

# Chapter 8 Sign Regulations

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### Part 1 General Provisions

#### 8.1-1 Relationship to the Comprehensive Plan

The Sign Regulations implement the following Cornerstone 2020 Comprehensive Plan Goals, Objectives and Plan Elements:

Community Form Goals A3, C1, D1, E1, F4, G2, H4.

Community Form Objectives A3.1, A3.4, C2.5, C4.5, D2.4, E2.4, F4.4, G4.3, H4.3

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#### 8.1.2 Definitions

Certain terms are defined for the purposes of this regulation. All other words and phrases shall be given their common, ordinary meaning unless the context clearly requires otherwise.

**Address Sign:** The numeric reference of a use or building to a street name.

**Area of Sign:** The total area of the sign face, which is used to display a message or attract attention, not including its supporting structures.

**Attached Sign:** A business sign painted on or mounted on and parallel to the facade of a building and extending in front of the building wall 18 inches or less. Signs temporarily or permanently affixed to a window are not considered attached signs. See illustration 8.1.1 Attached Sign

**Awning:** A shelter supported by the exterior wall of a building and projecting a minimum of 24 inches from the wall over a window and/or doorway or building facade.

**Awning Sign:** Graphics, symbols and written copy painted on, printed on, or attached flat against the surface of an awning. See illustration 8.1.2 Awning and Awning Sign

**Banner Sign:** A cloth, plastic or other soft material sign placed flat against the facade of a building or strongly secured between two poles. No banner sign shall flap or move with the wind.

**Bench Sign:** A sign painted on or affixed to any portion of a bench or seating area at bus stops or other such pedestrian areas.

**Business Sign (on premises sign):** A sign used to identify a business profession, trade or occupation on the site and/or the generic or brand name products or services available at the site, and shall include an attached sign, window sign, freestanding sign, projecting sign, awning sign, and freestanding directional sign all as more specifically described in and allowed by Chapter 8, Part 3 hereof, and a small freestanding sign as more specifically described in and allowed by Section 8.5,2 hereof.

**Canopy, Building:** A rigid, multi-sided structure covered with fabric, metal or other material and supported by a building at one or more points and by columns or posts at the other points.

**Canopy, Free-standing:** A rigid multi-sided structure covered with fabric, metal or other material and supported solely by columns or posts or a similar tent is allowed on each lot, with a permit, one time during a calendar year for a period not to exceed seven (7) days.

**Canopy Sign:** is a sign painted on, printed on or attached flat against the surface of the canopy. See illustration 8.1.3 Canopy and Canopy Sign

**Changeable Copy Sign/Reader Board:** A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign. A sign on which the only copy that changes is an electronic or mechanical indication of the time or temperature shall be considered a "time and temperature" of a sign and not a changeable copy sign for purposes of this Regulation.

**Changing Image Sign:** A sign, including a sign using a video display method, which changes its message or background by means of electrical, kinetic, solar or mechanical energy. A video display method is a method of display characterized by real-time, full-motion imagery of at least television quality.

**Club Identification Sign:** A sign used to identify a club, lodge, fraternity or sorority.

**Columnar Sign:** A freestanding business sign supported by columns or pillars having an aggregate width equal to at least 40% but less than 80% of the width of the sign cabinet or sign face. See illustration B.1.4 Columnar Sign

**Community Facility Identification Sign:** A sign identifying public and governmental buildings and facilities including offices, training armories, storage, maintenance and repair facilities located on the site.

**Construction Sign:** A sign used to identify the persons or businesses engaged in the construction of a building on site.

**Corporate Flags:** A flag used to advertise a business, product or service. Corporate flags shall be considered business signs and shall be subject to the business sign restrictions as listed under Chapter 8, Signs.

**Directional Sign:** An on-premise sign used to direct pedestrian or vehicular traffic, including but not limited to signs for entrances, exits, parking areas, one-way drives and drive-throughs. See illustration

### 8.1.5 Freestanding and Attached Directional Signs

**Directory Sign:** A sign, which lists the names of the occupants of a multiple occupancy building or site.

**Director, Commission or Department:** shall mean the director or tie Department Executive or other person(s) appointed by the Mayor of the City of Middletown.

**Elevation:** A geometrical projection of a building on a vertical plane.

**Facade:** All the wall planes of a structure as seen from one side or view. For example, the front facade of a building would include all of the wall area that would be shown on the front elevation of the building plans.

**Freestanding Sign:** A sign that is set firmly in or upon the ground surface and is not attached to any building or other structure.

**NOTE:** See illustrations related to types of freestanding signs such as monument style, sign, columnar sign and pole/pylon sign.

**Grade:** The average level of the finished surface of the ground adjacent to a sign or to the exterior wall of the building to which a sign is affixed.

**Illegal Sign:** A sign, which was not in compliance with this regulation, or with the applicable regulation when it was erected, installed, altered or displayed.

**Historic District:** shall mean an area legally designated by the City of Middletown as an Historic District.

**Illuminated Sign:** A sign with an artificial light source, either internally or externally, for the purpose of lighting the sign.

**Incidental Sign:** Any sign, generally informational, that has a purpose secondary to the use of the lot on which it is located, such as "no parking," "entrance," "loading only," "telephone," and other similar directives. No sign with a commercial message legible from a position off the lot on which the sign is located shall be considered incidental.

**Institution Identification Sign:** A sign identifying a church, school or other institution of learning, library, museum, community center or similar institution on site.

**Marquee:** A roof like awning or canopy of permanent construction, projecting from the wall of a building above an entrance often bearing a signboard.

**Marquee Sign:** is a sign painted on, printed on or attached flat against the surface of the marquee.

**Master Plan Project Identification Sign:** An on-premises sign which identifies the name of a Master Plan Project that contains more than five (5) lots and is located at the primary access to the Master Plan Project

**Metropolitan Area:** An area within Jefferson County, Kentucky as shown on the attached map (Figure 8.1.1) which is incorporated herein and said area being more particularly described as follows:

Beginning at a point in the centerline of Dixie Highway, said point being 2,000 feet Northeast of the centerline of the Snyder Freeway; thence with a line parallel to the centerline of the Snyder Freeway, if extended, North 64 degrees 32 minutes 19 seconds West crossing the Ohio River to the Kentucky State Line; thence Northeast with said state line to a point, said point being 2,000 feet South of the centerline of the Snyder Freeway if extended from its terminus at US Highway 4; thence with a line crossing the Ohio River and parallel to the centerline of the Snyder Freeway South 64 degrees 16 minutes 47 seconds East to a point in the east line of US 42, said point being 2,000 feet Southwest of the centerline of the Snyder Freeway and parallel to same southeast, south, southwest, west, southwest and west to the point of beginning.

**Monument Style Sign:** A freestanding business sign with a base width of at least eighty percent (80%) of the width of the sign cabinet or sign face.

**Multifamily Residential Identification Sign:** A sign used to identify a multifamily residential development on site.

**Non-conforming Sign:** A sign that was erected or installed in compliance with the sign regulation in effect at the time of its erection or installation but which is not in compliance with this Regulation and which has not been reconstructed, altered or otherwise modified since the adoption of this Regulation in any manner which render the sign or its placement less in compliance with this regulation.

**Non-Metropolitan Area:** All the area within Jefferson County, Kentucky not described as a Metropolitan area.

**Office Building Identification Sign:** A sign used to identify an office building on site, or, where allowed, the occupants thereof.

**Off-premises sign:** See Outdoor Advertising Sign. On-premises sign: See Business Sign.

**Outdoor Advertising Sign:** commonly known as a "billboard" or an "off premises sign" is a sign used to display, advertise or otherwise direct attention to any business enterprise, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located. A shared business sign that meets the provisions of this chapter and a directional sign as authorized in Section 8.1.3 (5), below, shall not be considered an off premises sign. Illustration 8.1 .6

**Pole/Pylon Sign:** A sign that is mounted on one or more freestanding poles or pylons. See illustration 8.1.7 Pole/Pylon Sign

**Portable Sign:** A sign, which is not permanently anchored by way of a rigid, non flexible connection to a building or the ground.

**Projecting Sign:** Any sign, which is erected on or attached to and not parallel to a building wall or structure and extends beyond the building wall more than eighteen (18) inches. Illustration 8.1.9 Projecting Sign

**Rent/Sale Sign:** A sign used to advertise the premises on site or a portion thereof for sale or lease.

**Roof Sign:** A sign erected and constructed wholly or in part upon, against, or above the roof of a building. For purposes of this Regulation, any portion of a building above or behind the fascia or parapet of a building shall be considered part of the roof.

**NOTE:** Roof Signs are prohibited.

**Shared Business Sign:** A business sign that advertises two or more businesses in separate premises, which utilize common off-street parking and/or shared access. A shared business sign is not considered an outdoor advertising sign by this chapter. Illustration 8.1.10

**NOTE:** One or more businesses occupying the same space, such as a filling station with a convenience store that may include a fast food restaurant service area, would not be eligible for a shared business sign. Multiple businesses in a shopping center, even if they are on the same lot, would qualify for a shared business sign.

**Sign:** Any device, structure, fixture, display, or placard using graphics, symbols, or written copy or any combination thereof for the primary purpose of identifying, providing directions, drawing attention to, or advertising any establishment, product, goods, place, activity, business, or service.

**Sign Plan:** A coordinated plan for developing signs for an individual building or a group of buildings.

**Single Family Residential Occupant Sign:** A sign used to identify the individual or individuals occupying a single-family residence.

**Small Freestanding Business Sign:** A freestanding business sign that is no greater than (12) square feet in area for each sign face.

**Special Event Sign:** A temporary sign used to advertise a special event associated with a religious institution, government facility, or other not for-profit organization.

**Note:** For special event sign and small freestanding business sign refer to portable sign definition for illustrations.

**Street Frontage:** The distance along which a lot line adjoins a public street right-of-way between lot lines intersecting the same street. Comer lots have at least two (2) street frontages.

**Structure:** Anything constructed or erected, the use of which requires location on the ground, or attachment to something having a location on the ground, including walls or fences exceeding four (4) feet in height, buildings, and signs. In these regulations, reference to buildings includes structures and vice versa.

**Subdivision Identification Sign:** A sign used to identify a residential subdivision on site.

**Temporary Sign:** A sign whose removal within a specified period of time is required by Chapter 8 of the Land Development Code and which complies with the appropriate regulations of that chapter.

**Time or Temperature Sign:** A sign or portion thereof on which the only copy that changes is an electronic or mechanical indication of time or temperature.

**Window:** The combined area of glazing within a wall opening.

**Window Sign:** A sign that is placed inside a window, or applied or attached to windowpanes or glass, and which is visible from the exterior of the window. Signs that are permanently painted or otherwise permanently affixed to the window shall be considered window signs. Illustration 8.1.11

### **Figure 8.1.1 Metropolitan and Non-Metropolitan areas of Jefferson County**

#### **8.1.3 Signs Exempt From Regulation**

The following signs shall be exempt from regulation under this Chapter 8:

1. Any traffic sign, public notice or warning required by a valid and applicable federal, state, or local law, regulation, or ordinance.
2. Holiday lights and decorations on residential lots with no commercial message; and retail store window displays of merchandise, freestanding three-dimensional promotional items (with or without proprietary words or symbols solely describing the merchandise and/or merchandise that is sold in the store), and/or display fixtures or backdrops not affixed to windowpanes or glass.
3. Traffic control signs on private property, such as Stop, Yield, and similar signs, and which contain no commercial message.
4. Signs within a ballpark, field or diamond which indicates sponsorship of the teams or activities that occur therein and which cannot be seen from a public street or adjacent properties are allowed.
5. Directional signs that assist the public in locating community facilities or health care facilities, as approved by the Director of Works and the Planning Director based on a finding by the directors that the signs are necessary to promote public health and safety. Directional signs may be located in the right-of-way or on private property, with permission of the property owner or public agency having jurisdiction over the right-of-way. The size, design and illumination shall be subject to approval by the Works and Planning Directors.

6. Monumental commemorative sculpture and/or graphic art in any medium and including images depicting real or allegorical persons, non-commercial themes or symbols, historical scenes and events or idealized scenes, and inscribed dedications or quotations, permanently attached to and incorporated into the overall design of all or part of one or more facades of a community center, church, school, library, museum, hospital, or similar public or private, not-for-profit, institutional or civic structures.
7. Signs placed by a public utility for the safety, welfare, or convenience of the public, including, but not limited to signs identifying high voltage, public telephone, or underground cables.
8. Non-illuminated names of buildings, dates of erection, monument statues, commemorative tablets and the like when carved into stone, concrete, metal, or any other permanent type of construction and made an integral part of an allowed structure or made flush to the ground.
9. Non-illuminated signs used to identify a non-registered historic property and/or permanently preserved open space property (preserved meaning through the use of conservation easement or fee simple ownership) erected by a not-for-profit organization and/or government agency. No commercial messages shall be allowed on the sign. The sign shall be constructed from stone, metal or any other permanent type of construction and must be permanently anchored to the ground. The sign shall not exceed five (5) square feet in area and six (6) feet in height.
10. Signs used to identify local Landmark/National Register historic sites.
11. No trespassing signs not to exceed two (2) square feet in area.
12. Signs upon a vehicle, provided that any such vehicle with a sign face or over two square feet is not conspicuously parked so as to constitute a sign; nothing herein prevents such a vehicle from being used for bona fide delivery and other vehicular purposes.
13. Animating features such as public art or murals of a non-commercial nature, as approved by the Planning Director.
14. Address signs no greater than five (5) square feet in area. Address signs in excess of five (5) feet in area shall be considered attached business signs and shall be counted toward the number and area of attached signage permitted on a building facade.
15. Signs required by law on a duly constituted governmental body.
16. Signs in any Middletown Historic District which are regulated by separate ordinance are exempt from this ordinance.

#### **8.1.4 Nonconforming Signs**

Any sign legally in existence on the effective date of any zoning regulation, which does not permit such signs may continue in existence as a matter of right. A nonconforming sign may be maintained and repaired on the same property so long as the area, height, placement of movable parts, and luminosity are not altered to make the sign less in conformance with this regulation. Development sites with a nonconforming sign(s) may not install any additional freestanding signs if an existing freestanding sign is more than twenty (20%) percent nonconforming or any additional attached signs if an existing attached sign is more than twenty (20%) percent nonconforming even-if-one-Of-more would otherwise be

allowed-by other provisions of this chapter. Nonconforming in this instance deals with area and height dimensions only. Non-conforming freestanding signs that meet the situation listed above shall be brought into 100% compliance before a second freestanding sign can be permitted.

At such time as any structural element of a nonconforming sign is replaced, the sign must be brought into compliance with the requirements of current regulations, except that a nonconforming business sign may be replaced by another nonconforming business sign, provided that all non conformance in area, height, size, and setback is reduced by fifty percent (50%) of the difference between the existing nonconforming sign and what the regulation allows. Exception: No reduction in non conformance shall be required for the replacement of signs, awnings, canopies and marquees that were damaged by a weather event or accident (i.e. vehicular accident) unless the damage results from neglect of maintenance or other willful act of the property owner. Replacement of structural elements in this context means the disassembly and subsequent re-assembly or the substantial alteration of the pole, base, or frame. For awnings and canopies any change to the frame shall be considered as a structural change. The replacement of material covers shall not be considered a structural change.

**NOTE:** Structural components include the base and frame of the sign, but do not include the sign face.

### **8.1.5 Removal of Certain Nonconforming Signs**

Nonconforming signs that have been abandoned shall be immediately removed by the sign owner or lessee, or the property owner. There shall be a presumption that a nonconforming sign has been abandoned in the event that for a period of 360 days, the business, which the sign advertises ceases operation or the use of the sign is discontinued. Upon failure of the sign owner or lessee, or property owner to remove the nonconforming sign in accordance with this Section, a zoning enforcement officer may issue a written notice to the sign owner or lessee, or property owner ordering that the sign shall be removed within thirty (30) days. The action of the zoning enforcement officer may be appealed to a board of adjustment in accordance with the provisions in KRS Chapter 100.

As applicable to non-conforming signs in this Section, the word "remove" shall be taken to mean:

1. The sign, face, along with posts, columns, or supports of freestanding signs, shall be taken down and removed from the property.
2. The sign face and supporting structures of "projecting", "roof or "attached" signs shall be taken down and removed from the property.
3. The sign face of "painted wall signs" shall be removed by painting over the wall sign in such a manner as to completely cover up and hide from sight the sign in question.

### **8.1.6 General Requirements**

The following standards are applicable to development proposals within all form districts.

A. No sign shall be placed in a manner visible from any public street, alley, right-of-way, sidewalk or other public easement except as provided herein nor shall any sign be placed in or extend over street, right-of-way, roadway, sidewalk, public or private utility or access or other easement, or alley except as

provided herein and with the approval of the Director of the Department of Public Works for encroachment within the right-of-way of public streets.

B. All signs allowed hereunder shall be constructed and placed so as not to obstruct sight lines for persons using streets, pedestrian rights-of-way and driveways; (see Section 5.1.7 H for restrictions on signs in the sight triangle).

C. No sign shall be allowed to be illuminated except as expressly provided herein. Signs which are otherwise allowed to be illuminated are not allowed if the Director shall find that the lighting causes glare or otherwise interferes with the vision of persons operating motor vehicles. All illuminated signs shall be non-flashing and shall be constant in intensity and color, except that signs which display time and temperature and changeable copy signs in accordance with Section 8.1.6M are allowed in C-N, C-1, C-2, C-3, C-M, EZ-1, M-1, M-2 and M-3 zones.

D. No sign shall be allowed if the Director finds that the sign is constructed or designed in a manner, which may cause the sign to be confused with a traffic sign or other traffic control device.

E. The maximum allowed area for all signs other than freestanding business signs shall be determined by drawing five or fewer straight lines encompassing the extremities of the sign within the smallest possible area, except that outdoor advertising signs are allowed extensions and embellishments beyond the rectangular sign as more specifically provided in Section 8.4.5.

#### **Illustration 8.1.12 Measurement for Attached Signs**

**NOTE:** To calculate the area of an attached sign calculate the area of the polygon created by drawing the five lines around the extremities of the sign face.

F. Outdoor Advertising Signs (8.1.4.1.C, Portable Signs (8.5.1) mechanical Reader Boards, Small Freestanding Signs (8.5.2) and Temporary Freestanding Signs (8.5.3) are prohibited in the City of Middletown.

G. The maximum allowed area for freestanding business signs shall be measured by drawing eight (8) or fewer straight lines encompassing the extremities of the sign within the smallest possible area, provided, however, that the area of a freestanding sign shall not include poles, supports or other structures which are solely for support and which do not contain any advertising and, the area of a freestanding sign shall not include the space between the business identification portion of a freestanding business sign and the reader board portion. Illustration 8.1.13 Measurement of Freestanding Signs

**NOTE:** To calculate the area of a freestanding sign calculate the area of the polygon created by drawing the eight line around the extremities of the sign face.

H. No sign shall have more than four faces. Signs with more than two sign faces shall be calculated for compliance with this section in the following manner. The maximum allowable size of each sign face shall be calculated by taking the maximum allowable square footage for a two-sided freestanding sign (from Table 8.3.2) and dividing it by the total number of sign faces.

I. Signs which flash, revolve, rotate or move in any manner shall not be permitted in any District, except that Monument type Changing Image Signs no more than six feet above ground in height which contain

no video display are permitted in C-N, EZ-1, C-1, C-2, C-3, C-M, M-1, M-2, and M-3 zoning districts.

**NOTE:** A 30-foot sight triangle is required at all intersections. Example: four-sided sign, with a permitted area of 40 SF would be allowed to have sign faces that are 10 SF each.

J. One freestanding rent/sale sign per site not exceeding Six (6) square feet in area shall be allowed in any district. For lots abutting more than one street, one such rent/sale sign shall be allowed for each abutting street. In the C-N, EZ-1, C-1, C-2, C-3, C-M, M-1, M-2, M-3, OR, OR-1, OR-2, OR-3, OTF, W-1, W-2, W-3, PRO and PEC Districts freestanding or attached rent/sale signs not exceeding thirty (30) square feet shall be allowed. Such signs shall be removed no later two (2) days after closing of sale or consummation of lease. Rent/Sale signs within the above listed zoning districts may have two signs on street frontages in excess of 600 feet. The area of each of the two signs combined shall not exceed the total maximum area allowed for one rent/sale sign.

K. One or more signs identifying persons or business firms engaged in the construction of a building on site, are allowed, provided that each such sign not exceed twelve (12) square feet in area and fifteen (15) feet above ground in height. In the alternative, one sign identifying all persons or business firms engaged in construction of a building on site is allowed, provided the sign shall not exceed forty (40) square feet in area and fifteen (15) feet above ground in height. All such signs must be removed within seven (7) days following issuance of a certificate of occupancy for the building.

L. Awnings and canopies constructed of translucent materials that are internally illuminated, with the exception of fully shielded lighting fixtures directed down onto non-illuminated ground and/or sidewalk shall be considered attached signs and shall be included as part of the total allowable signage on any one facade of a building as listed in Section 8.3.2. Signs located on an opaque awning or canopy shall be included as part of the total allowable signage area permitted on any one facade of a building as listed in Section 8.3.2 of this chapter. Awning signs and canopy signs may be internally illuminated in accordance with Section 8.3.1. Exterior lighting is permitted in accordance with Chapter 4, Part 1, Lighting.

**NOTE:** Translucent internally illuminated awnings and/or canopies with or without signage shall be considered attached signage and shall be included as part of the total allowable signage on any one facade. Opaque awnings with signs shall have only the area of the sign included as part of the total allowable signage on any one facade.

M. Outdoor Advertising signs are prohibited.

N. Changing image signs (includes changeable copy signs and time and temperature signs) shall conform to the following standards:

1. All changing image signs under five (5) square feet in area with no more than one line of text shall not exceed a rate of change of once per 4 seconds.
2. All changing image signs over five (5) feet in area and/or more than (1) line of text shall not exceed a rate of change of once per 20 seconds.
3. Changing image signs with a rate of change in excess of the restrictions set forth in numbers 1 & 2 above or signs with video displays, shall require approval from the Planning Commission or design. The Planning Commission review shall include at a minimum the

following issues:

- a. Characteristics of the adjacent street (traffic speed, number of lanes, functional class, etc.)
- b. Proximity to another changing image sign or sign with a video display
- c. Dimensions of the proposed signs
- d. Number of lines of text
- e. Proximity to residential development
- f. Legibility of text

O. The area of a facade of a building is determined by adding the square footage of surface area of each section of wall visible from a given perspective. For buildings with more than one wall along one facade (for example, rooms jutting out from the main building or a building where each floor is set back from the floor below), all of the walls are included in the total area. The total area does not include any roof area. Illustration 8.1.14 Total Facade Area = the Area of A+A+A for facade facing public street frontage

P. This regulation shall be in addition to the requirements of KRS 177.830 - 177.890, the most restrictive requirement applies. NOTE: KRS transportation related definitions.

Q. Planned Development District sign standards (If applicable) shall be established by the City of Middletown when the Master Plan for the Planned Development District is developed and approved by the Planning Commission.

R. Specific provisions within this regulation that are not eligible for a variance in accordance with KRS 100.111 may be waived in accordance with Chapter 11, Part 8.

S. Preservation Districts and Local Landmarks: All new sign construction within designated Preservation Districts and for Local Landmarks shall conform to the Landmarks Commission Design Guidelines.

T. Window signs shall not exceed 25% of the total window area on a given facade. Note: Refer to definition for illustration.

U. A composite group of signs integrated into one framed unit or compact structure constitutes one sign.

**NOTE:** Variances may be obtained from a board of adjustments for dimensional requirements including area and height of signs.

V. A back-to-back or V-shaped sign constitutes one sign if it has a common set of supports. If the interior angle between the two sign faces is less than 120 degrees, the sign area is of one sign face only. If the angle between the two sign faces is greater than or equal to 120 degrees, the sign area is the sum of the areas of the two sign faces. Illustration 8.1.15

**NOTE:** variances may be obtained from a board of adjustments for dimensional requirements including area and height of signs.

W. Downtown Form District

All new signs within the designated Downtown Form Special Districts shall be reviewed and approved in accordance with the guidelines and procedures of the Downtown Development Review Overlay (DDRO) District. Recognizing the unique character and function of these Special Districts, the DDRO, at its

discretion, may allow signs (type, size, height, location) not otherwise permitted under Chapter 8 for developments within the Fourth Street Entertainment District (4th Street between Liberty Street and Broadway) and for individual cultural arts attractions requiring ODHO review. In review and approval or such signage the DDRO Committee shall follow the review procedures outlined for LDC waivers in Chapter 11.

X. Roof signs are prohibited.

Y. The use of pennants, streamers and balloons as signs shall be prohibited (see definition of sign).

Z. All permanent signage shall require a permit from the Director unless stated otherwise within this chapter.

## **Part 2 Residential/Office Signs**

### **8.2.1 Single Family Residential Occupant Sign**

One single-family residential occupant sign not exceeding one (1) square foot shall be allowed anywhere on the premises of each residence.

### **8.2.2 Subdivision Identification Sign**

One freestanding subdivision identification sign not exceeding sixty-four (64) square feet in area and fifteen (15) feet in height shall be allowed at each dedicated street entrance within the building lines of the subdivision during construction, for not more than sixty (60) days prior to the commencement of construction, and after construction until such time as eighty percent (80%) of the lots are sold. Thereafter, one freestanding subdivision identification sign not exceeding fifteen (15) square feet in area and six feet in height shall be allowed at each dedicated street entrance within the building lines. In the alternative, a signature entrance with one 15 square feet attached sign per wall or fence (no more than two signs) is allowed as permitted in Section 4.4.3 at each entrance to the development.

### **8.2.3 Community Facility identification Sign**

Public and governmental buildings and facilities including offices, training armories, storage, maintenance and repair facilities may be allowed one non-flashing identification sign, not to exceed 60 square feet in area and 10 feet in height, may be located at the major entrances, provided the sign complies with Section 5.1.7 H (Sight Triangle), except in zoning districts and form districts where larger signs are allowed. Public utility service buildings and facilities within zoning districts and form districts where signs are not allowed, may erect one non-illuminated identification sign, not to exceed 12 square feet in area, provided the sign complies with Section 5.1.7 H (Sight Triangle).

### **8.2.4 Club Identification Sign**

One club identification sign facing each bordering street not to exceed six (6) square feet in area is allowed on each site on which an exceptional residential use or club, lodge, fraternity or sorority is located. Any such sign if freestanding must not exceed six (6) feet in height.

### **8.2.5 Institution Identification Sign**

One illuminated freestanding or attached institution identification sign (includes reader boards/changeable copy signs) not to exceed thirty-two (32) square feet in area and not exceeding ten (10) feet in height for a freestanding sign or the height limit for additional business signs facing each bordering street is allowed on the premises of any community center, church, private school, library, museum or similar institution, provided that, if the institution is located in a district for which a larger business sign would be allowed, then the size of the sign may conform to the size allowed in that district. Two freestanding signs (32 square feet each) per street shall be permitted for street frontages in excess of 600 feet provided that the two signs are a minimum distance of 300 feet apart. In the alternative, one 50 square foot sign shall be permitted for street frontages in excess of 600 feet.

### **8.2.6 Multi-Family Residential Identification Sign**

One illuminated or non-illuminated multi-family residential identification sign is allowed attached flat on the face of the building and extending no more than twelve (12) inches from the surface of such building. In no event shall an attached sign be located more than three (3) feet above the ceiling of the first floor of the building.

In Campus, Regional Center, Suburban Workplace Suburban Marketplace Corridor and Downtown Form Districts attached signs shall not be located more than three feet above the ceiling of the upper most floor of the building.

Within the Traditional Marketplace Corridor and Traditional Workplace Form Districts the tops of attached signs shall not be higher than 20 feet and shall not extend above the cornice line of the building.

In the alternative one freestanding sign which shall not extend into any required yard is allowed to face each street bordering the site provided that such freestanding signs if located within the R-5A, R-6, R-7, R-8A, TNZD or OR-1 Districts shall not exceed a height of six (6) feet above ground nor exceed an area of six (6) square feet In the alternative a signature entrance with attached signs is allowed at each entrance to the development as permitted in Section 8.2.2.

### **8.2.7 Office Building Identification Sign**

One illuminated or non-illuminated office building identification sign attached flat on the facade of the building oriented toward the public street providing primary access and extending no more than twelve (12) inches from the surface of such building is allowed per facade in the OR-1, OR-2, OR-3, OTF, W-1 or W-2 districts and for permitted office uses within the TNZD zoning district Said signs shall meet the following requirements:

In Neighborhood, Traditional Neighborhood, Town Center, and Village Form Districts and TNZD zoning district, attached signs shall not exceed thirty-two (32) square feet in area. In no event shall an attached sign be located more than three (3) feet above the ceiling of the first floor of the building.

In Campus, Regional Center, Suburban Workplace and Suburban Marketplace Corridor Form Districts attached signs shall not exceed one hundred (100) square feet in area. In no event shall an attached sign be located more than three feet above the ceiling of the upper most floor of the building.

Within the Traditional Marketplace Corridor Form District and Traditional Workplace Form District the tops of attached signs shall not be higher than 20 feet and shall not extend above the cornice line of the building. The size of the attached sign(s) shall not exceed sixty-four (64) square feet in area.

Freestanding signs are permitted in accordance with the applicable Form District requirements as listed in Chapter 8, Part 3. Office uses within the TNZD zoning district shall use the requirements of the Traditional Neighborhood Form District

**Part 3 Business Signs**

**8.3.1 Business Sign General Requirements**

Business signs are allowed in all nonresidential zoning districts (these districts include: OR, OR-1, OR-2, OR- 3, OTF, C-R, C-N, C-1, C-2, C-3, C-M, M-1, M-2, M-3, EZ-1, PEC, PRO, W-1, W-2, W-3) and for non-residential uses within the TNZD zoning district, subject to the restrictions set forth in Sections 8.3.2 -8.3.5 and the following.

**8.3.2 Attached, Awning, Canopy and Marquee Signs**

A. There shall be no more than a total of three (3) of any of the following types of signs; attached, or awning, or canopy, or marquee signs on any one facade of a building, subject to the total maximum sign area requirement set forth below, except that multiple use buildings may have one sign for each business. First floor awning, canopy and marquee signs are excluded from the number of awning, attached, canopy or marquee signs permitted on any one façade of a building, subject to the total maximum sign area requirement set forth below; attached signs, canopy signs, marquee signs and awning signs are permitted within all non-residential zoning district (these districts include: OR, OR-1, OR-2, OR-3, OTF, C-R, C-N, C-1, C-2, C-3, C-M, M-1, M-2, M-3, EZ-1, PEC, PRO, W-1, W-2, W-3, PD (non-residential uses), unless otherwise regulated by Section 8.2.7 and within the form district regulations. Commercial uses permitted within a TNZD district may include attached, awning, canopy or marquee signs as authorized in this section, subject to additional limits established in the applicable TNZD Plan Report.

B. The total area encompassed by all attached signs on any one facade of the building shall not exceed the limits established in Table 8.3.1, below. The area of the building facade shall be measured as specified in Section 8.1.6 N.

**Table 8,3.1: Attached Signage**

Less than 1000 square feet	10% of Building Facade Area
Greater than/equal to 1000 but less than 3,500 ft.	10% of Building Facade Area but not to exceed 300 square ft.
Greater than or equal to 3,500 square feet	300 square feet

C. An attached sign mounted parallel to the exterior walls of a building may project up to eighteen (18) inches from the surface to which it is mounted. An attached sign constructed flat on the face of such building without the approval of the Director of the Department of Public Works. An attached sign mounted to a slanted (inclined) exterior surface may be mounted in the vertical upright position as long as the sign does not project beyond eighteen (18) inches at the point of attachment. No such sign shall extend

more than five (5) feet above the highest point of the exterior wall to which it is attached. No such sign shall be mounted on any roof. Signs mounted on the extending above the face of a parapet wall shall be considered a roof sign and thereby prohibited.

1. In Neighborhood, Traditional Neighborhood, Village, Town Center Form Districts attached signs (i.e. any portion of the sign) shall not be located more than three (3) feet above the ceiling (does not include drop ceiling) of the first floor of the building.
2. In Campus, Regional Center, Suburban Workplace, Suburban Marketplace Corridor and Downtown Form Districts attached signs shall (i.e. any portion of the sign) not be located more than three feet above the ceiling (does not include drop ceiling)s of the upper most floor of the building.
3. Within the Traditional Marketplace Corridor Form District the tops of attached signs shall not be higher than 20 feet and shall not extend above the cornice line of the building.
4. Awnings and canopies (i.e. any portion of the awning or canopy) containing signs must be mounted no more than 3 feet above the ceiling (does not include drop ceilings) of the first floor of the building. The area of all awning signs and canopy signs shall be included as part of the total allowable signage on any one facade of a building as listed in Section B.3.2.B.

D. Window signs are permitted within the PD (commercial uses) C-N, C-1, C-2, and C-M zoning districts. A use may display window signs so long as the aggregate area of such signs does not exceed 25% of total window area located on the ground floor of the building. For computation of area, window panels separated by muntins or mullions shall be considered as one continuous windowpane. Window signs shall not be considered attached signs.

E. Form District Specific Attached, Awning and Window Sign Restriction:

1. Traditional Neighborhood Form Districts:
  - a. Attached, Awning, Canopy and Marquee signs shall be permitted at a maximum total size of 60 square feet in area.
  - b. The area of the illuminated face of outdoor vending machines with advertising graphics shall count toward the number and area of attached signs permitted on a site. Outdoor vending machines shall not be permitted in the right-of-way.
2. Traditional Marketplace Corridor Form Districts:
  - a. Multiple tenant buildings shall be permitted either an attached sign or a projecting sign for each tenant.

### **8.3.3 Freestanding Business Signs**

In addition to the attached signs allowed above, illuminated or non-illuminated freestanding business signs are allowed subject to the following restrictions:

A. Freestanding business signs are allowed within all non-residential zoning districts (these districts include: OR, OR-1, OR-2, OR-3, OTF, C-R, C-N, C-1, C-2, C-3, C-M, M-1, M-2, M-3, EZ-1, PEC, PRO, VV-1, W-2, W-3), (PD non-residential uses) unless otherwise listed under Chapter 8, Part 2 or restricted a TNZD district may include freestanding business signs in accordance with the restrictions of the Traditional Neighborhood Form District as listed in this section, subject to additional limits established in the applicable TNZD Ran Report.

B. No freestanding sign shall be located in or project over or into the right-of-way or into any adjoining property.

C. A lot fronting only on one street shall have no more than one freestanding sign unless the street frontage exceeds 600 feet, then a second freestanding sign is allowed. The sum of the areas of the two freestanding signs combined shall not exceed the total maximum area allowed for one freestanding sign.

D. A lot fronting on two or more public streets shall be allowed to have one freestanding sign for each street frontage. If one street frontage exceeds 600 feet then a third sign shall be permitted in accordance with Section 8.3.3C. If the site contains more than one street frontage with more than 600 feet of length, then only one of the street frontages shall be permitted to have a second sign in accordance with Section 8.3.3C.

E. An outdoor advertising sign shall not be counted in determining compliance with items C and D above.

F. No lot frontage shall have a freestanding sign unless the building situated on that lot is set back at least fifteen (15) feet from the street right-of-way line. Comer lots may have a freestanding sign for the frontage on which the building is setback at least fifteen (15) feet from the street right-of-way line. Traditional Neighborhood, Traditional Marketplace and Village Form Districts shall be exempt from the setback requirement as listed in the two preceding sentences.

G. There shall be no minimum setback for a freestanding business sign as long as the sign meets the restrictions listed under Section 8.1 .6B. No freestanding sign shall encroach into a required yard.

H. Where more than one (1) freestanding sign is proposed for installation on a development site with multiple frontages, a minimum of sixty (60) linear feet shall separate each freestanding sign

I. Freestanding business signs for lots adjacent to Scenic Corridors, Olmsted Parkways and Parkways and for lots within the Traditional Marketplace Corridor, Neighborhood, Traditional neighborhood, Campus and Village Form Districts shall meet one of the following design standards:

1. The sign shall be a monument style sign; or
2. The sign shall be a columnar sign; or
3. In locations where the permit issuer identifies a potential sight distance problem and when the Director of Works determines that the design standards 1 or 2 above would negatively affect sight distance necessary for pedestrian and vehicular traffic accessing the site or using adjacent intersections, another sign style may be approved by the Planning Director.

## J. Form District Specific Freestanding Sign Restrictions:

1. Traditional Neighborhood Form Districts:
  - a. Freestanding signs are permitted only when the linear street frontage of the lot exceeds 120 feet
2. Suburban Workplace Form Districts
  - a. One freestanding suburban workplace overall development identification sign shall be permitted adjacent to the primary entrance to developments having more than five lots and having an access point from an arterial level street. This sign shall not be counted towards the number of allowed freestanding business signs on a lot. The sign shall not exceed 150 square feet in area and 24 feet in height. Said sign if located adjacent to a designated parkway shall meet the sign restrictions listed in Table 8.6.1.
3. Campus Form Districts:
  - a. In multiple lot developments the base, side and frame of freestanding signs shall be uniform in design, materials and color.
  - b. One freestanding -campus overall development identification sign shall be permitted adjacent to the primary entrance to developments having more than five lots and having an access point from an arterial level street. This sign shall not be counted towards the number of allowed freestanding business signs on a lot. The sign shall not exceed 100 square feet in area and 18 feet in height. Said sign if located adjacent to a designated parkway shall meet the sign restrictions listed in Table 8.6.1.
  - c. Signs may be located within the building setbacks, established within Section 5. 3.5.
4. Downtown Form District
  - a. Freestanding signs shall be limited to small freestanding business signs, directory signs and directional signs.
  - b. Freestanding signs shall only be permitted within the storefront zone of the sidewalk, subject to the licensing requirements established by the Director of Works, or as part of the plaza, park or other open space designed in conjunction with the structures(s).
5. Suburban Marketplace Corridor: Businesses within the Suburban Marketplace Corridor Form District may choose to add the allowable square footage of a Temporary Freestanding Business Sign to their existing or proposed freestanding business sign for a changeable copy sign addition. If this provision is used the business loses the right to have a Temporary Freestanding Business Sign (cross reference in Section 8.5.1)
6. One freestanding regional center overall identification sign shall be permitted adjacent to the primary entrance to developments having more than five lots and having an access point from an arterial level street. This sign shall not be counted toward the number of allowed freestanding business signs on a lot The sign shall not exceed 150 square feet in area and 24 feet in height. Said sign if located adjacent to a designated parkway shall meet the sign restrictions listed in 8.6.1.

K. The maximum area and height of freestanding business signs within non-residential zoning Districts (these Districts include: OR, OR-1, OR-2, OR-3, OTF, C-R, C-N, C-1, C-2, C-3, C-M, M-1, M-2, M-3, EZ-1, PEC, PRO, W-1, W-2, W-3) PD (non-residential uses) are listed in Table 8.3.2.

TABLE 8.3.2 FORM DISTRICT FREESTANDING BUSINESS SIGN RESTRICTIONS (Chart attached next page)

### **8.3.4 Freestanding Directional Signs**

Note: See definition for illustration.

Freestanding directional signs, i.e., signs used primarily to direct on premise vehicular or pedestrian circulation or traffic, are allowed to a maximum height of three (3) feet, with a maximum area of five (5) square feet. Such signs shall not be counted toward the number of freestanding signs allowed on a lot. One single faced “Menu Board” type sign is allowed for a “drive through” facility and shall not be counted toward the number of freestanding business signs allowed, provided such sign is no larger than forty (40) square feet. Freestanding directional signs shall be permitted within form district setbacks/yards.

### **8.3.5 Attached Directional Signs**

Note: See definition for illustration.

Attached directional signs, i.e., signs used exclusively to direct on premise vehicular or pedestrian circulation or traffic, are allowed to a maximum area of five (5) square feet. Such signs shall not be counted toward the number of attached business signs allowed on a lot. No attached directional sign may exceed a height greater than 10 feet from the grade of the property on which the sign is located.

### **8.3.6 Projecting Signs**

Note: See definition for illustration.

Buildings on lots which contain no freestanding sign (other than a freestanding directional sign) may not have more than one sign which projects perpendicularly from the facade (but not the roof) of the building providing that the sign does not exceed thirty-two (32) square feet in area, does not extend below nine (9) feet above the ground or sidewalk, or more than eight (8) feet from the facade of the building, or closer than two (2) feet to the abutting roadway. The area of the projecting sign shall be part of the total allowable signage allowed on any one facade of the building as listed in Section 8.3.2B. of this Part. Multiple use buildings may have one projecting sign for each business, subject to the total maximum sign area permitted in Table 8.3.1.

### **8.3.7 Special Provisions**

A. A single use building may have one attached sign for the sole purpose of furnishing emergency telephone numbers or other such emergency information. Such a sign shall not be counted toward the number of attached signs allowed provided it does not exceed one square foot in area. Multiple use buildings may have one such emergency sign for each independent use. A sign in a gasoline service station identifying a self service and/or full service pump island may be attached to canopy supports or light standards over a pump island at a height greater than the three (3) feet allowed for other directional

signs, provided the area of such a sign does not exceed five (5) square feet.

B. Shared Business Signs shall not be considered outdoor advertising signs by this regulation.

#### **8.4.1 (Reserved)**

#### **8.5.4 Temporary Banner Signs**

1. The area of a Temporary Banner Sign shall not exceed thirty two (32) square feet.
2. A new business may display a banner for a maximum of 30 days at or about the opening of a business.
3. A banner for special events may be displayed three times in any one calendar year for no longer than ten (10) days each display.
4. Banners shall be stretched tightly to prevent swag and/or droop.

#### **8.5.5 Special Event Sign**

A. One special event sign shall be permitted for institutional uses with a permit from the appropriate building department for a period not to exceed thirty (30) days within a calendar year. The expiration date of the permit shall be affixed to the sign at all times when the sign is within public view. A copy of the permit shall be located on the property and shall be made available for review upon request.

B. The special event sign shall not exceed thirty-two (32) square feet of surface area per face and there shall be no more than two (2) faces. The sign shall not extend more than six (6) feet above the ground on which it is placed.

C. The special event sign shall advertise only the activity lawfully practiced on site, related special events including fund raising activities, or religious, charitable or other non-commercial messages.

D. Special event signs may not be illuminated, or contain any electrical component unless UL approved and unless connected to a ground fault interrupter. All illuminated temporary freestanding business signs shall be non-flashing and any illumination shall be constant in intensity and color. All components of a small freestanding sign shall be non-moving and stationary.

E. No special event sign shall be allowed within the public right-of-way or public easement.

F. No special event sign shall be constructed and placed so as to interfere with vehicular traffic by obstructing sight lines for streets, pedestrian right-of-way and driveways.

G. Any code enforcement officer or peace officer who finds a special event sign so placed on private property that the sign as located causes an obstruction to pedestrian or vehicular traffic or restricts the vision of drivers of vehicles on abutting streets or on the subject property may cause the sign to be removed to a safe location on the subject property. Any code enforcement officer or peace officer may remove any sign located on the public right-of-way and dispose of same.

H. All special event signs shall be kept in good repair and in a proper state of preservation.

I. Every special event sign and the premises immediately surrounding the sign shall be maintained by the owner or person in charge thereof in a clean, sanitary and inoffensive condition, and free and clear of all obnoxious substances, rubbish and weeds.

J. Small special event signs not to exceed four (4) square feet in area each shall be allowed without a permit. Said signs shall not include any electrical or mechanical components and shall be removed from the property within three (3) days after the completion of the advertised event

### **Table 8.6.1**

### **Freestanding Business Sign Restriction for Designated Parkways (Chart attached)**

### **Penalties 8.7-1 Penalties**

#### **8.7-1 Civil Penalties.**

- (1) Any person who violates any provision of this Article 8 shall be punished by a fine of not less than one hundred dollars (\$100) nor more than five hundred dollars (\$500). Each day of violation shall constitute a separate offense,
- (2) Any person, owner or agent who violates this Article 8 shall, upon conviction, be fined not less than one hundred dollars (\$100) nor more than five hundred dollars (\$500) for each lot or parcel which was the subject of the violation. Each day of violation shall constitute a separate offense.
- (3) Any person or entity who violates any of the provisions of this Article 8 as adopted by the City of Middletown or any of the regulations adopted pursuant thereto, for which no other penalty is provided, shall upon conviction, be fined not less than ten dollars (\$10) but not more than five hundred dollars (\$500) for each conviction. Each day of violation shall constitute a separate offense.
- (4) Even though a penalty or a forfeiture has been imposed by reason of a violation of this Article 8, such shall be no bar to restoring the property on which the violation exists, or removal of the offending signage, or otherwise correcting the violation.
- (5) The person in physical control (owner, lessee, tenant, agent, etc.) of the real estate on which a violation of this Article 8 exists, shall be prima facie presumed to have committed the violation unless it is shown that the offender acted in good faith on the advice of a city official.
- (6) A commission may appoint enforcement officers who shall have authority to issue citations for violations of this chapter which the officer has observed, but shall not have powers of peace officers to make arrests or carry deadly weapons. The defendant shall appear within a designated time pursuant to the citation.
- (7) Any Citation Officer of the City of Middletown may issue a citation for any violation of this Article 8 which is observed by him/her and enforce such violation in the Jefferson District Court.

**Table 8.3.1: Attached Signage**

<b>Area of Facade of Building</b>	<b>Maximum Sign Area</b>
Less than 500 square feet	20% of Building Facade Area
Greater than or equal to 500 but less than 1,000 square feet	100 square feet plus 15% of the amount by which Building Facade Area exceeds 500 square feet
Greater than or equal to 1000 but less than 3,500 square feet	175 square feet plus 5% of the amount by which Building Facade Area exceeds 1,000 square ft.
Greater than or equal to 3,500 square feet but less than 5,000 square feet	300 square feet
Greater than or equal to 5,000 square feet (applicable only to industrial uses in M-1, M-2, M-3 and EZ Districts and all uses in the C-3 District.	10% of Façade - Maximum of 500 square feet in C-3 Districts and a maximum of 750 square feet in other allowed Districts

C. An attached sign mounted parallel to the exterior walls of a building may project up to eighteen (18) inches from the surface to which it is mounted. An attached sign constructed flat on the face of such building may extend into the right-of-way no further than eighteen (18) inches from the surface of such building without the approval of the Director of the Department of Public Works. An attached sign mounted to a slanted (inclined) exterior surface may be mounted in the vertical upright position as long as the sign does not project beyond eighteen (18) inches at the point of attachment. No such sign shall extend more than five (5) feet above the highest point of the exterior wall to which it is attached. No such sign shall be mounted on any roof.

1. In Neighborhood, Traditional Neighborhood, Village, Town Center Form Districts attached signs shall not be located more than three (3) feet above the ceiling of the first floor of the building.
2. In Campus, Regional Center, Suburban Workplace, Suburban Marketplace Corridor and Downtown Form Districts attached signs shall not be located more than three feet above the ceiling of the upper most floor of the building.
3. Within the Traditional Marketplace Corridor Form District the tops of attached signs shall not be higher than 20 feet and shall not extend above the cornice line of the building.
4. Awnings and canopies containing signs must be mounted no more than 3 feet above the ceiling of the first floor of the building.

K. The maximum area and height of freestanding business signs within non-residential zoning districts (these districts include: OR, OR-1, OR-2, OR-3, OTF, C-R, C-N, C-1, C-2, C-3, C-M, M-1, M-2, M-3, EZ-1, PEC, PRO, W-1, W-2, W-3, PD (non-residential uses)) are listed in Table 8.3.2.

**TABLE 8.3.2 FORM DISTRICT FREESTANDING BUSINESS SIGN RESTRICTIONS**

Form District	Street Functional Class	Single Business Area (S.F.)	Single Business Height	Shared 2-3 Business Area (S.F.)	Shared 2-3 Business Height	Shared 4 > Business Area (S.F.)	Shared 4 > Business Height
<b>Neighborhood</b>	Local	40	6	60	8	80	10
	Collector	60	8	80	10	100	12
	Arterial 4 Lanes or less	80	10	100	12	120	14
	Arterial > 4 Lanes	80	12	100	14	120	16
<b>Town Center</b>	See Neighborhood Above						
<b>Campus</b>	See Neighborhood Above						
<b>Regional Center</b>	Local	60	12	80	14	100	16
	Collector	80	18	100	20	120	22
	Arterial 4 Lanes or Less	100	22	120	24	140	26
	Arterial >4 Lanes	100	24	120	26	140	28
<b>Suburban Marketplace Corridor</b>	See Regional Center Above						
<b>Suburban Workplace</b>	See Regional Center Above						
<b>Traditional Neighborhood</b>	Local	24	4	48	6	64	8
	Collector	32	6	56	8	72	10
	Arterial 4 Lanes or less	48	6	72	8	88	10
	Arterial >4 Lanes	48	8	72	10	88	12
<b>Village</b>	See Traditional Neighborhood Above						
<b>Traditional Workplace</b>	Local	40	10	60	12	80	14
	Collector	60	14	80	16	100	18
	Arterial 4 Lanes or Less	80	18	100	20	120	22
	Arterial 4 Lanes	80	22	100	24	120	26
<b>Traditional Marketplace Corridor</b>	Local	32	6	60	6	80	10
	Collector	48	6	64	6	72	10
	Arterial 4 Lanes or less	48	6	64	6	72	10
	Arterial >4 Lanes	64	8	72	10	88	12

\* Lanes refer to driving lanes, which include center turn lanes and medians, de-acceleration lanes are not included.