

# CITY COUNCIL AGENDA ITEM COVER MEMO

Agenda Item Number \_\_\_\_\_

Meeting Type: Regular

Meeting Date: 5/12/2016

Action Requested By:  
Planning

Agenda Item Type  
Resolution

Subject Matter:

Zoning Ordinance Amendment.

Exact Wording for the Agenda:

Amends ARTICLE 72 – SIGN CONTROL REGULATIONS, Section 72.4 Permitted Signs by Districts, by amending subsections 72.4.2(1) and 72.4.8(6) to update signage regulations concerning Research Park and Research Park West Districts.

**Note: If amendment, please state title and number of the original**

Item to be considered for: Action

Unanimous Consent Required: No

Briefly state why the action is required; why it is recommended; what Council action will provide, allow and accomplish and; any other information that might be helpful.

Recommended by Planning Commission.  
Public Hearing Date: June 23, 2016

Associated Cost:

Budgeted Item: Not applicable

MAYOR RECOMMENDS OR CONCURS: Select...

Department Head: 

Date: 4/27/2016

RESOLUTION NO. 16-

**WHEREAS**, the Planning Commission of the City of Huntsville, Alabama, has given consideration to an amendment to the Zoning Ordinance, a synopsis of said amendment being as follows:

- (1) Amends ARTICLE 72 - SIGN CONTROL REGULATIONS, *Section 72.4 Permitted Signs by Districts*, by amending subsections 72.4.2(1) and 72.4.8(6) to updated signage regulations concerning Research Park and Research Park West Districts.
- (2) The first publication of this resolution, this synopsis, and the ordinance hereinafter set out at length shall be in the Huntsville Times on the \_\_\_ day of \_\_\_, 2016, and the second publication shall be one week thereafter on the \_\_\_ day of \_\_\_, 2016, both of which publications shall be at least 15 days in advance of the date of the public hearing hereinafter referred to.

**WHEREAS**, it is the judgment and opinion of the City Council of the City of Huntsville, Alabama, that consideration should be given to the adoption of said amendment to the Zoning Ordinance of the City of Huntsville, Alabama;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Huntsville, Alabama, as follows:

That the City Council of the City of Huntsville, Alabama, shall meet at 6:00 p.m. on the \_\_\_ day of \_\_\_, 2016, in the Council Chambers of the City of Huntsville Administration Building at 308 Fountain Circle in the City of Huntsville, Alabama, for the purpose of holding a public hearing, at which time and place all persons, parties in interest and cities who desire, shall have an opportunity to be heard in opposition to or in favor of said ordinance amending the Zoning Ordinance of the City of Huntsville, Alabama.

That the proposed amendment to the Zoning Ordinance of the City of Huntsville, Alabama, is substantially in words and figures as follows:

ORDINANCE NO. 16-

AN ORDINANCE TO AMEND THE ZONING ORDINANCES OF THE  
CITY OF HUNTSVILLE, ALABAMA

The public welfare requiring it, and under authority granted by Section 11-52-78 of the 1975 *Code of Alabama*, **BE IT ORDAINED** by the City Council for the City of Huntsville, Alabama, that the Zoning Ordinance of the City of Huntsville, Alabama, as adopted on the 21st day of March 1963, as amended, is hereby further amended as follows:

*Section 1. Amend ARTICLE 72 - SIGN CONTROL REGULATIONS, Section 72.4 Permitted Signs by Districts, by amending subsection 72.4, by amending subsection 72.4.2(1):*

74.4.2 Research Park, Research Park Applications, Office, Residence 2-B, Neighborhood Business C-1, Planned Industrial, and Disposal Storage Districts

- (1) Real estate signs, providing the area on one side of any such sign shall not exceed twenty (20) square feet; on unimproved property the area on one side of such sign shall not exceed forty (40) square feet; and not more than one such sign shall be erected for each 250 feet of frontage or fraction thereof.
- (2) Mechanics' or artisans' signs.
- (3) Attached accessory signs, provided the total area of such signs for each establishment shall not exceed one hundred (100) square feet per frontage, and all such signs shall be attached to the building.
- (4) Except in Research Park and Research Park Applications districts: On lots or tracts of land having two or more occupants, tenants, commercial or business enterprises, one business center sign is permitted, provided that the area on one side of said sign does not exceed one hundred (100) square feet for each 250 feet of frontage or fraction thereof, and further provided that where additional signs are authorized because of frontage in excess of 250 feet, such a sign shall not be closer than 150 feet to another such sign on the same property.
- (5) In Neighborhood Business C-1 zones only: Lots or tracts of land having only one occupant, tenant, commercial or business enterprise are permitted either one accessory ground sign having a maximum of thirty-five (35) square feet to the side or one accessory ground mounted (monument) sign having a maximum of

thirty-five (35) square feet to the side for each 250 feet of frontage or fraction thereof. Provided however, that where additional signs are authorized because of frontage in excess of 250 feet, such signs shall not be placed closer than one hundred (100) feet to other such signs on the same property. The accessory ground mounted (monument) sign shall have a maximum height of five (5) feet including a base of no more than one (1) foot in height. The accessory ground mounted (monument) sign must be located either fifteen (15) feet from the back of the curb, or from the edge of the pavement if there is no curb, and fifteen (15) feet from the curb of any entrance drive or accessway, or a minimum of ten (10) feet from the existing or proposed public street right-of-way, whichever distance is greater. (07-1194)

- (6) In Office and Residence 2-B zones only: Lots or tracts having only one occupant, tenant, commercial or business enterprise are permitted one accessory ground mounted (monument) sign having a maximum of thirty-five (35) square feet to the side for each 250 feet of frontage or fraction thereof. Provided however, that where additional signs are authorized because of frontage in excess of 250 feet, such signs shall not be placed closer than one hundred (100) feet to another such sign on the same property. The accessory ground mounted (monument) sign shall have a maximum height of five (5) feet including a base of no more than one (1) foot in height. The accessory ground mounted (monument) sign must be located either fifteen (15) feet from the back of the curb, or from the edge of the pavement if there is no curb, and fifteen (15) feet from the curb of any entrance drive or accessway, or a minimum of ten (10) feet from the existing or proposed public street right-of-way, whichever distance is greater. (07-1194)
- (7) Theatre signs shall not exceed three hundred (300) square feet, and shall be in addition to all other signs authorized by this section.
- (8) In Research Park, Research Park Applications and Planned Industrial districts only: One detached ground identification sign not to exceed eighty (80) square feet per street frontage with a maximum height of eight (8) feet may be placed in the front yard a minimum of twenty-five (25) feet from an existing or proposed street right-of-way. Two entry pylons of a

ORDINANCE NO. 16-

size not to exceed 144 square feet each are permitted at major entrances into the park or planned industrial district.

- (9) Subdivision and apartment identification signs.
- (10) Ingress and egress signs.  
(87-177, 87-312, 06-732, 07-1194)

to read as follows:

74.4.2 Research Park, Research Park Applications, Office, Residence 2-B, Neighborhood Business C-1, Planned Industrial, and Disposal Storage Districts

- (1) Except in Research Park District: Real estate signs, providing the area on one side of any such sign shall not exceed twenty (20) square feet; on unimproved property the area on one side of such sign shall not exceed forty (40) square feet; and not more than one such sign shall be erected for each 250 feet of frontage or fraction thereof.
- (2) In Research Park District only: Real estate signs, providing the following conditions are met:
  - (a) No more than one sign per street frontage is allowed on each tract of land.
  - (b) Signs shall be of post and panel construction. The panel portion of the sign shall be four (4) feet in height and (4) feet in length for a total of sixteen (16) square feet. The overall height of the sign shall not exceed six (6) feet. A one (1) by four (4) foot rider shall be allowed along the bottom of the sign.
  - (c) Each sign shall only display the logo, name, and contact information of the leasing agency. Sign posts shall be made of PVC or equal material and shall be white in color.
  - (d) Signs must be placed perpendicular to an existing public road, either within or outside the public street right-of-way and must be located a minimum of twenty (20) feet from the curb of said public road.
  - (e) When applicable, it is required to use the

facility ground sign in place of an additional real estate sign.

- (f) Temporary banners on buildings are not permitted.
  - (g) All signs must be maintained and kept in a neat and attractive condition.
- (3) Mechanics' or artisans' signs.
  - (4) Attached accessory signs, provided the total area of such signs for each establishment shall not exceed one hundred (100) square feet per frontage, and all such signs shall be attached to the building.
  - (5) Except in Research Park and Research Park Applications districts: On lots or tracts of land having two or more occupants, tenants, commercial or business enterprises, one business center sign is permitted, provided that the area on one side of said sign does not exceed one hundred (100) square feet for each 250 feet of frontage or fraction thereof, and further provided that where additional signs are authorized because of frontage in excess of 250 feet, such a sign shall not be closer than 150 feet to another such sign on the same property.
  - (6) In Neighborhood Business C-1 zones only: Lots or tracts of land having only one occupant, tenant, commercial or business enterprise are permitted either one accessory ground sign having a maximum of thirty-five (35) square feet to the side or one accessory ground mounted (monument) sign having a maximum of thirty-five (35) square feet to the side for each 250
  - (7) In Office and Residence 2-B zones only: Lots or tracts having only one occupant, tenant, commercial or business enterprise are permitted one accessory ground mounted (monument) sign having a maximum of thirty-five (35) square feet to the side for each 250 feet of frontage or fraction thereof. Provided however, that where additional signs are authorized because of frontage in excess of 250 feet, such signs shall not be placed closer than one hundred (100) feet to another such sign on the same property. The accessory ground mounted (monument) sign shall have a maximum height of five (5) feet including a base of no more than one (1) foot in height. The accessory ground mounted (monument) sign must be located either fifteen (15) feet from the back of the curb, or from the edge

of the pavement if there is no curb, and fifteen (15) feet from the curb of any entrance drive or accessway, or a minimum of ten (10) feet from the existing or proposed public street right-of-way, whichever distance is greater. (07-1194)

- (8) Theatre signs shall not exceed three hundred (300) square feet, and shall be in addition to all other signs authorized by this section.
- (9) In Research Park, Research Park Applications and Planned Industrial districts only: One detached ground identification sign not to exceed eighty (80) square feet per street frontage with a maximum height of eight (8) feet may be placed in the front yard a minimum of twenty-five (25) feet from an existing or proposed street right-of-way. Two entry pylons of a size not to exceed 144 square feet each are permitted at major entrances into the park or planned industrial district.
- (10) Subdivision and apartment identification signs.
- (11) Ingress and egress signs.  
(87-177, 87-312, 06-732, 07-1194)

*Section 2. Amend ARTICLE 72 - SIGN CONTROL REGULATIONS, Section 72.4 Permitted Signs by Districts, Section 72.4 Permitted Signs by Districts by amending subsection 72.4, by amending subsection 72.4.8(6):*

- (6) Real estate signs, provided the area on one side of any such sign shall not exceed twenty (20) square feet; on unimproved property the area on one side of such signs shall not exceed forty (40) square feet; and not more than one such sign shall be erected for each 250 feet of frontage or fraction thereof.

*to read as follows:*

- (6) Real estate signs, providing the following conditions are met:
  - (a) No more than one sign per street frontage is allowed on each tract of land.
  - (b) Signs shall be of post and panel construction. The panel portion of the sign shall be four (4) feet in height and (4) feet in length for a total of sixteen (16) square feet. The overall height

of the sign shall not exceed six (6) feet. A one (1) by four (4) foot rider shall be allowed along the bottom of the sign.

- (c) Each sign shall only display the logo, name, and contact information of the leasing agency. Sign posts shall be made of PVC or equal material and shall be white in color.
- (d) Signs must be placed perpendicular to an existing public road, either within or outside the public street right-of-way and must be located a minimum of twenty (20) feet from the curb of said public road.
- (e) When applicable, it is required to use the facility ground sign in place of an additional real estate sign.
- (f) Temporary banners on buildings are not permitted.
- (g) All signs must be maintained and kept in a neat and attractive condition.

*Section 3. This ordinance shall take effect from and after the date of its publication.*

**ADOPTED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
President of the City Council of  
the City of Huntsville, Alabama.

**APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor of the City of Huntsville,  
Alabama

RESOLUTION NO. 16-

**ADOPTED** this the \_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
President of the City Council of  
the City of Huntsville, Alabama

**APPROVED** this the \_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor of the City of Huntsville,  
Alabama