITS EXTRATERRITORIAL JURISDICTION; PROVIDING FOR FINDINGS OF FACT; ESTABLISHING SIGN REGULATIONS WITHIN THE CITY AND ITS EXTRATERRITORIAL JURISDICTION PROVIDING FOR THE FOLLOWING: A NAME; PURPOSE; DEFINITIONS; PERMIT REQUIREMENT; VARIANCE PROCEDURE; PROHIBITIONS ON CERTAIN SIGNS; REQUIREMENTS FOR ON-PREMISE SIGNS; SPECIFIC STANDARDS FOR CERTAIN SIGNS; ALLOWANCES FOR LIMITED NONCONFORMING SIGNS; ENFORCEMENT TO INCLUDE A MAXIMUM CRIMINAL FINE OF \$500 PER VIOLATION, CIVIL PENALTIES NOT TO EXCEED \$100 PER VIOLATION, AND INJUNCTIVE RELIEF INCLUDING SIGN REMOVAL; DECLARATION OF CERTAIN SIGN VIOLATIONS AS A PUBLIC NUISANCE; PROVIDING FOR AN EFFECTIVE DATE; REPEALER; SEVERABILITY; SAVINGS CLAUSE AND PROPER NOTICE AND MEETING.

WHEREAS, the City Council of the City of Pattison (City Council) seeks to provide for the orderly development of land and use of property within its corporate limits and its extra territorial jurisdiction; and

WHEREAS, the City Council finds that improperly constructed and poorly maintained Signs may be safety hazards that constitute a public health risk; and

WHEREAS, the City Council finds that proper Signs can create a pleasing environment for visitors as well as the entire community; and

WHEREAS, the City Council finds that certain Signs overwhelm the public, unduly distract and confuse motorists by diverting attention away from the roadway, and result in safety threats to vehicular and pedestrian traffic; and

WHEREAS, the City Council finds that certain Signs may conceal or obstruct windows, doors, or Significant architectural features or details of buildings; and

WHEREAS, the City Council finds it to be in the best interest of the public safety, health and general welfare to regulate the construction, design, repair, demolition, maintenance and use of Signs; and

WHEREAS, the City Council has determined that in order to preserve and enhance the City as a desirable community in which to live and do business, a pleasing, visually attractive environment is of foremost importance; and these regulations are a highly contributive means by which to achieve this desired end and have been prepared with the intent of enhancing the visual environment of the City; and

WHEREAS, the City Council has determined that the following regulations maintain and enhance the aesthetic environment, improve pedestrian and traffic safety, lessen unnecessary visual clutter that competes for the attention of pedestrian and vehicular traffic, regulates signs in a matter so as to not interfere with, obstruct the vision of or distract motorists, bicyclists or pedestrians, conserve, protect, and enhance the aesthetic quality of the City, protect property values by precluding sign-types that create a nuisance to the occupancy or use of other properties; and

WHEREAS, the City Council is authorized to regulate Signs within the corporate limits of the City of Pattison and its extraterritorial jurisdiction (ETJ) by virtue of the Texas Constitution, the City's police power and by the Texas Local Government Code, Chapters 51, 54, 211, 216, and 217; and

WHEREAS, the City Council previously enacted Ordinances Nos. 76 and 88; and

WHEREAS, the City Council deems it in the best interest of the City of Pattison to amend said Ordinances Nos. 76 and 88 in their entirety and for said Ordinances Nos. 76 and 88, to be replaced in their entirety as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PATTISON, TEXAS THAT:

1. FINDINGS OF FACT

All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council, and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

2. SIGN REGULATIONS

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I. General

- A. **Name.** This Ordinance shall commonly be referred to as the City of Pattison's "Sign Ordinance."
- B. **Purpose.** This Ordinance provides standards for the erection and maintenance of signs within the City of Pattison and its ETJ. All signs not exempted as provided in this Ordinance shall be erected and maintained in accordance with these standards. The general objectives of these standards are to promote health, safety, welfare, convenience and enjoyment of the public, and in part to achieve the following:
- (1) **Safety.** To promote the safety of persons and property by providing that signs do not:
- (a) Create a hazard due to collapse, fire, decay or abandonment;
 - (b) Obstruct firefighting or police surveillance;
 - (c) Create traffic hazards by confusing or distracting pedestrians, obstacles or other vehicles or to read traffic signs; or
 - (d) Become obstacles that hinder the ability of pedestrians or motorists to read traffic signs.
- (2) **Communications efficiency.** To promote the efficient transfer of information in sign messages provided that:
- (a) Those signs which provide public safety messages and information are given priorities;
 - (b) Businesses and services may identify themselves;
 - (c) Customers and other persons may locate a business or services;
 - (d) No person or group is arbitrarily denied the use of the sight lines from the public rights-of-way for communication purposes;
 - (e) 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; and

(f) Preserve the right of free speech exercised through the use of signs.

(3) Landscape quality and preservation. To protect the public welfare and to enhance the appearance and economic value of the landscape, by providing that signs:

(a) Do not interfere with scenic views;

(b) Do not create a nuisance to persons using the public rights-of-way;

(c) Do not create a nuisance to occupants of adjacent and contiguous property by their brightness, size, height, or movement;

(d) Are not detrimental to land or property values;

(e) Do not contribute to visual blight or clutter; and

(f) Are architecturally compatible and harmonious with the structure to which they pertain and to neighboring structures.

C. Scope. This Ordinance provides regulatory standards throughout the City's incorporated municipal boundaries (i.e., city limits) and extraterritorial jurisdiction (ETJ).

D. Definitions. Words and phrases used in this Ordinance shall have the meanings set forth in this section. Words and phrases which are not defined in this Ordinance but are defined in other ordinances of the City of Pattison shall be given the meanings set forth in those ordinances. Other words and phrases shall be given their common, ordinary meaning unless the context clearly requires otherwise. Headings and captions are for reference purposes only, and shall not be used in the interpretation of this Ordinance.

(1) **"Advertising Devices"** – Banners or streamers affixed to poles, wires, or ropes, wind operated devices, flashing lights, and other similar contrivances.

(2) **"Billboard"** – See "Signs, OFF-Premises"

(3) **"Building"** – Any structure intended for shelter, occupancy, housing or enclosure for persons, animals or chattel. When separated by dividing walls without openings (e.g., subdivided for tenants), the entire structure shall be considered one building. This term does not include an accessory building, which is subordinate to the main building and is used for purposes accessory and incidental to the main use (e.g., for storage).

(4) **"Changeable electronic variable message sign (CEVMS)"** – a sign which permits light to be turned on or off intermittently or which is operated in a

way whereby light is turned on or off intermittently, including any illuminated sign on which such illumination is not kept stationary or constant in intensity and color at all times when such sign is in use, including an LED (light emitting diode) or digital sign, and which varies in intensity or color. A CEVMS sign does not include a sign located within the right-of-way that functions as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices (MUTCD) approved by the Federal Highway Administrator as the National Standard.

- (5) **“Curb Line”** – an imaginary line drawn along the outermost part or back of the curb and gutter on either side of a public street, or, if there is no curb and gutter, along the outermost portion of the paved roadway, or if there is no paved roadway, along the edge of the traveled portion of the roadway.
- (6) **“Erect”** – To build, construct, attach, hang, place, suspend, or affix, and shall also include the painting of signs.
- (7) **“Extraterritorial Jurisdiction” or “ETJ”** – the unincorporated area contiguous to and surrounding the City of Pattison that is established by law, particularly Chapter 42, Texas Local Government Code, as being the area in which the City may exercise certain authority, including sign regulation, in order to promote and protect the general health, safety, and welfare of persons residing in and adjacent to the City, the size of which is determined by the number of inhabitants residing in the City.
- (8) **“Façade”** – Any separate face of a building which encloses or covers usable space.
- (9) **“Face, Facing or Surface”** – The surface of the sign, excluding structural trim or supports, upon, against, or through which the message is displayed or illustrated on the sign.
- (10) **“Free Standing Service Facility”** – Automatic bank teller machine, film photo finishing outlet or other similar facility located in a free-standing structure devoted solely to such use as an accessory to one or more principal buildings.
- (11) **“Illuminated Sign”** – A sign illuminated in any manner by an artificial light source of any kind, either detached from the sign or a part thereof. Signs that are only incidentally and indirectly illuminated as a result of a lighting plan primarily designed as security lighting or landscape lighting are not illuminated signs.
- (12) **“Incombustible Material”** – Any material which will not ignite at or below a temperature of 1200 degrees Fahrenheit and will not continue to burn or glow at that temperature

- (13) **"Other Advertising Structure"** – Any marquee, canopy or awning, as further defined in this Ordinance.
- (14) **"Outparcel"** – A structure, building, lot, or other facility that services or is otherwise a part of a larger property or enterprise but which is detached from or located a distance from the larger property.
- (15) **"Permittee"** – A person receiving a permit pursuant to the provisions of this Ordinance.
- (16) **"Person"** – Any person, firm, partnership, association, corporation, company or organization of any kind.
- (17) **"Person Responsible for a Sign"** – Any person who erects, relocates, expands or structurally alters a sign within the City of Pattison or its ETJ. The term includes a person who owns, rents or leases the property upon which a sign is erected, relocated, expanded, or structurally altered within the City or its ETJ. The term also includes a person who owns a sign or the structure upon which a sign is placed.
- (18) **"Setback Clearance Zone"** – That area enclosed by drawing an imaginary line connecting two points located within fifteen (15) feet of the curb line of any corner of a street intersection, street/driveway intersection, or street/alley intersection, within which signs over two (2) feet in height and less than eight (8) feet in height are prohibited.
- (19) **"Sign"** – An outdoor structure, display, light device, painting, drawing, message, plaque, poster, billboard, writing, pictorial representation, illustration, emblem, symbol, design or other thing that is designed, intended or used to advertise or inform. As used in this Ordinance, the term specifically includes any structure or a part thereof, or is attached to or in any manner represented on a building or other structure, and is placed out of doors in view of the general public and is used for purposes of advertisement, identification, or expression.
- (20) **"Sign, Agricultural"** – A sign identifying the farm or ranch on which it is placed and advertising the produce, crops, animals or poultry raised or quartered thereon.
- (21) **"Sign, Apartment Name"** – A sign for the identification of an apartment building or complex of apartment buildings.
- (22) **"Sign Area"** – The largest area of the sign visible at any one time from any one point enclosed by a single continuous perimeter including any framing or trim enclosing a message, but not including any structural parts lying outside the limits of such sign which does not form an integral part of the

message display. The sign area shall be measured on only one side of a double-faced sign provided that the two faces are parallel to each other and provided that the faces are the same size and share a common structural support.

- (23) **"Sign, Awning"** – On-premise sign that is mounted or painted on or attached to an awning, canopy or marquee such that the sign does not project more than one (1) foot above, below or beyond the physical dimensions of the awning, canopy, or marquee.
- (24) **"Sign, Canopy"** – On-premise sign that is mounted or painted on or attached to an awning, canopy or marquee such that the sign does not project more than one (1) foot above, below or beyond the physical dimensions of the awning, canopy, or marquee.
- (25) **"Sign, Construction"** – A temporary sign identifying the property owner, architect, contractor, engineer, landscape architect, decorator or mortgagee engaged in the design, construction or improvement of the premise on which the sign is located.
- (26) **"Sign, Development"** – A temporary sign related to the promotion of new land developments and located on the premises involved in the development.
- (27) **"Sign, Double Faced (Back to Back)"** – An advertising structure with two closely located signs with faces in opposing directions, with less than a 15 degree angle between the sign faces. Any structure with more than a 15 degree angle between sign faces will constitute two signs.
- (28) **"Sign, Flashing"** – A sign, the illumination of which is not constant in intensity when in use, including CEVMS, but not including illuminated signs that indicate the date, time or temperature, or other public service information.
- (29) **"Sign Height"** – The vertical distance between the base of the sign at the nearest natural or finished grade to the highest part of the sign or any attached component.
- (30) **"Sign, Illuminated"** – Any sign which has characters, letters, figures, designs or outlines illuminated externally by electric lights or internally by luminous tubes.
- (31) **"Sign, Institutional"** – A sign identifying a school, church, hospital or similar public or quasi-public institution.
- (32) **"Sign, Marquee"** – See "Sign, Awning."

- (33) **"Sign, Moving"** – Any sign which moves or has moving parts other than parts which indicate time or temperature.
- (34) **"Sign, Name Plate"** – A sign which is located on the premises, giving the name and/or address of the owner or occupant of a building or premise.
- (35) **"Sign, Off-Premise"** – A sign, commonly known as a billboard, displaying advertising copy that pertains to a business, person, organization, activity, event, place, service, or product not principally located or primarily manufactured or sold on the premises on which the sign is located, installed and maintained, or that directs persons to a location other than the premises where the sign is located, installed and maintained. The term also includes a sign that does not refer exclusively to the name, location, persons, accommodations, sale, lease, construction, or activities of or on the premises where it is erected. The premises of a shopping center include the outparcels.
- (36) **"Sign, On-Premise"** – A sign displaying advertising copy that pertains to a business, person, organization, activity, event, place, service, or product principally located or primarily manufactured or sold on the premises on which the sign is located.
- (37) **"Sign, Portable"** – A transportable sign of durable construction on wheels, skids, legs, or framing including trailers and searchlights, the principal intent of which is for advertising or promotional purposes, and which is not designed nor intended to be permanently affixed to a building, other structure or the ground. A portable sign that has its wheels removed shall still be considered a portable sign. Portable signs are prohibited one year from the date of adoption of this Ordinance.
- (38) **"Sign Setback"** – The sign setback is measured as the perpendicular distance between the nearest curb line parallel to the outer (leading) edge of any portion of a sign. In all other locations, sign setback is measured as the distance between the property line and the outer (leading) edge of any portion of a sign.
- (39) **"Sign, Special Height"** – A sign for highway-oriented automotive uses such as hotels, motels, service stations, shopping centers, office centers, and other similar uses where, because of location or setback, certain height is desirable for signs identification.
- (40) **"Sign, Temporary"** – Any sign that is used temporarily and is not permanently mounted, constructed of cardboard, cloth, canvas, fabric, plywood, or similar lightweight material. A portable sign is not a temporary sign.

- (41) **"Sign, Wall"** – An on-premise sign affixed to, or painted on, the facade of a building such that the wall is the supporting structure for, or forms the background surface of the sign and which does not project more than eighteen (18) inches perpendicular to the wall. A wall sign shall include canopy signage associated with gasoline service stations and shall be limited to gas price, name, and company identification. A fence sign shall be considered a wall sign.
- (42) **"Structural Trim"** – The molding, battens, capping, nailing strips, lattice, and platforms which are attached to the sign structure.
- (43) **"City"** – The City of Pattison, an incorporated municipality located in the state of Texas. As applied in this Ordinance, the term encompasses area in both the incorporated municipal boundaries (i.e., city limits) and the extraterritorial jurisdiction (ETJ). The term may also refer to employees, agents or other designee of the City Council of the City of Pattison.

II. PERMITS

- A. Permit Required.** Except as provided in Section VIII. (nonconforming signs), it is unlawful for any person to erect, construct, relocate, expand or structurally alter, within the City of Pattison or its ETJ, any sign without first obtaining a permit from the City and making payment of the required fee. No permit is required for repair, repainting or maintenance which does not entail structural change or for change of copy or message. Failure to obtain a required sign permit subjects the property owner/lessee to enforcement action under this Ordinance. A permit is required to reconstruct a damaged or deteriorated non-conforming sign.
- B. Application for Sign Erection Permit.** Application for a sign permit must be made on a form provided by the City and shall contain and have attached the following information:
 - (1) Name, address and telephone number of the applicant;
 - (2) Name and firm of person erecting sign;
 - (3) If applicant is not the owner of real property where sign is proposed to be erected, written consent of the property owner;
 - (4) Location of building, structure, address or legal lot and block to which or upon which the sign is to be attached or erected;
 - (5) A site plan indicating position of the proposed sign and other existing advertising structures in relation to nearby buildings or structures, north arrow, and scale of drawing, property lines, curb lines, adjacent streets, alleys, curb cuts, setback clearance zone.

- (6) Copy of stress diagrams or plans, when needed, containing information as to safety and structural integrity of sign. Note that the City assumes no liability for safety & structural integrity.
- (7) Indicate whether the sign will require electricity.
- (8) Copy of permit approved by Texas Department of Transportation, Texas Transportation Commission, or successor agencies if state law requires a state permit.
- (9) Such other information as the City requests to show full compliance with this and all other standards of the City.

The City is not required to act upon a permit application until it is deemed by the City to be administratively complete.

C. Permit Issuance. Consideration, evaluation, and approval or denial of applications for sign permits will be performed by the City Council of the City or the City Council's designated representative. Upon the filing of an administratively complete application for a permit, the City shall take action on the permit application within forty-five (45) days of receipt of the application unless the applicant requests a voluntary postponement. The City may:

- (1) Examine the plans and specifications and the premises upon which the proposed sign shall be erected as needed; and
- (2) Issue a permit if the proposed structure complies with the requirements of this Ordinance and all other standards of the City of Pattison. If the work authorized under an erection permit is not completed within six (6) months after the date of issuance, the permit shall become null and void.

D. Permit Fee. Every applicant, prior to issuance of a permit, shall pay the City a nonrefundable fee in an amount determined by current sign permit rates as may from time to time be established and modified by the City Council.

E. Revocation of Permit. The City may revoke any permit where there has been a violation of the provisions of this Ordinance or a misrepresentation of fact on the permit application.

F. Exemptions. The following signs are exempt from the permit requirements of this Ordinance:

- (1) Temporary real estate signs not exceeding sixteen (16) square feet in area which advertise the sale, rental or lease of the premises upon which the sign is located. Such signs shall be removed no later than seven (7) days following

sale or rental of the subject property. "Sale" in this instance shall mean occupancy of the unit by a new resident.

- (2) Signs that contain primarily a political message if the political signs are on private property, are not located within the public right-of-way, do not exceed a surface area of 36 square feet, are not artificially illuminated, and do not have moving parts.
- (3) Temporary signs advertising the date, time and location of a garage or yard sale and not exceeding four (4) square feet in area. Such signs shall be posted no more than three (3) days prior to and removed one (1) day after the sale.
- (4) Signs attached to the inside of a window and not exceeding four (4) square feet in area which do not exceed twenty-five (25%) percent of the area of the window pane.
- (5) Signs which are an integral part of the historic character of a landmark building or historic district.
- (6) Public signs regulating vehicular or pedestrian traffic or designating or giving direction to streets, schools, hospitals, historical sites or public facilities.
- (7) Flags of any government or governmental agency or any patriotic, religious, charitable, civic, educational or fraternal organization not exceeding forty (40) square feet in area and thirty (30) feet in height.
- (8) A temporary sign in conjunction with special events such as a philanthropic campaign or church, school, circus, carnival or other community activity. Such signs shall not exceed thirty-two (32) square feet in area, shall not be erected more than fourteen (14) days in advance of the event and shall be removed within three (3) days after the termination of the event. A single temporary sign in conjunction with a special event such as "Grand Opening" or "Special Sale" shall not exceed thirty-two (32) square feet in area. It shall not be erected more than fourteen (14) days in advance of the event and shall be removed within one (1) day after the termination of the event. A temporary sign advertising a regular monthly event shall not exceed thirty-two (32) square feet in area and shall not be erected more than three (3) days in advance of the event and shall be removed within one (1) day after the termination of the event.
- (9) Temporary displays or decorations customarily associated with any national, state, local or religious holiday or celebration. Such signs shall be erected no more than forty-five (45) days before and removed no later than fourteen (14) days after the celebration.

- (10) Hand-held signs of a noncommercial nature not set on or affixed to the ground and not exceeding ten (10) square feet in area.
- (11) Temporary signs identifying the architect, engineer, developer or contractor when placed upon construction sites and not exceeding thirty-two (32) square feet in area. Such signs shall not be erected prior to issuance of a building permit and shall be removed no later than seven (7) days after completion of the project.
- (12) Signs identifying the different tenants occupying a professional office, or commercial building not exceeding two (2) square feet in area.
- (13) Memorial or commemorative plaques or tablets denoting a building name and/or date of erection of a location of historic significance and not exceeding four (4) square feet in area.
- (14) Property identification signs indicating address and not exceeding two (2) square feet in area.

III. VARIANCES

- A. **Requests.** Within thirty (30) days after denial of a sign permit by the City, a written request for a variance may be filed with the City to appear before the City Council.
- B. **City Council Action.** Unless an extension or postponement is sought by the requestor, the City Council must consider and take action on a request for a variance within forty-five (45) days of receipt of the request.
- C. **Findings.** The City Council may grant a variance upon affirmative written findings as to the following elements:
 - (1) The unusual shape or topography of the property in question or some other significant factor prevents signage allowable under the provisions of this Ordinance from adequately identifying the business or other activity located on the subject property.
 - (2) The variance is not contrary to the public interest.
 - (3) Due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship. Ordinarily, hardship that is self-induced or that is common to other similarly classified properties will not satisfy this requirement. Financial or economic hardship alone will not ordinarily satisfy this requirement; and
 - (4) The spirit and purpose of the Ordinance will be observed and the design

guidelines set forth in this Ordinance are substantially met and substantial justice will be done.

- D. Conditions.** The City may impose such conditions or requirements upon a variance as are necessary in the City's judgment to protect the overall character of the community and to achieve the fundamental purposes of this Ordinance.

IV. PROHIBITIONS

- A. Prohibited Signs.** The following signs are prohibited in the City of Pattison. It is unlawful to erect, construct, relocate, expand or structurally alter the following signs in the City's incorporated municipal boundaries or the ETJ.

- (1) **Signs Without Permits.** No sign or other advertising structure shall be erected or maintained in violation of the permit requirements of Section II.
- (2) **Poorly Maintained Signs.** No sign or other advertising structure shall be inadequately maintained so as to show evidence of deterioration, including rotting supports, peeling, rust, dirt, fading, discoloration or holes.
- (3) **Outdated/Abandoned Signs.** No sign or other advertising structure shall continue to advertise a business or project which has been out of business in excess of ninety (90) days. A sign which is abandoned such that it has not been used for advertising or promoting a going concern for one (1) year shall be removed.
- (4) **Obstructions to Doors, Windows or Fire Escapes.** No sign or other advertising structure shall be erected, relocated or maintained so as to prevent free ingress to or egress from any door, window or fire escape. No sign of any kind shall be attached to a stand pipe or fire escape.
- (5) **Traffic Hazards.** No sign or other advertising structure shall:
 - (a) Obstruct free and clear vision at any street intersection.
 - (b) Interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device because of its position, shape or color.
 - (c) Make use of the words "STOP", "LOOK", "DANGER" or any other word, phrase, symbol or character in a manner that interferes with, misleads or confuses traffic.
 - (d) Present a traffic hazard by using illumination resembling an emergency signal.
- (6) **Unsafe Signs.** No sign or other advertising structure shall constitute a hazard to safety or health by reason of inadequate design, construction, repair or maintenance and if so, may be declared a public nuisance and be forwarded to the City for action.

- (7) **Illuminated Signs.** No sign or other advertising structure shall be illuminated with lights that glare into or upon the surrounding area or any residential premises or distract operators of vehicles or pedestrians on the public right-of-way. **Flashing signs and neon signs are prohibited, including a CEVMS.** Community Service Signs and Governmental Signs are exempt from this prohibition.
- (8) **Obscene Signs.** No sign or other advertising structure shall display any matter in which the dominant theme of the material taken as a whole appeals to a prurient interest in sex, or is patently offensive because it affronts contemporary community standards relating to the description or representation of sexual matters, and is utterly without redeeming social value.
- (9) **Vehicular Signs.** No sign or other advertising structure shall be painted on or be attached to a motor vehicle used primarily for the display of such sign, including, but not limited to a billboard truck. This section shall not prohibit the identification of a business or its products or services on its vehicle(s) operated and parked in a manner appropriate to the normal course of business.
- (10) **Off Premise Signs.** New Off Premise Signs within the city limits or the City's ETJ are prohibited.
- (11) **Portable Signs.** Portable signs are prohibited.
- (12) **Bench Signs.** Bench signs are prohibited.

V. ON-PREMISE SIGNS

- A. **Advertising.** Signs may advertise and promote the business or use conducted directly on the property where the sign is located. Signs may not advertise businesses, goods, or services which are offered in other locations.
- B. **Prohibited Signs.** The following sign types shall not be permitted: off-premise advertising signs, portable and trailer signs, vehicle signs, trash receptacle and bench signs, flashing illuminated signs, temporary non-affixed signs, satellite dish signs, and roof mounted advertising signs. Also, flashing and moving signs are prohibited, including changeable electronic variable message signs, except that time and temperature and digital scroll displays are allowed.
- C. **Illumination.** Signs may be illuminated internally or externally. Illumination shall be constant and represent no traffic hazard. No lighted sign shall be erected within 150 feet of a residential area unless the lighting is shielded from the view of the residential area.
- D. **Movement:** Signs shall not be permitted to move or rotate in any manner.

- E. **Materials:** Signs shall be constructed from materials consistent with the City's historic and rural environment and meet all building, electrical, and safety codes. Examples include, but are not limited to, wood, stone, copper, bronze, brick and stone.
- F. **Maintenance:** All signs and supports shall be maintained in good condition to prevent deterioration, oxidation, rust, and other unsightly conditions. All abandoned signs and supports shall be removed within ninety (90) days of abandonment. All damaged signs shall be repaired or removed within ninety (90) days of damage.
- G. **Non-Conforming Signs:** An on-premise sign not in conformance with the Sign regulations governing structure, dimension, height and placement, which was lawfully erected prior to the enactment of said regulations, shall be considered a non-conforming sign. Non-conforming signs shall be exempted from the provisions of this Ordinance which prohibit reconstruction of damaged or deteriorated non-conforming structures. A permit for reconstruction of a non-conforming sign shall require that the sign be reconstructed within six (6) months of substantial deterioration or destruction, in place, without increasing any non-conforming characteristic of the sign. Existing portable signs promoting business uses in another location shall be removed within thirty (30) days of the adoption of this Ordinance.
- H. **Right-of-Way Protected.** Street right-of-way encroachment by any sign is prohibited. Signs erected in the right-of-way by a person other than a government entity are hereby declared a public nuisance and may be removed and disposed of by the City without notice and without compensation to the sign owner.
- I. **Utilities Protected.** A sign may not conflict with a utilities easement.
- J. **Setbacks.** Setback clearance zone shall be observed at each street corner intersection, each driveway opening, and each street intersection.
- K. **Maximum Number Allowed.** The number of on-premise signs is limited to one (1) free standing and one (1) attached sign per building. An additional attached sign is authorized if the building has frontage on two (2) public streets, thus making three (3) the maximum number of allowed on-premise signs.
- L. **Temporary On-Premise Sign/Banner (i.e. Special Sale or Promotion).** Temporary signs/banners advertising the date, time, location, and/or special event shall not exceed thirty-two (32) square feet in area. Such signs shall be posted no more than seven (7) days prior to the special event and/or promotion and may remain up for no longer than sixty (60) days after posted.

VI. OFF-PREMISE SIGNS

- A. **Applicability.** This Ordinance does not apply to any Off Premise Sign if those provisions would contravene state or federal law, or to Off Premise Signs along the interstate and freeway primary system within the City or its ETJ that cannot be abated by amortization because federal law requires that owners be compensated in cash.
- B. **Removal.** The provisions of this Ordinance shall not be construed to excuse or delay the removal of any Off Premise Sign that is nonconforming under any other provision of this Ordinance; and it is the intent of the City Council that each and every Off Premise Sign within the City and its ETJ be removed by amortization as soon as permitted by state and federal law.
- C. **Amortization.** For a nonconforming sign erected before May 11, 2004, the amortization period is the entire useful life of the sign. The entire useful life of signs by type or category, such as mono-pole signs and metal signs is 21 ½ years and wood signs 17 years. The useful life may not be solely determined by the natural life expectancy of a sign.

VII. SPECIFIC STANDARDS FOR CERTAIN SIGNS

Set out below are specific standards that apply to Free-Standing Signs, Wall Signs, Roof Signs, Projecting Signs, Awnings and Canopies, and Illuminated Signs. The maximum number of on-premise signs for a building having frontage on two (2) public streets is three (3) (e.g., two attached signs and one free-standing sign, or two free-standing signs and one attached sign).

A. Free-Standing Signs

(1) **Definition.** Free-standing sign, as regulated by this portion of the ordinance, shall mean any sign supported by uprights or braces placed into or upon the ground and not attached to any building.

(2) Location.

(a) **Height and Area Limitations.** Free-standing signs shall conform to a maximum of thirty-two (32) square feet in area. Free-standing signs shall not exceed a height greater than twelve (12) feet above the level of the street upon which the sign faces, or above the adjoining ground level, if such ground level is above the street level.

(b) **Space Between Signs and Other Signs and Structures.** No freestanding sign shall be nearer than ten (10) feet to any other sign, building or structure.

- (3) **Number of Freestanding Signs Allowed.** One (1) freestanding sign is allowed per lot, or tract, or parent shopping center plot, or separate building. A lot or tract located at a street intersection is allowed one (1) freestanding sign per street frontage.
- (4) **Multiple Businesses, Services, Tenants.** Buildings housing multiple businesses are encouraged to group signage. A thirty percent (30%) increase in sign area is allowed for a group sign, advertising a center with multiple businesses. This incentive may be increased to thirty-five percent (35%) over the sign area allowed when a group sign is combined with landscaping.
- (5) The number of freestanding signs may be increased by *one* of the following options:
- (a) If more than one (1) business, service or tenant occupies a single building on a lot or tract, a maximum two (2) freestanding signs are allowed. The combination of sign area for the two signs shall not exceed the maximum allowed area. For example, two (2) 16 square foot signs (maximum 32 square feet) are allowed if two or more tenants are present in one building. The signs may not exceed twelve (12) feet in height, and may be placed on the property line (0' setback), or
 - (b) Alternate Signage Plan. The City Council will review a variance request for an alternate signage plan which meets the unique advertising needs of the site, business, service or tenant and, at the same time, carries out the intent of this Ordinance to balance on site advertising needs with community appearance.

B. Attached Signs

- (1) **Definition.** Attached sign, as regulated by this Ordinance, shall mean Wall Signs, Roof Signs, Projecting Signs, Awnings, Canopies, and Fences.
- (2) **Area.** Attached sign may not exceed one (1) square foot of surface area for each linear foot of building frontage on a public street up to a maximum of one hundred (100) square feet.
- (3) **Maximum Number.** Building having frontage on two (2) public streets may have a total of two (2) attached signs, one facing each direction of travel. The maximum number of on-premise signs for a building having frontage on two (2) public streets is three (3) (e.g., two attached signs and one free-standing sign, or two free-standing signs and one attached sign).
- (4) **Multiple Tenants.** Where a multiple-tenant situation occurs, the allotment and assignment of sign space shall be determined by the landlord and tenants.

C. Wall Signs.

(1) **Definition.** Wall sign, as regulated by this Ordinance, shall mean any sign affixed to, or painted on, the facade of a building such that the wall is the supporting structure for, or forms the background surface of the sign and which does not project more than eighteen (18) inches perpendicular to the wall. A wall sign shall include canopy signs associated with gasoline service stations and shall be limited to gas prices, name, and company identification. A fence sign shall be considered a wall sign.

(2) **Location.**

(a) No wall sign shall cover wholly or partially any wall opening, nor project beyond the ends or top of the wall to which it is attached in excess of four (4) feet.

(b) **Projection Above Sidewalk and Setback Line.** No wall sign shall be permitted to extend more than six (6) inches beyond the building line, and shall not be attached to a wall at a height of less than ten (10) feet above the sidewalk or ground.

(3) **Maximum Number.**

Numbers/letters indicating property address will not be counted in the calculation. A wall sign maybe used in conjunction with a free-standing sign. A secondary pedestrian or delivery sign is allowed, however, sign limitations still apply.

D. Roof Signs.

(1) **Definition.** "Roof Sign" as regulated by this portion of the ordinance shall mean any sign erected, constructed and maintained wholly upon or above the roof of any building with the principal support attached to the roof structure.

(2) **Location.**

(a) **Height Limitations.** No roof sign shall have its highest point extend above the roof level.

(b) **Prohibited Obstructions.** No roof sign shall be placed on the roof of any building or structure in such manner as to prevent free passage along the roof or interfere with openings in the roof.

E. Projecting Signs.

(1) **Definitions.**

- (a) **"Projecting Sign"** as regulated by this portion of the Ordinance shall mean any sign which is attached to a building or other structure and extends beyond the line of the building or structure or beyond the surface of that portion of the building or structure to which it is attached. A marquee is a projecting sign for this portion of the Ordinance. A projecting sign over public property is allowed to be permitted in the routine manner only in a business area. In other locations, a projecting sign over public property requires approval of a right-of-way license by the City Council.
- (b) **"Horizontal Projecting Sign"** shall mean any sign which is greater in width than in height.
- (c) **"Vertical Projecting Sign"** shall mean any sign which is greater in height than in width.
- (2) **Thickness Limitation.** The distance measured between the principal faces of any projecting sign shall not exceed eighteen (18) inches.
- (3) **Location; Projection Over Public Property.** Every projecting sign shall be placed at least nine (9) feet above the public sidewalk over which it is erected, no more than two (2) feet from the face of the wall to which it is attached, measuring from the point of the sign nearest the wall, and at least one (1) foot from the curb line. Every projecting sign shall be placed at least fifteen (15) feet above the public driveway, alley or thoroughfare over which it is erected.

F. Awnings and Canopies.

(1) Definitions.

- (a) **"Awning"** as regulated by this portion of the Ordinance shall mean any structure made of cloth or metal with a metal frame attached to a building which may be fixed or can be retracted to a position flat against the building when not in use. An approval of a right-of-way license by the City Council is required for sign projection into the public street right-of-way.
- (b) **"Canopy"** as regulated by this portion of the Ordinance shall mean any structure, other than an awning, made of cloth or metal with metal frames attached to a building which is carried by a frame supported by the ground or sidewalk. An approval of a right-of-way license by the City Council is required for sign projection into the public right-of-way, even if legs of a canopy sign project into sidewalk.

(2) Location.

- (a) **Height Above Sidewalk; Awnings.** No portion of an awning shall be less than nine (9) feet above the level of the sidewalk or public thoroughfare over which it is erected.
 - (b) **Height Above Sidewalk; Canopies.** No portion of a canopy shall be less than nine (9) feet above the level of the sidewalk or public thoroughfare over which it is erected.
 - (c) **Setback from Property Line.** No awning or canopy shall be permitted to extend beyond the property line.
 - (d) **Width.** No limitation on width of awnings. No canopy shall be permitted to exceed eight (8) feet in width.
- (3) **Advertising.** The name of the owner and the business, industry or pursuit conducted within the premises may be painted or otherwise permanently placed in a space on the front and side of the awning or canopy.

G. Illuminated Signs.

- (1) **Definition.** An "Illuminated Sign" is a sign illuminated in any manner by an artificial light source of any kind, either detached from the sign or a part thereof. Signs that are only incidentally and indirectly illuminated as a result of a lighting plan primarily designed as security lighting or landscape lighting are not illuminated signs.
- (2) **Hours of Operation.** Illuminated signs that are internally illuminated, other than residential development signs and single family address signs, may only be illuminated during the related establishment's hours of operation and for a period of no more than one hour afterward. Such internally illuminated signs may be illuminated on days that the establishment is not open for business for no longer than they are illuminated during a normal business day.
- (3) **Brightness Limitations.**
 - (a) The illumination from an illuminated sign which is internally illuminated may not exceed four (4) foot candles at a distance of eight (8) feet.
 - (b) No illuminated sign shall be illuminated to such intensity or in such a manner as to cause glare or brightness to a degree that it constitutes a hazard or nuisance.
 - (c) The maximum illumination of any illuminated sign shall not exceed forty (40) foot candles in non-residential zones or twenty (20) foot candles in residential zones.

- (d) The average illumination of an illuminated sign shall not exceed 20 foot candles in a non-residential zone or 10 foot candles in a residential zone.
 - (e) Trespass illumination from all light sources on a property on which an illuminated sign is situated shall not exceed 0.1 foot candle. The measurement of trespass illumination shall be made at a point three (3) feet above finished grade and four (4) feet inside the boundary of the property on which the trespass illumination occurs. The measurements of the illumination of an illuminated sign shall be made at the surface of the sign.
 - (f) Illuminated signs not conforming to the illumination standards set forth above shall constitute a hazard and a nuisance.
- (4) **Mercury Prohibitions.** Illuminated signs, which are illuminated by mercury arc or mercury vapor light sources are prohibited.

VIII. NONCONFORMING SIGNS

Unless more specifically provided for elsewhere in this Ordinance, a sign not in conformance with these regulations, which was lawfully permitted and erected prior to the enactment of said regulations, shall be considered a non-conforming sign. Non-conforming signs shall be exempted from the provisions of this Ordinance, unless damaged by natural causes or otherwise destroyed or taken down, or removed for any purpose other than maintenance operation which is allowed. It may not be re-erected, reconstructed, or rebuilt, except in full compliance and conformance with this Ordinance. Any non-conforming sign which is damaged or is deteriorated to a point where its restoration cost exceeds sixty percent (60%) of its replacement value shall be removed, unless otherwise authorized to remain.

IX. ENFORCEMENT

A. Civil and Criminal Penalties

The City shall have the power to administer and enforce the provisions of this Ordinance as may be required by governing law. Any person violating any provision of this Ordinance is subject to suit for injunctive relief as well as prosecution for criminal violations.

B. Criminal Prosecution

Any person violating any provision of this Ordinance shall, upon conviction, be fined a sum not exceeding five hundred dollars (\$500) Each day that a provision of this Ordinance is violated shall constitute a separate offense. An offense under this Ordinance is a misdemeanor.

C. Civil Remedies

Nothing in this Ordinance shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this Ordinance and to seek remedies as allowed by law, including, but not limited to the following:

- (1) injunctive relief to prevent specific conduct that violates the Ordinance or to require specific conduct that is necessary for compliance with the Ordinance, including removal of signs that violate this Ordinance at the expense of the sign owner; and
- (2) a civil penalty up to one hundred dollars (\$100) a day when it is shown that the defendant was actually notified of the provisions of the Ordinance and after receiving notice committed acts in violation of the Ordinance or failed to take action necessary for compliance with the Ordinance; and
- (3) other available relief.

D. Public Nuisance. Any violation of this Ordinance is hereby declared to be a nuisance. A sign that is erected, constructed, relocated, expanded or structurally altered in violation of this Ordinance, and is not a non-conforming sign, is hereby declared to be a public nuisance.

E. Removal. Any sign violating this Ordinance must be removed or brought into compliance within thirty (30) days of receipt of written notice from the City. If the person responsible for the sign fails to remove or alter the structure so as to comply with the standards set forth in this Ordinance within thirty (30) days after such notice, the City may undertake such removal or alteration as is necessary to bring the structure into compliance and assess the costs to the person responsible for the sign. The City may cause any sign or other advertising structure which presents an immediate peril to persons or property to be removed or altered immediately and without notice, and without compensation to the sign owner.

* * *

3. EFFECTIVE DATE

This Ordinance shall be and become effective immediately upon and after its passage and publication as may be required by governing law.

4. REPEALER

All ordinances or parts of ordinances in force when the provisions of this Ordinance becomes effective which are inconsistent or in conflict with the terms and provisions contained in this Ordinance are hereby repealed only to the extent of such conflict. Except to the extent they apply to obligations and violations arising prior to the

Except to the extent they apply to obligations and violations arising prior to the enactment of this Ordinance, this Ordinance expressly repeals Ordinances Nos. 76 and 88.

5. SEVERABILITY

Should any part, sentence or phrase of this Ordinance be determined to be unlawful, void or unenforceable, the validity of the remaining portions of this Ordinance shall not be adversely affected. No portion of this Ordinance shall fail or become inoperative by reason of the invalidity of any other part. All provisions of this Ordinance are declared to be severable.

6. SAVINGS CLAUSE

The repeal of any ordinance or part of ordinances effectuated by the enactment of this Ordinance, shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the City under any section or provisions of any ordinances at the time of passage of this Ordinance.

7. PROPER NOTICE AND MEETING

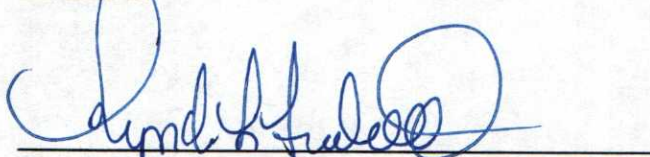
It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND ADOPTED, EFFECTIVE THE 10th **day of** April, 2012.

CITY OF PATTISON, TEXAS


Bill Mathews, Mayor

ATTEST:


Lynda L. Fairchild, City Secretary