

BILL NO. 2656

ORDINANCE NO. _____

AN ORDINANCE REPEALING CITY OF CHESTERFIELD ZONING ORDINANCE SECTION 1003.168.D.7(6), (7), and (8) RELATED TO TEMPORARY SIGNS-DEVELOPMENT RELATED TO ESTABLISH NEW CRITERIA FOR SUBDIVISION DIRECTION SIGNS AND SUBDIVISION PROMOTION SIGNS, AND CREATING A NEW SECTION TO ESTABLISH CRITERIA FOR DISPLAY HOUSE SIGNS

WHEREAS, amendments have become necessary for clarification and administration of the Zoning Ordinance in regard to subdivision direction signs and subdivision promotion signs; and,

WHEREAS, the City of Chesterfield Zoning Ordinance currently provides no criteria for display house signs; and,

WHEREAS, the Department of Planning Public Works recommended amendments to the sign regulations found in Section 1003.168D.7.(6) and (7) in regard to the placement, location, size, and maintenance of said signs and recommended establishment of criteria for display house signs;

WHEREAS, the City Council of the City of Chesterfield having considered said request, recommended approval with amendments to the duration to which subdivision direction signs may be approved.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. The City of Chesterfield Zoning Ordinance is hereby amended and agrees to make necessary changes thereto, as set out in Attachment "A" which is attached hereto and made a part hereof.

Section 2. This ordinance shall be codified within the Municipal Code of the City of Chesterfield.

Section 3. This ordinance shall be in full force and effect from and after its passage and approval.

Passed and approved this _____ day of _____, 2008

MAYOR

ATTEST:

CITY CLERK

FIRST READING HELD: 8/18/2008

REPLACING SECTION 1003.168.D.7 TEMPORARY SIGNS-DEVELOPMENT RELATED (for both subsection (6) Subdivision Direction Signs and (7) Subdivision Promotion Signs)

AND ADDING A NEW SECTION 1003.168.D.7(8) for Display House Signs

(6) *Subdivision direction signs.*

- (a) For the purpose of these regulations a Subdivision Direction Sign is a sign placed at some location outside the limits of a residential subdivision intended to inform and direct the general public to an approved or pending development within the City of Chesterfield. Subdivision Direction Signs may not be erected until a site plan or preliminary plat has been approved for the subject development. The message upon the sign shall be limited to the name of the subdivision, the name of the developer, insignia, price range, a directional arrow, and written directions.
- (b) Signs may have one (1) face, a face on each side of the sign board, or be V-shaped (not to exceed an interior angle of sixty (60) degrees) and contain two (2) faces.
- (c) Subdivision Direction Signs may be erected on properties at any of the corners of intersecting streets, highways or roads, subject to the following criteria:
 - 1) Location:
 - i) Within the area bounded by the street right-of-way lines, a line connecting two (2) points from the street right-of-way lines one hundred thirty (130) feet from the point of intersection of the street right-of-way lines, but not including the area within the sight distance triangle; or
 - ii) Subdivision Direction Signs may be erected beyond a point located not closer than one hundred thirty (130) feet, but not farther than two hundred thirty (230) feet from the point of intersection of the street right-of-way lines, as measured along the right-of-way line.
 - iii) In the case of non-symmetrical intersections, the limits established for sign placement shall be

measured from the prolongation of the right-of-way lines on the opposite side of the street.

- iv) No Subdivision Direction Sign shall be erected within the sight distance triangle or otherwise be placed to obstruct vehicular sight distance.
 - 2) Subdivision Direction Signs shall be located no closer to the street right-of-way line than permitted under the requirements for structure setbacks of the applicable zoning district.
 - 3) Guy wires shall not be utilized to anchor the sign.
 - 4) Subdivision Direction Signs shall not be located closer than twenty (20) feet to any other sign.
- (d) Not more than four (4) Subdivision Direction Signs, each authorizing the placement of a single Subdivision Direction Sign at a location, will be authorized for each development, at any given time. Each development is allowed not more than four (4) sign locations concurrently. For the purposes of this Section, multiple plats or phases of contiguous development shall be considered a single development without regard to ownership.
- (e) All Subdivision Direction Signs shall be removed within one (1) year of the date the authorization was issued for said sign.
- (f) A limit of one (1) sign per Development shall be allowed at an intersection.
- (g) Additional Subdivision Direction Signs may be located along the same side of the street.
- (h) Each sign face shall have a decorative border of a minimum width of one and one-half (1 1/2) inch.
- (i) No single sign shall exceed thirty-two (32) square feet or be less than sixteen (16) square feet in outline area. The total permitted sign area allocated for an individual development shall not exceed ninety-six (96) square feet.
- (j) A municipal zoning authorization shall be obtained from the City of Chesterfield, Department of Planning and Public Works for the placement of all Subdivision Direction Signs. Applicant must provide

a written consent authorizing the removal of said sign upon permit expiration.

- (k) **Sign Maintenance.** The permittee of any approved Subdivision Direction Sign is required to maintain such signage in a safe and satisfactory manner. A sign is considered to be unsafe and in unsatisfactory condition if the sign contains peeling paint, and/or the sign surface or support structures is rotted, warped, damaged, faded, sun baked or deteriorated. If the City of Chesterfield determines repair is needed and the owner fails to repair said sign within 30 days of receiving notification of the disrepair, the City will remove such signs at the permittee's expense.

(7) *Subdivision promotion signs.*

- (a) For the purpose of these regulations, a Subdivision Promotion Sign is a sign which may be erected within a subdivision in progress and which is intended to inform the general public about the project. Subdivision Promotion Signs may not be erected until a site plan or preliminary plat has been approved for the subject development. The message upon the sign shall be relevant to the subdivision. Including the name of the subdivision, the name of the developer, insignia, price range and related information.
- (b) Subdivision Promotion Signs shall not exceed thirty-two (32) square feet. The maximum outline area of a subdivision promotion sign may be increased to sixty-four (64) square feet subject to approval by the Planning Commission as outlined in Section 1003.168.3(2) Sign Regulations.
- (c) Subdivision Promotion Signs shall not exceed ten (10) feet in height above the average existing finished grade at the base of the sign or above the elevation of the adjacent street.
- (d) **Location:**
 - i) Subdivision Promotion Sign(s), may be erected at each main entrance to a subdivision or at the entry to each individual plat of a subdivision.
 - ii) No Subdivision Promotion Sign shall be erected within the sight distance triangle or otherwise be placed to obstruct vehicular sight distance.

- iii) No Subdivision Promotion Sign shall be located within a street right-of-way, access easement or designated emergency access way.
- (e) Guy wires shall not be utilized to anchor the sign.
- (f) A municipal zoning authorization shall be obtained from the City of Chesterfield, Department of Planning and Public Works for the placement of all Subdivision Promotion Signs. Applicant must provide a written consent authorizing the removal of said sign upon permit expiration.
- (g) Sign Maintenance. The permittee of any approved Subdivision Promotion Sign is required to maintain such signage in a safe and satisfactory manner. A sign is considered to be unsafe and in unsatisfactory condition if the sign contains peeling paint, and/or the sign surface or support structures is rotted, warped, damaged, faded, sun baked or deteriorated. If the City of Chesterfield determines repair is needed and the owner fails to repair said sign within 30 days of receiving notification of the disrepair, the City will remove such signs at the permittee's expense.

(8) *Display House Signs*

- (a) For the purpose of these regulations a Display House Sign is a sign placed on a subdivision lot where a display house has been properly permitted by the City. The Display House Sign is intended to provide information to the general public related to the display home. In those instances where lots have not yet been permitted, Display House Signs shall only be permitted in those locations where construction has been authorized by an approved Display House Plat.
- (b) A single Display House Promotion sign may be erected on each lot on which a display house has been erected.

Current Section 1003.168.D.7(8) Real Estate Signs is hereby renumbered to Subsection (9)