



**AGENDA
BLOOMINGTON PLANNING COMMISSION
And
ZONING BOARD OF APPEALS
JOINT MEETING
COUNCIL CHAMBERS
109 EAST OLIVE STREET
BLOOMINGTON, IL
WEDNESDAY, SEPTEMBER 11, 2019 4:00 P.M.**

- 1. CALL TO ORDER**
- 2. ROLL CALL PLANNING COMMISSION**
- 3. ROLL CALL ZONING BOARD OF APPEALS**
- 4. ELECTION OF MEETING CHAIR**
- 5. PUBLIC COMMENT**
- 6. REGULAR AGENDA**
 - A.** Presentation by and discussion with Carly Petersen AICP Senior Associate and Jackie Wells, Associate, Houseal Lavigne Associates regarding the sign code update.
 - B.** Presentation by and discussion with Carly Petersen AICP Senior Associate and Jackie Wells, Associate, Houseal Lavigne Associates regarding on the R-3B zoning and density analysis.
- 7. OTHER BUSINESS**
- 8. ADJOURNMENT**

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Original Text

Additions

Deletions

References to be Updated

DIVISION 14. SIGNS.

14-1 – Purpose

14-2 – Applicability

14-1 – PURPOSE

- A. The purpose of these Sign Regulations is to coordinate the type, placement, size, and scale of signs within the City's various zoning districts to achieve the following purposes:
1. To promote and protect the public health, safety and welfare through the reasonable and orderly display of signs;
 2. To foster an attractive business areas within the commercial and industrial districts in the City;
 3. To ensure compatibility between signs and the surrounding land uses and environment;
 4. To encourage creative design and promote reinvestment and maintenance;
 5. To protect the general public, pedestrians, and motorists within the City by assuring the design, location, construction, and maintenance of signs presents safe navigation through discernable identification, and does not create distractions, obstructions, and hazards;
 6. To further the City's substantial and compelling interests in regulating signs in a manner so as to reduce potential negative effects signs may have on the public health, safety and welfare;
 7. To encourage the physical appearance of signs to be in harmony with the visual character of the associated street corridor and to be an integral part of the aesthetic of the site and architectural style of associated buildings;
 8. To advance the City of Bloomington's implementation of its Comprehensive Plan; and
- B. These objectives shall be accomplished through regulation of the display, construction, use, and maintenance of signs.
- C. Signs shall be regulated based on their applicable zoning district.
- D. The size and scale of signs shall be evaluated in accordance with the type and length of building frontage, lot size, and surrounding land-uses and conditions.

The Sign Regulations regulate all varieties of signs, as defined within the City of Bloomington. The City Council in adopting this Code, finds:

1. that signs should be regulated in order to protect public investment, to promote the recreational value of public travel, to preserve natural beauty and to promote the reasonable orderly and effective display of signs;
2. that the use and display of signs in a legitimate use of private property and is an integral part of the business and marketing functions of local economy and serves to promote and protect private investments in commerce and industry and that the regulatory standards set forth in this Code are consistent with customary use in this City and will properly carry out the purposes of this Code, more severe restrictions being inconsistent with customary use and ineffective to accomplish the purposes of this Code;
3. signs visible from motor vehicles being driven upon streets in the City have a visual impact upon the drivers of those vehicles;
4. easily read and well located signs can materially assist motorists and others in getting to their desired destination safely and efficiently;

5. signs which are unregulated as to size, location and appearance can distract motorists, interfere with early identification of traffic control devices, and hinder the smooth and safe movement of traffic;
6. lack of regulation of size, location and appearance of signs can cause escalation in the size of signs erected by competing businesses.

This Code authorizes the use of signs visible from public right-of-way provided the signs are:

1. compatible with permitted, special, or accessory uses allowed in the district and surrounding land;
2. designed, constructed, installed and maintained in such a manner that they do not endanger public safety or traffic safety;
3. legible, readable and visible in the circumstances in which they are used;
4. not violative of the reasonable rights of other advertisers whose messages are displayed.

14-2 – APPLICABILITY

- A. This Division shall regulate signs that are visible from any public right-of-way but not the following:
 1. The sign message;
 2. Signs not visible from any right-of-way or adjacent property;
 3. Athletic score boards;
 4. Flags;
 5. Gravestones;
 6. House or building identification numbers;
 7. Government signs including public notices or signs required by law;
 8. Traffic signs; or
 9. Light displays that are installed between November 26 and January 5 of each year;
- B. Sign Permit Requirement. Except as otherwise provided in this Code, it shall be unlawful for any person to erect, construct, enlarge, move or convert any sign in the City, or cause the same to be done, without first obtaining a sign permit for each such sign from the Administrator as required by this Code.
- C. The following activities are exempt from the requirements of this Code:
 1. Changing of the advertising copy or message on an existing approved painting or printed sign, marquee, changeable copy sign or a similar approved sign whether electrical, illuminated, electronic changing message center or non-illuminated painted message which are all specifically designed for the use of replaceable copy.
 2. Painting, repainting, cleaning or other normal maintenance and repair of a sign not involving structural changes. Replacement of the plastic face will be included as an exempt operation provided that it is due to a change caused by breakage and/or deterioration of the face, but not for the substitution of a new or different advertiser.
 3. Changes in the content of show window displays and permitted temporary signs.
- D. Conflict. If any portion of this Code is found to be in conflict with any other provision of any Zoning, Building, Fire, Safety or other Ordinance of the Code of the City of Bloomington, or other applicable state or federal regulations, the provision which establishes the higher standard shall prevail.
- E. Severability. If any section, subsection, sentence, clause or phrase of this Code or its application to any person or circumstance is held invalid by the decision of any court of competent jurisdiction, the remainder of this Code or the application of the provision to other persons or circumstances in effect and shall remain in full force and effect.

14-3 – SIGNS AUTHORIZED WITHOUT A PERMIT

The following signs shall be permitted without the need for a permit but shall conform to all other applicable regulations contained within this Division. Signs exceeding these standards shall be prohibited.

- A. Residential Districts. In the A, R-1A, R-1B, R-1C, R-2, R-3A, R-3B, and R-4 districts no sign permit shall be required for the erection or construction of a yard sign that is less than or meets the following dimensional standards.
 1. Sign Area. The maximum sign area shall not be greater than six (6) square feet.

2. Height. The maximum height shall not exceed four (4) feet above the existing ground or grade level.
3. Provisions.
 - a. A maximum of two exempt signs may be displayed concurrently.
 - b. An exempt sign shall be displayed for a period not to exceed ninety (90) days per calendar year.
- B. Nonresidential Districts. In the B-1, B-2, C-1, D-1, D-2, D-3, M-1, M-2, P-1, P-2, and P-3 districts no sign permit shall be required for the erection or construction of a sign that is less than or meets the following dimensional standards.
 1. Window Signs. For each ground floor occupancy of a building, permanent signs may be painted on the inside of or otherwise displayed from the inside surface of any window, showcase or other similar facility. Said signs may be in addition to those signs permitted under the other provisions of this Code. The total copy area of such signs, however, shall not exceed a maximum of twenty-five percent (25%) of the total window area or one (1) square foot per lineal front foot of the premises occupied, whichever is the lesser.
 2. Free Standing Signs.
 - a. Sign Area. The maximum sign area shall not be greater than six (6) square feet.
 - b. Height. The maximum height shall not exceed four (4) feet above the existing ground or grade level.
 - c. Provisions.
 - I. A maximum of two exempt signs may be displayed concurrently.
 - II. An exempt sign shall be displayed for a period not to exceed ninety (90) days per calendar year. The Director of Community Development, or his/her designee, may extensions to this time limit.

Wall Signs, Fence Signs.

In business and manufacturing zones, a sign painted on the surface of a fence or approved building wall or any non-illuminated wall sign on a building or structure which is not more than ten (10) square feet in sign area.

Permanent Window Signs. Except in residential zones, for each ground floor occupancy of a building, permanent signs may be painted on or otherwise displayed from the inside surface of any window, showcase or other similar facility. Said signs may be in addition to those signs permitted under the other provisions of this Code. The total copy area of such signs, however, shall not exceed a maximum of twenty-five percent (25%) of the total window area or one (1) square foot per lineal front foot of the premises occupied, whichever is the lesser.

Symbols or Insignia. Religious symbols and emblems, commemorative plaques of recognized historical agencies, or identification emblems of religious orders or historical agencies, provided that no such symbol, plaque or identification emblem, shall that do not exceed four (4) square feet in area in aggregate and provided further that all such symbols, plaques and identification emblems shall be placed flat against a building are mounted or applied to a building wall

This Section shall not be construed to require any permit for:

- (1) a change of copy on any sign exempted in Article 8;
- (2) the repainting, cleaning and other normal maintenance or repair of a sign or sign structure for which a permit has previously been issued, so long as the sign or sign structure is not modified in any way; or
- (3) signs which have permits and which conform with the requirements of this Code on the date of its adoption unless and until the sign is altered or relocated, at which time a permit is required.

Section 8.2 : Exempt Signs.

The following operations shall not be considered as requiring the issuance of a sign permit, but any sign thus created must be in conformance with all other building, structural and electrical laws and regulations of the City:

- A. **Construction Signs.** One construction sign per construction project not exceeding thirty-two (32) square feet in sign area in residential districts or sixty four (64) square feet in commercial or industrial

districts, provided that such signs shall be erected no more than thirty (30) days prior to the beginning of construction for which a valid building permit has been issued, shall be confined to the site of construction and shall be removed thirty (30) days after completion of construction and prior to occupancy.

Direction or Instructional Signs. Signs which provide direction or instruction and are located entirely on the property to which they pertain and do not in any way advertise the sale of merchandise or services or any business and do not exceed four (4) square feet in area, such as signs identifying rest rooms, public telephones, walkways, or signs providing direction such as parking lot entrance and exit signs and those of similar nature. Such signs may identify the establishment to which the directions or instructions thereon are pertinent.

Flags. The flags, emblems or insignia of any nation or political subdivision or corporate flag.

Governmental Signs. Governmental signs for control of traffic and other regulatory purposes, street signs, danger signs, railroad crossing sign and signs of public service companies indicating danger and aids to service safety which are erected by or on the order of a public officer in the performance of his public duty.

Holiday Decorations. Signs of a primarily decorative nature, clearly incidental and customary and commonly associated with any national, local or religious holiday, provided that such signs shall be displayed for a period of not more than sixty (60) consecutive days nor more than sixty (60) days in any one (1) year. Such signs may be of any type, number, area, height, illumination or animation, and shall be set back ten (10) feet from all boundary lines of the lot provided that a clear area be maintained to a height of seventy-two (72) inches within fifty-five (55) feet of the intersection of two (2) streets, a railroad and a street, or a street and driveway.

House Numbers. House numbers not exceeding two (2) square feet in area for each dwelling unit or mobile home.

Non-electrical Interior Signs. Non-electrical signs located within the interior of any building or stadium, or within an enclosed lobby or court of any building, and non-electrical signs for and located within the inner or outer lobby, court or entrance of any theater, that are not visible from the public right-of-way. This does not, however, exempt such non-electrical signs from the structural or material specifications as set out in this Code.

Memorial Signs. Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or inlaid so as to be part of the building or when constructed of bronze or other incombustible material.

Notice Bulletin Boards. Notice bulletin boards not over thirty-two (32) square feet in area for medical, public, charitable or religious institutions where the same are located on the premises of said institution.

No Trespassing or No Dumping Signs. No trespassing or no dumping signs not to exceed one and one-half (1½) square feet in the area per sign and not exceeding four (4) in number per lot, except that special permission may be obtained from the Administrator for additional signs under proven special circumstances.

Occupant Signs, Nameplates. One (1) nameplate for each dwelling unit or mobile home not to exceed two (2) square feet in area indicating the name of the occupant, location or identification of a home professional office, provided the use of the premises is legal both in substance and at that location.

Public Notices. Official notices posted by public officers or employees in the performance of their duties.

Public Signs. Signs required or specifically authorized for a public purpose by any law, statute or ordinance, which may be of any type, number, area, height above grade, location, illumination, or animation required by the law, statute or ordinance under which the signs are erected.

Real Estate Signs. One (1) real estate sign per residential lot, provided such sign is located entirely within the property to which the sign applies, is not directly illuminated, does not exceed nine (9) square feet in area, and is removed within ten (10) days after the closing date of a sales contract or the effective date of a lease. One (1) real estate sign per commercial or industrial lot, provided that such signs are not over twenty-five (25) square feet in sign area.

Signs in the Display Window. Signs in the display window of a business use which are incorporated with a display of merchandise or a display relating to services offered which comply with subparagraph (p) herein.

Temporary signs not exceeding four (4) square feet in area pertaining to drives or events of civic, philanthropic, educational or religious organizations, provided that said signs are posted only during said

drive or no more than thirty (30) days before said event and are removed no more than fifteen (15) days after an event.

14-4 – PERMANENT SIGNS AUTHORIZED WITH A PERMIT

The following signs shall only be permitted with a permit and shall conform to all other applicable regulations contained within this Division.

- A. Aggregate Sign Area. The maximum permitted aggregate or total sign area for any lot of record shall not exceed one square foot of sign area per every lineal foot of lot frontage.
- B. Pole Signs.
 - 1. Sign Area. In no instance shall a pole sign exceed two hundred (200) square feet in sign area.
 - 2. Height. The maximum height of any portion of any pole sign shall be in accordance with **Table 14-4 B**. In joint or adjacent rights-of-way, the height of the sign will be regulated by the width and speed limit of the right-of-way immediately closest to the location of said sign.

TABLE 14- B: MAXIMUM HEIGHT OF POLE SIGNS		
Public Right-of-Way Width	Official Speed Limit (miles per hour)	Maximum Height (feet)
≤ 60 feet	15-20	20 10
	25-30	25 15
	35-50	30 20
> 60 feet	15-20	30 20
	25-30	40 30
	35-50	40 30

On freestanding or ground signs, The sign structure may extend above the maximum allowable height of such signs for embellishment purposes. Such extension shall not exceed twenty (10%) of the maximum allowable height for the sign. Such embellishment shall not include thereon any symbol, representation, logo gram, insignia, illustration or other form of advertising message.

- a. Notwithstanding **Table 14-4 B**, freestanding sign a pole sign may have a maximum height of one hundred (100) feet above grade when located within one-quarter (1/4) mile of the right-of-way line of an interstate highway Federal-Aid Interstate Highway interchange (i.e., Interstate 74 or Interstate 55).
- 3. Legibility.
 - a. Freestanding Pole signs shall be backlit, directly-lit, or internally illuminated. Any direct light source shall be concealed from view from the right-of-way.
 - b. Freestanding Pole signs which are visible from expressways or interstate highways shall conform with the "Highway Advertising Control Act of 1971", 225 ILCS 440/1 et seq., as hereafter amended.
- 4. Materials.
 - a. All freestanding pole signs structures or poles shall be self-supporting structures erected on and permanently attached to concrete foundations. Such structures or poles shall be fabricated only from painted steel or such other materials as may be approved by the building codes in effect BOCA National Building Code in effect and Chapter 10 of the Bloomington City Code. Detail drawings of all pole or pylon sign foundations will accompany sign permit applications and must be sealed by an engineer.
 - b. Exposed foundations must be constructed with a finished material such as brick, stone, architectural metal, or wood.

5. Quantity.
 - a. Where pole signs are permitted, no more than one (1) sign shall be permitted for each five hundred (500) linear feet of lot frontage.
 - b. One additional sign may be permitted on a lot that contains a drive-through window, where such sign has an area of less than ten (10) square feet and does not exceed two (2) feet in height. This sign shall count towards aggregate sign area.
 6. **Separation. More than one (1) on-premise freestanding or ground sign may be permitted on each premise having frontage on a public street or an approved private street. provided that** The minimum horizontal separation between **such on-premise freestanding pole signs on a lot or premises** shall be **one two** hundred feet (200'). **The required separation in this Section does not apply to on-premise signs on separate premises.**
 7. Projection over Street. No pole sign shall project over a street or other public space beyond a vertical plane two (2) feet inside the curb face.
 8. Landscape Requirement. All pole signs shall be required to plant and maintain a landscape planting area at the base of the sign. The landscape area shall be at least equal to the square footage of the pole sign. The Director of Community Development may exempt signs from this requirement only when landscaping would obstruct visibility and not conform with the visibility requirements of this Code.
 9. Location: No pole sign may be constructed in a utility or drainage easement unless permitted by the City Engineer.
- C. Monument Signs.
1. Sign Area. In no instance shall a monument sign exceed two-hundred (200) square feet in sign area.
 2. Height. The maximum height of a portion of any monument sign shall be twenty (20) feet.
 3. Legibility. Monument signs may be either internally or externally illuminated. External illumination shall be permitted should it be downward or upward and shielded. Internal illumination is permitted only when the copy on the sign face appears illuminated and the sign face does not.
 4. Materials. All monument signs shall be self-supporting structures erected on and permanently attached to masonry foundations. Such structures shall be fabricated from materials which complement the building materials of the primary structure on the lot on which the monument sign shall be located. Detail drawings of all monument sign foundations shall accompany sign permit applications and sealed by an engineer.
 5. Quantity.
 - a. Where monument signs are permitted, one (1) sign shall be permitted for each five hundred (500) lineal feet of lot frontage.
 - b. One (1) additional sign may be permitted on a lot that contains a drive-through window, where such sign has an area of less than ten (10) square feet and does not exceed two (2) feet in height. This sign shall count towards aggregate sign area.
 6. Separation. The minimum horizontal separation between monument signs on a lot or premises shall be two hundred (200) feet.
 7. Landscape Requirement. All monument signs shall be required to plant and maintain a landscape planting area at the base of the sign. The landscape area shall be at least equal to the square footage of the monument sign.
 8. Location: No monument sign may be constructed in a utility or drainage easement unless permitted by the City Engineer.
- D. **Wall and Fascia Signs.**

1. Sign Area. The maximum permitted sign area shall not exceed five percent (5%) of the total area of the face of the wall on which the sign shall be located.

The maximum sign area on a building shall not exceed the allowed Zoning District square footage per lineal foot of lot frontage in **Section 44.14-7** multiplied by the building frontage.

Premises fronting on more than one (1) public right-of-way may combine permissible signs for one (1) frontage with another frontage for the purpose of placing the combined area of signs on one (1) frontage if the combined frontage is one hundred feet (100') or less.

Any identification wall or fascia signs with non-illuminated letters up to but not exceeding six inches (6") in height nor eight (8) square feet in area are not restricted and may be permitted in addition to regulated signage.

2. Height.
 - a. Wall or fascia signs shall not be erected to extend above the parapet, nor extend beyond the ends of the wall to which they are attached unless such signs meet all the requirements for roof signs, projecting signs, or ground or freestanding signs as the case may be.
 - b. The height of copy placed in the space between windows may not exceed two-thirds (2/3) the distance between the top of the lower window and the sill of the upper window.
3. Lettering.
 - a. Wall signs shall consist of Letters shall be individually affixed letters on the to walls of a building.
 - b. All wall signs shall consist of internally illuminated, externally illuminated, or backlit lettering that is one consistent color for all letters of the sign.
 - c. On brick facades, individual letters shall be installed in the mortar joints and designed to avoid irreversible damage to the bricks.
4. Projection. A wall signs shall not horizontally project more than twelve (12) inches from the wall of the building or structure to which it is attached.
5. Number of Signs.
 - a. Only one (1) wall sign shall be permitted per building frontage or individual unit within a building frontage.
 - b. Corner lots may display a second wall sign facing the secondary frontage.
 - c. Buildings located on outlots of shopping centers may display one (1) additional wall sign towards a main parking area of the development not oriented towards a street.
6. Other Provisions.
 - a. No wall sign shall cover any architectural features of the building to which it is affixed. Architectural features shall include, but not be limited to: pediment, cornice, belt course, pier, windows, pilaster, roof, decorative stone or tile inlay, kick plate/bulkhead, raised or colored brick pattern, and corbel.
 - b. No wall sign shall be affixed to HVAC screening, elevator overrun, or other features protruding from the roof of the structure, with the exception of building parapets which have been designed and integrated into the architecture of the building, and which are in line with and not set back from the façade of the building.
7. Materials. Wall signs shall be constructed if metal, wood, or a noncombustible material approved by the building codes in effect and Chapter 10 of the City Code. Vinyl banner material is prohibited as a permanent wall sign material, regardless of size.

Materials. Wall or fascia signs which have an area exceeding forty (40) square feet shall be constructed of metal or other approved noncombustible materials except for nailing rails and as provided in Chapter 10 of the Bloomington City Code.

Reflectors. Lighting reflectors may project eight feet (8') beyond the face of the wall provided such reflectors are at least twelve feet (12') above the sidewalk level, but in no case shall such reflectors project beyond a vertical plane two feet (2') inside the curb line.

Extension. Wall or fascia signs shall not be erected to extend above the parapet, nor extend beyond the ends of the wall to which they are attached unless such signs meet all the requirements for roof signs, projecting signs, or ground or freestanding signs as the case may be.

E. Projecting Signs.

1. **Sign Area.** The maximum permitted sign area of a projecting sign shall not exceed eight (8) square feet per sign face with a maximum of two (2) sign faces per sign.
2. **Height.** Projecting signs shall not extend above the roofline of the building to which it is attached or below twelve (12) feet as measured from the existing ground or grade level directly below the sign.
3. **Projection.**
 - a. Projecting signs shall not horizontally project more than four (4) feet beyond that portion of the building or structure to which it is attached.

No such signs shall project over a street or other public space more than ten (10) feet from the face of the building or structure, nor in any case beyond a vertical plane two (2) feet inside the curb face. Subject to these maximum projection limits, projection over the public right-of-way in a D-1 Central Business District shall be limited to twelve (12) inches for each one (1) linear foot of building frontage measured from the sign's location to the nearest side wall of the occupant's premises.

- b. Signs shall project at a ninety (90) degree angle from the building face except at a building corner fronting on two (2) intersecting streets where projecting signs may project from such building corner at forty-five (45) degree angles to the building facades fronting on such intersecting streets.
4. **Illumination.** Projecting signs shall not be illuminated. Any sign projecting over a public right-of-way may be illuminated, except for awnings.
5. **Installation.** Projecting sign shall be installed to avoid irreversible damage to historic facades.

Materials. Projecting signs shall be constructed entirely of metal or other approved noncombustible materials except as provided in Chapter 10 of the Bloomington City Code.

Installation. No projecting sign may extend more than twelve (12) inches above the top of a parapet, unless it appears as an architectural blade. All projecting signs shall be installed or erected in such a manner that support structures visible above a roof or building facade shall appear as architectural blades.

F. Canopy and Awning Signs.

1. **Sign Area.** Canopy or awning sign shall cover a maximum of twenty percent (20%) of the canopy or awning surface area or seventy-two (72) square feet, whichever is less.

Canopy. Area of copy may be three (3) square feet per lineal foot of canopy front and sides. Copy area or any part of copy area allowed for one (1) fascia of the canopy shall not be added to that allowed for other fascia of the canopy. On places of public entertainment such as theaters, arenas, meeting halls, etc., where one (1) or more changeable copy signs are allowed, the copy area allowance may not exceed five (5) square feet per lineal foot of canopy front and sides with a maximum total height of no more than five (5) feet at any point.

Awnings. Signs consisting of one (1) line of letters, symbols or characters not exceeding nine (9) inches in height may be painted, placed or installed only upon the hanging border of any awning erected and

maintained in accordance with this Code. An identification emblem, insignia, initial or other similar feature not exceeding an area of four (4) square feet, may be painted, placed or installed elsewhere on any awning provided that any sign emblem, insignia or other such similar item shall comply with all other provisions of this Code.

2. Height.
 - a. Canopy and awning signs shall not exceed seven (7) feet in height **nor shall they project below the fascia of the marquee.**
 - b. Canopy and awning signs are permitted only on awnings extending above ground floor entrances or windows.
 3. Length. Canopy signs may **not extend the full length of the canopy but in no case shall they project beyond the ends of the canopy.**
 4. Underside Canopy Signs. Signs attached to the underside of a canopy **shall not be permitted.** **have a copy area not greater than eight (8) square feet, with a maximum, letter height of nine (9) inches. All such under canopy signs shall be mounted at a ninety (90) degree angle to the building face.**
 5. Materials. Canopy signs shall be constructed entirely of metal or other approved noncombustible materials except as provided in Chapter 10 of the Bloomington City Code.
 6. Illumination. Canopy and awning signs **shall not be illuminated.** **may be illuminated only using a direct light source aimed at the exterior of the canopy or awning, not the underside.**
 7. Canopy Drainage. The roofs of all canopies exceeding forty (40) square feet shall be properly guttered.
- G. On-Site Traffic Directional Signs. On-site traffic directional signs shall be permitted as necessary to assist in the movement of vehicular traffic on a property for the purpose of the safety of both pedestrian and vehicular traffic.
1. Sign Area. On-site traffic directional signs shall not exceed four (4) square feet per face. **in area nor**
 2. Height. On-site traffic directional signs shall not exceed twelve (12) feet in height.
 3. Other Provisions. No part of any on-site traffic directional sign shall be located within any required landscape areas.

Directional signs shall conform to all the applicable requirements of Section 5.7 of this Code for off-premise signs. No directional signs shall be permitted in the public right-of-way, except as required by Article 8, Sections 8.2(d), (n) and (t) of this Code.

Incidental Signs. Up to two (2) incidental signs may be attached to a freestanding sign structure or to a building wall as a wall or fascia sign. Such signs are restricted to incidental signs as defined in Section 2.2 including official notices of services required by law, or trade affiliations. Area of each sign shall not exceed five (5) square feet.

Roof Signs.

Height.

Roof signs on buildings that do not exceed three (3) stories or forty (40) feet in height shall be subject to the height limitations of Table 44.14-8 C.

TABLE 44.14-8 C: MAXIMUM HEIGHT OF ROOF SIGNS	
Building Height	Maximum Sign Height (Measured from Top of Parapet)

0-15 ft.	15 ft.
16-20 ft.	20 ft.
21-30 ft.	25 ft.
31-40 ft.	30 ft.
40 ft. or higher	N/A

Roof signs on buildings that exceed forty (40) feet in height shall be subject to the following regulations: Signs shall be manufactured in such a way that they appear as an architectural blade or penthouse and are finished in such a manner that the visual appearance from all sides is such that they are attached. Signs shall be installed or erected in such a manner that there shall be no angle iron support structure visible from street level or grade level.

Signs shall be set back a distance at least three (3) feet from all the outside walls of the building on or over which they are located in order to provide a clear passageway around said signs.

No guy wires, braces or secondary supports shall be visible from the street or grade level.

Sign Area. The area of a roof sign is a part of the building signage and hence, must comply with Section 44.14-8 B.2.

Materials:

All signs shall be constructed entirely of metal or other approved noncombustible materials except as provided in Chapter 10 of the Bloomington City Code.

Provisions shall be made for electrical ground of all metallic parts and where combustible materials are permitted in letters or other ornamental features, all wiring and tubing shall be kept free and insulated therefrom.

Within the Fire District, no roof sign which exceeds forty (40) feet in height shall be supported on or braced to wooden beams or other combustible construction of a building or structure unless otherwise approved by the Administrator.

Bottom Clearance: There shall be a clear space of not less than six (6) feet between the lowest part of the sign and the roof level except for necessary structural supports. The 6' clearance shall not be required where signs are readily accessible on all sides, the sign face is not more than 4' in height, and proper drainage, access, and air circulation are maintained.

Closed Roof Signs. A closed roof sign shall not be erected to a height greater than fifty (50) feet above fireproof and noncombustible buildings nor more than thirty-five (35) feet above the roof of non-fireproof buildings.

Open Roof Signs. An open roof sign shall not exceed a height of one hundred (100) feet above the roof of buildings of fireproof and noncombustible construction and not more than sixty (60) feet above the roof of buildings of non-fireproof construction.

Sloping Roof Signs: A sign may be attached to the fascia of or located on the sloping roof of a structure but shall not be located so as to extend higher than the roof top.

Off-Premises Signs.

Sign Area.

After February 8, 1981, it shall be unlawful for any person to erect any off-premise sign having a The maximum sign area for an off-premises sign shall not exceed in excess of three hundred (300) square feet unless and until a variance for such off-premise sign exceeding three hundred (300) square feet in sign area has been granted by the Sign Code Board of Review in accordance with Article 12 of this Code. Off-premises signs may be double faced and each side shall be considered as facing traffic flowing in the opposite direction. There will be no vertical stacking of these types of signs.

The area of an off-premises sign shall not be included in the calculation of maximum allowed signage in a lot only if it is a ground or freestanding sign.

Separation.

After February 8, 1981, it shall be unlawful for any person to erect any Off-premises signs shall be separated by a minimum distance from sign closer than two hundred (200) feet to any other off-premise sign located on the same side of a public street as such off-premise sign being erected.

After February 8, 1981, it shall be unlawful for any person to erect any No more than three (3) off-premises signs on one (1) side of a public street in such a manner that results in more than three (3) off-premise signs being shall be located on the same side of such a street along any given one-half (½) mile measured parallel to such street.

At the intersection of any two (2) public streets, after February 8, 1981, it shall be unlawful for any person to erect a no double or single faced off-premises sign may be placed at right angles to and, therefore, facing traffic on one (1) street any closer than two hundred (200) feet to a similarly positioned double or single faced off-premise sign at right angles to and, therefore, facing traffic on the other street, if one (1) sign is visible from the other.

The horizontal separation between ground/freestanding on-premise and off-premise signs shall be one hundred feet.

Setbacks.

No off-premises sign shall be closer than one hundred feet (100') to a residential zoning district boundary line.

No off-premises sign shall be closer than fifteen feet (15') from a side lot line.

Construction and Maintenance.

It shall be unlawful for any person to erect a structure for any freestanding or ground off-premises sign that is not of vertical or cantilever construction, and where the back of such sign is visible it shall be unlawful for the owner of such sign to not keep such sign suitably painted or otherwise covered to present a neat and clean appearance.

It shall be unlawful for the owner of any off-premise sign to not keep the area around such off-premises sign structure clean and clear of all scrub brush and tall grass to a distance of at least five (5) feet to the rear and sides of such structure as well as to the front property line, and if on a corner site, to both front property lines.

Other Signs.

Any sign permitted in this Code (except nameplates) may be a manual or automatic changeable copy sign or an automatic changing sign unless otherwise restricted by this Code. Such sign must be declared as a changeable sign during the permit issuance process and will require approval by the Administrator.

14-5 – TEMPORARY SIGNS AUTHORIZED WITH A PERMIT

A. Banner Signs.

1. Sign Area. The maximum sign area of a banner sign is one-half (0.5) square foot of sign area per lineal foot of building frontage. In no instance shall a banner sign exceed fifty (50) square feet.
2. Height. No banner sign shall protrude above the highest roofline or above the top of the parapet wall or mansard roof.
3. Number of Signs. Only one (1) banner sign per building frontage or per individual unit of a building shall be permitted.

B. Sandwich Board.

1. Sign Area. The maximum sign area of a sandwich board sign is six (6) square feet.
2. Height. The maximum height of a sandwich board sign is forty (40) inches above the existing ground or grade level.
3. Number of Signs. Only one (1) sandwich board sign shall be permitted per building frontage or per individual unit of a building.
4. Provisions.
 - a. No part of any sandwich board sign shall impede the flow of pedestrian traffic along any adjacent sidewalk or block any points of ingress or egress to any building or driveway.
 - b. Sandwich board signs shall be placed no more than one (1) foot from the wall of the building to which it is associated unless the Director of Community Development or his/her designee approves in writing another location due to other physical obstructions.

"A" frame or similar signs without approved support or anchorage are prohibited. They may be considered as temporary signs and subject to the applicable provisions of this Code. (Ordinance No. 1988-33)

Temporary signs, not in excess of four (4) square feet in area, may be erected as participation in a public parade, public event or public celebration for a period not to exceed ten (10) days provided, however, the erection of such sign shall be approved by the Administrator. (Ordinance No. 1979-12)

Section 11.4 : Non-Electrical Portable Signs; Permits Required.

- (a) Permit. It shall be unlawful for a non-electrical portable sign to be placed or displaced at any outdoor location unless a permit has been secured from the Administrator. The permit fee shall be Twenty Dollars (\$20.00) for each sign, location and allowed thirty (30) day duration. (Ordinance No. 1998-95)
- (b) Time Limit. It shall be unlawful for any non-electrical portable sign to be displayed for more than thirty (30) days at a time at any one (1) premise or location nor more frequently than ninety (90) days between each such period of display at any one (1) premise or location. (Ordinance No. 1986-155)
- (c) Portable Signs Prohibited. It shall be unlawful for any non-electrical portable sign to be displayed which violates Article 6 or Article 7 of this Code. (Ordinance No. 1986-155)
- (d) Setback. It shall be unlawful for any non-electrical portable sign to be set within the public right-of-way or nearer to the street right-of-way line than the minimum distance required by Section 5.1(d) of this Code for adequate sight distance along said street. (Ordinance No. 1986-155)

Section 11.5 : Election Signs.

- (1) Notwithstanding any prohibition or restriction in this Code, persons are authorized to erect and maintain election signs as provided in this Section 11.5. It shall be unlawful for any person to erect or maintain any election sign on any property other than as permitted herein.
- (2) Registration Required:
 - (a) All candidates or their representative shall be required to register with the Administrator (Director of Department of Building Safety or his designated representative) before erecting any election sign permitted under this Section 11.5.
 - (b) Registration forms shall be supplied by the Administrator. The registration shall include a statement that the applicant shall to the best of his ability, insure that all signs shall be erected in conformity with this Section 11.5. There shall be no charge for this registration which shall be issued promptly to all applicants. A registration issued under this Section 11.5 shall be accompanied by a copy of all regulations which may pertain to election signs.
- (3) Location of Signs; Consent of Property Owner.
 - (a) Signs authorized under this Section 11.5 may be placed in the yard of any building or building lot in the City. It shall be unlawful, however, to place such signs in any part of the public right-of-way or in any place in front of said building which diminish visibility or constitute or create any danger of a traffic accident.
 - (b) It shall be unlawful to erect an election sign upon any property without the consent of the owner thereof. (Ordinance 1982-70)
 - (c) It shall be unlawful for any political sign to be affixed to any benches, telephone booths, waiting areas for buses, fire hydrant, traffic control sign or device, street sign, or utility pole of any kind. Any signs so affixed may be summarily removed by the Administrator. (Ordinance No. 1982-70)
- (4) Types of Signs: (Ordinance No. 2003-56)
 - (a) Signs on residential building lots shall be single or double faced, nonilluminated, shall not exceed six (6) square feet in area, and shall not exceed three (3) feet in height. (Ordinance No. 1982-70)
 - (b) Signs on commercial building lots shall be single or double faced, nonilluminated, shall not exceed sixteen (16) square feet in area, and shall not exceed six (6) feet in height. Signs on commercial lots may be either facia or ground signs. (Ordinance No. 1982-70)
- (5) Time of Display. Any sign authorized under this Section 11.5 shall not be displayed more than ninety (90) days prior to any Primary, Regular, General or Special election. Any signs authorized under this Section 11.5 shall be removed by midnight of the Saturday following said election, including primary election. (Ordinance No. 2003-56)

14-6 – SIGNS PERMITTED IN THE ZONING DISTRICTS OF THE CITY

- A. Permanent Signs. The following table identifies the permanent signs that are permitted in the indicated districts with a 'P' and identifies the permanent signs that are prohibited in the indicated districts with a 'X'.

TABLE 14-6 A: PERMANENT SIGNS PERMITTED PER ZONING DISTRICT						
	Pole	Monument	Wall	Projecting	Canopy/Awning	Directional
A	X	P (1)	P (1)	X	X	P
R-1A	X	P (1)	P (1)	X	X	P
R-1B	X	P (1)	P (1)	X	X	P
R-1C	X	P (1)	P (1)	X	X	P
R-2	X	P (1)	P (1)	X	X	P
R-3A	X	P (1)	P (1)	X	X	P
R-3B	X	P (1)	P (1)	X	X	P
R-4	X	P (1)	P (1)	X	X	P
B-1	P	P	P	X	P	P
B-2	P	P	P	X	P	P
C-1	X	P	P (2)	X	P	P
D-1	X	P	P	P	P	P
D-2	X	P	P	P	P	P
D-3	X	P	P	P	P	P
M-1	X	P	P (2)	X	P	P
M-2	X	P	P (2)	X	P	P
P-1	X	P	P	X	P	P
P-2	X	P	P	X	P	P
P-3	X	P	P	X	P	P
GAP 1	X	P (1)	P (1)	X	X	P
GAP 2	X	P (1)	P (1)	X	X	P
GAP 3	X	P (1)	P (1)	X	X	P
GAP 4	X	P (1)	P (1)	X	X	P
GAP 5	P	P	P	X	P	P
GAP 6	X	P	P (2)	X	P	P
S-4	Any sign shall require a Certificate of Appropriateness.					
Notes:						
(1) Permitted for nonsingle-family detached residential uses only.						
(2) Only one sign per building shall be permitted, multitenant signs are prohibited.						

- B. Temporary Signs. The following table identifies the temporary signs that are permitted in the indicated districts with a 'P' and identifies the permanent signs that are prohibited in the indicated districts with a 'X'.

TABLE 14-6 B: TEMPORARY SIGNS PERMITTED PER ZONING DISTRICT		
	Banner	Sandwich Board
A	X	X
R-1A	X	X
R-1B	X	X
R-1C	X	X
R-2	X	X
R-3A	X	X
R-3B	X	X
R-4	X	X
B-1	P	X
B-2	P	X
C-1	P	X
D-1	X	P
D-2	X	P
D-3	X	P
M-1	P	X
M-2	P	X
P-1	P	X
P-2	P	X
P-3	P	X
GAP 1	X	X
GAP 2	X	X
GAP 3	X	X
GAP 4	X	X
GAP 5	P	X
GAP 6	P	X
S-4	All signs shall require a Certificate of Appropriateness	

Article 4 : Signs Permitted in the Zoning Districts of the City

The following sign regulations provide for the listing of signs permitted in the Zoning Districts of the City as provided by Chapter 44 of the Bloomington City Code.

Section 4.1 : Agriculture District

In addition to the exemptions authorized by Article 8 in this Code, the following signs shall be permitted in the A-Agriculture District subject to the other Articles in this Code:

- (a) One (1) identification sign having a total sign area not exceeding sixteen (16) square feet for each lot occupied by multiple family dwellings or other residential uses (not including single family dwellings, two family dwellings and mobile homes).

(b) One (1) identification sign having a total sign area not exceeding thirty-two (32) square feet for each lot occupied by nonresidential uses except for lots occupied by legal nonconforming uses which shall be permitted to have a total sign area not exceeding the total sign area of all identification signs presently located on the lot occupied by such nonconforming use.

(c) All identification signs authorized by subsections (a) and (b) of this Section shall be facia signs, except that such identification signs may be freestanding if they do not exceed height of sixteen (16) feet above grade nor project closer than ten (10) feet to a public right-of-way line or property line. (Ordinance No. 1979-12)

Section 4.10 : B-3 Central Business District.

(a) On-premise signs may be of any type provided that the total sign area of all such signs in each lot shall not exceed three (3) square feet for each lineal foot of frontage on a public street, or approved private street meeting City standards, or public place, or 200 square feet, whichever is greater. The maximum area of each sign shall not exceed three hundred (300) square feet unless otherwise restricted by this Code.

The maximum area of a double faced sign shall be the area of the largest face only for the purpose of sign area calculations to comply with this Section. (Ordinance No. 1988-33)

(b) Off-premise signs (off-street signs) shall be permitted in accordance with the restrictions in Article 5 in this Code that are specifically applicable to off-premise signs. (Ordinance No. 1979-8)

Section 4.11 : M-1 Restricted Manufacturing District and M-2 General Manufacturing District.

In addition to the exemptions authorized by Article 8 of this Code, the following signs shall be permitted in the M-1 Restricted Manufacturing District and M-2 General Manufacturing District subject to the other Articles of this Code.

(a) On-premise signs may be of any type provided that the total sign area of all such signs in each premise shall not exceed four (4) square feet for each lineal foot of frontage on a public street, or approved private street meeting City standards, or public place, or 300 square feet, whichever is greater. The maximum area of each sign shall not exceed three hundred (300) square feet unless otherwise restricted by this Code.

The maximum area of a double-faced sign shall be the area of the largest face only for the purpose of sign area calculations to comply with this Section. (Ordinance No. 1988-33)

(b) Off-premise signs (off-street signs) shall be permitted in accordance with the restrictions in Article 5 in this Code that are specifically applicable to off-premise signs. (Ordinance No. 1979-8)

Section 4.2 : Residence Districts.

In addition to the exemptions authorized by Article 8 of this Code, the following signs shall be permitted in the R-1A, R-1B, R-1C, R-2, R-3A, R-3B and R-4 Residence Districts subject to the other Articles of this Code:

(a) One (1) identification sign having a total sign area not exceeding sixteen (16) square feet for each lot occupied by multiple family dwellings or other residential uses but not on vacant lots or on lots having single family dwellings, two family dwellings or mobile homes where they shall be illegal except that on such premises a nameplate sign is permitted, if appropriate. (Ordinance No. 1981-53)

(b) One (1) identification sign having a total sign area not exceeding thirty-two (32) square feet for each lot occupied by nonresidential uses except for lots occupied by legal nonconforming uses which shall be permitted to have a total sign area not exceeding the total sign area of all identification signs presently located on the lot occupied by such nonconforming uses.

(c) One (1) identification sign authorized by subsections (a) and (b) of this Section shall be facia signs, except that such identification signs may be freestanding if they do not exceed a height of sixteen (16) feet above grade nor project closer than ten (10) feet to a public right-of-way line or property line. (Ordinance No. 1979-12)

Section 4.3 : S-1 University District.

In addition to the exemptions authorized by Article 8 of this Code, the following signs shall be permitted in the S-1 University District subject to the other Articles of this Code:

(a) Two (2) identification signs per building or landmark not exceeding a total sign area of fifty (50) square feet per sign shall be permitted at appropriate locations on the campus to adequately identify buildings or landmarks located on the campus.

(b) Identification signs authorized by subsection (a) of this Section may be freestanding signs or facia signs. (Ordinance No. 1979-12)

Section 4.4 : S-2 Public Lands and Institutions District.

In addition to the exemptions authorized by Article 8 of this Code, the following signs shall be permitted in the S-2 Public Lands and Institutions District subject to the other Articles of this Code:

(a) Identification signs not exceeding a total sign area of one hundred (100) square feet per sign shall be permitted at appropriate locations on the lot to identify uses thereon.

(b) Identification signs authorized by subsection (a) of this Section may be freestanding signs or facia signs. (Ordinance No. 1979-12)

Section 4.5 : S-3 Flood Plain (District).

All ground signs in the Flood Plain (District) shall require approval of the City Engineer prior to permit issuance. (Ordinance No. 1988-33)

Section 4.6 : Historic and Cultural District.

Except for the exemptions authorized by Article 8 of this Code, no sign shall be erected, moved, demolished, or altered in the S-4 Historic and Cultural District without approval of the Council, after public hearing and recommendation by the Historic Preservation Commission. The Council may grant such approval upon making a determination that such sign erection, movement, demolition or alteration would not adversely affect the character of the S-4 District in which such sign is located or is proposed to be located. After such approval, such sign erection, movement, demolition or alteration shall be in compliance with the other Articles of this Code. (Ordinance No. 1988-33)

Section 4.7 : S-5 Airport District.

In addition to the exemptions authorized by Article 8 of this Code, the following signs shall be permitted in the S-5 Airport District subject to the other Articles of this Code:

(a) On-premise signs may be of any type provided that the total sign area of all such signs in each lot shall not exceed two (2) square feet for each lineal foot of frontage on a public street, or private street meeting City standards, or public place, or 300 square feet, whichever is greater. The maximum area of each sign shall not exceed three hundred (300) square feet unless otherwise restricted by this Code.

The maximum area of a double faced sign shall be the area of the largest face only for the purpose of sign area calculations to comply with this Section. (Ordinance No. 1988-33)

(b) Off-premise signs (off-site signs) shall be permitted in accordance with the restrictions in Article 5 of this Code that are specifically applicable to off-premise signs. (Ordinance No. 1981-8)

Section 4.8 : C-1 Office District.

In addition to the exemptions authorized by Article 8 of this Code, the following signs shall be permitted in the C-1 Office District subject to the other Articles of this Code:

(a) One (1) identification sign having a total sign area not exceeding two (2) square feet for each lineal foot of frontage on a public street or private street or two hundred (200) square feet whichever is less.

(b) Identification signs permitted by this Section may be freestanding signs, facia signs, canopy signs, projecting signs, roof signs, signs on awnings, manual or automatic changeable copy signs, changing signs, or rotating signs subject to the regulations in Article 5 of this Code for these signs. (Ordinance No. 1979-12)

Section 4.9 : C-2, C-3, B-1 and B-2 Districts.

(a) On-premise signs may be of any type provided that the total sign area of all such signs in each premise shall not exceed three (3) square feet for each lineal foot of frontage on a public street, or approved private street meeting City standards, or public place, or 300 square feet, whichever is greater. The maximum area of each sign shall not exceed three hundred (300) square feet unless otherwise restricted by this Code.

The maximum area of a double faced sign shall be the area of the largest face only for the purpose of sign area calculations to comply with this Section. (Ordinance No. 1988-33)

(b) Off-premise signs (off-site signs) shall be permitted in accordance with the restrictions in Article 5 of this Code that are specifically applicable to off-premise signs. (Ordinance No. 1981-8)

14-7 – GENERAL STANDARDS

- A. Sign Area Measurement.
1. Area to be Included. The supporting structure or bracing of a sign shall be omitted in measuring the area of the sign unless such structure or bracing is made part of the message or face of the sign. Where a sign has more than one display face, the area of the sign shall be measured by the largest of the display faces.
 2. Area of Sign with Backing. The area of all signs with backing shall be measured by computing the area of the sign backing.
 3. Area of Signs without Backing. The area of all signs without backing shall be measured by computing the area of the smallest regular geometric figure that can encompass all words, letters, figures, emblems, and other elements of the sign copy.
 4. Area of Signs with and without Backing. The area of all signs formed by a combination of materials with and without backing shall be measured by counting the area of such elements in accordance with the foregoing subparagraphs:
 - a. Signs on Lots with Multiple Users. Where more than one user occupies a zoning lot, the owner of the lot shall be responsible for allocating permitted signage among such users.
 - b. General Safety. Notwithstanding any other provision of this Code, no sign shall be located in any area or in any manner so as to create a nuisance or a threat to public health, safety, or welfare.

[Insert Sign Measurement Graphic]

- B. Sign Height. Sign height shall be measured by taking the vertical distance from the adjacent street grade or upper surface of the nearest street curb other than an elevated roadway which permits the greatest height to the highest point of said sign.
- C. Electronic Message Signs. Electronic message signs shall be permitted only on monument signs or publicly funded, not for profit transit vehicles, and shall be subject to the conditions listed below.
1. The area devoted to the actual electronic message portion of the sign shall not exceed 40 percent of the maximum allowed sign area.
 2. The area of the sign devoted to electronic message shall be part of, not in addition to, the maximum area of a sign permitted.
 3. The area of an electronic message sign on a publicly funded, not for profit transit vehicle shall not exceed 8 square feet.
 4. The electronic message format shall conform to the following requirements:
 - a. The message will contain a static message only and not have movement, or the appearance of movement, during the static display period.
 - b. The transition to change from one message to another shall be instant and not dissolve, fade, scroll, travel, or have similar transitions.
 - c. The message shall not change more frequently than once every two (2) minutes.
 5. Electronic message center signs must be equipped with a default mechanism that will stop the messaging or freeze the image in one position when a malfunction in electronic programming occurs.
 6. Electronic message center signs shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to light conditions.
 7. Illumination of electronic message signs shall not exceed 0.3 foot-candles over the ambient lighting conditions when measured at a distance equal to the square footage of the sign area.
 8. An electronic message sign shall not be combined with multi-tenant signs.

- D. Substitution. Non-commercial signage may be substituted in any location where commercial signage is allowed under this Chapter.
- E. Multi-Tenant Uniform Signage. Multi-tenant buildings shall be required to develop and implement uniform signage requirements for its tenants and conform with the regulations of this ordinance.
- E. Lighting.
1. Location and Design of Light Source
 - a. Whenever an external artificial light source is used for a sign, such source shall be located, shielded and directed so as to be directed away, and not be directly visible, from any public street or private residence. ⁽¹⁾_(SEB)
 - b. No receptacle or device housing a permitted light source for a sign shall protrude more than eighteen (18) inches from the face of the sign or building to which it is attached; provided, however, that a receptacle or device housing a permitted light source for a sign may be located more than eighteen (18) inches from the face of the sign if such light source is ground mounted, locked in place, and cannot be redirected.
 2. Level of Illumination.
 - a. In no event shall the illumination of any sign, resulting from any internal or external artificial light source, exceed one-hundred seventy-five (175) footcandles (fc) when measured with a standard light meter held perpendicular to the sign face at a distance equal to the narrowest dimension of such sign face.
 - b. All artificial illumination shall be so designed, located, shielded, and directed as to prevent the casting of glare or direct light upon adjacent property or streets.
 - c. Illumination resulting from any internal or external artificial light source shall not exceed 0.5 foot candles as measured at the property line of the Subject Property.
 - d. Illumination levels for changeable copy signs shall be prescribed in **Paragraph 7 of this Section.**
 3. Flashing Lights Prohibited. Except for public service signs when expressly permitted by this Section, no flashing, blinking or intermittent lights shall be permitted.
 4. External Illumination.
 - a. External illumination shall be provided by steady, stationary light of reasonable intensity, directed solely at the sign and shielded or otherwise prevented from shining directly onto adjacent properties or rights of way.
 - b. No unshielded light sources are permitted.
 - c. Light fixtures placed along the base of the sign shall be screened from view by site grading or evergreen shrubs.
 5. Internal Illumination.
 - a. A dark, opaque background shall be used for the face of any internally illuminated sign. White sign faces are prohibited, though opaque white lettering or symbols may be used.
 - b. No additional background lighting or illuminated borders or outlines shall be permitted.
 6. Illuminated signs are prohibited that include any of the following:
 - a. Exposed **incandescent light** bulbs with ratings in excess of forty (40) watts or equivalent illumination;
 - b. Exposed **incandescent light** bulbs with internal or external metallic reflectors;
 - c. Revolving beacon lights;

- d. Continuous or sequential flashing operation in which more than two-thirds (2/3) of lights are turned off or on at one (1) time;
- F. Signs in Right-of-Way. No sign except governmental signs authorized in this Section shall be placed in or extend into or over any public property or right-of-way, except as provided in this Division.
- 1. Signs structurally affixed to a building such as a wall sign, projecting sign, or awning signs may extend over a public right-of-way when the building to which they are affixed is located adjacent the right-of-way.
 - 2. Insurance. Every applicant for a sign that will extend into or over a public right-of-way shall file with the City, before the permit is granted, a liability insurance policy covering all damage or injury that might be caused by each of said signs, or certificate of insurance therefor, issued by an insurance company authorized to do business in the State of Illinois and satisfactory to the City, with limits of liability of not less than fifty thousand dollars (\$50,000.00) for property damage and five hundred thousand dollars (\$500,000.00) for personal injuries. The City, its officers, agents and employees shall be named as additional parties insured. Such liability insurance policy shall be maintained in force throughout the life of the permit, and if at any time it shall not be in full force, the permit shall be revoked by the City.
- G. Traffic Safety.
- 1. No sign shall be maintained at any location that may obstruct, impair, obscure, interfere with the view of, or be confused with, any traffic control sign, sign or device, or where it may interfere with, mislead or confuse traffic.
 - 2. Signs shall comply with the sight distance requirements of **Section 44.9-10**.
- H. Minimum Clearance.
- 1. Pedestrian ways. Any sign that overhangs a sidewalk or pedestrian walkway shall be elevated at least nine (9) feet above grade.
 - 2. Vehicle areas. Any sign that overhangs a public road, private street, driveway, parking lot or other vehicular use area shall be elevated at least fourteen (14) feet above grade.
 - 3. Signs shall be located in such a way that they maintain horizontal and vertical clearance of all overhead electrical conductors in accordance with National Electrical Code Specifications, depending on voltages concerned. **Reference to 100 which requires ten (10) foot separation from any conductor.**
- I. Obstructions.
- 1. No sign shall be erected, constructed or maintained so as to obstruct any fire escape, required exit, window or door opening or other required access way used as a means of egress.
 - 2. No sign shall be attached in any form, shape or manner **which will that would** interfere with any opening required for light or ventilation, except that such signs may be erected in front of and may cover transom windows when not in violation of the provision of the Building or Fire Prevention Codes for the City.
- J. Rotating Signs. Any sign permitted in this Code may be a rotating sign provided that such rotating sign complies with all applicable provisions of this Division.

14-8 – SIGN PERMITS AND INSPECTIONS

- A. Except as expressly provided in Section 44.14-3, no sign shall be erected, enlarged, expanded, altered or relocated unless a Sign Permit has been issued in accordance with this Division.
- B. No person shall erect, construct or maintain any sign upon any property or building without the consent of the owner or person entitled to possession of the property or building, if any, or their authorized representatives.
- C. An application for a sign permit shall be made to the Administrator upon a form provided by the Administrator and shall be accompanied by such information as may be required to assure compliance with all appropriate laws and regulations of the City including those items detailed in Section 14-8(C)(1-4). Any application that does not include all of the items detailed in Section 14-8(C)(1-4) shall not be accepted by the Administrator and shall not be considered for permit issuance.
1. Name and address of owner of the sign;
 2. Name and address of owner or the person in possession of the premises where the sign is located or to be located;
 3. Name and contact information of the Sign Contractor.
 4. Plans, specifications and drawings, drawn to scale, which clearly illustrate the following:
 - a. **Clear and legible drawings with description showing The proposed location of the sign or signs which is are the subject of the permit;**
 - b. Photographs of the street sizes of the property in question, showing all existing signs on the property;
 - c. The location and dimensions (including total sign area) of and all other existing signs on the same premises; whose construction requires permits, when such signs are on the same premises;
 - d. **Drawings showing** The dimensions, construction supports, sizes, electrical wiring and components, materials of the sign and method of attachment and character of structural members to which attachment is to be made.
 - e. When required by the Administrator, engineering data **shall be supplied** on plans **submitted prepared and** certified by a duly registered architect or structural engineer.
- D. Permit Issuance. The Administrator shall issue a **permit for the erection, alteration, or relocation of a sign within the City** sign permit when an application therefor has been properly made and the sign described therein complies with all appropriate laws and regulations of the City. The Administrator may, in writing, suspend or revoke a permit issued under provisions of this Article whenever the permit is issued by mistake or on the basis of a misstatement of fact or fraud.
- E. Effect of Issuance. No permit for a sign issued hereunder shall be deemed to constitute permission or authorization to maintain an unlawful sign nor shall any permit issued hereunder constitute a defense in an action to abate all unlawful signs.
- F. Permit Appeals. An appeal may be taken to the **Sign Code Board of Review** Board of Zoning Appeals from the Administrator's denial or revocation of a sign permit.
- G. Duration of Permit. Every sign permit issued by the Administrator shall become null and void if **work** installation or construction is not commenced within one hundred twenty (120) days from the date of issuance of such permit. If work authorized by such permit is suspended or abandoned for one hundred twenty (120) days any time after the work is commenced, a new permit shall be first obtained to do so and the fee will be one-half (½) the amount required for a new permit for such work provided that no changes have been made in the original plans. Such permit may not be unreasonably withheld, providing that proper application and payment of permit fees is complied with.
- H. Inspections. All sign work requiring a permit shall be subject to inspection by the Administrator.
- I. Sign Maintenance. Every sign in the City, including but not limited to those signs for which permits or for which no permits or permit fees are required, shall be maintained in good structural condition at all times. All signs, including those exempted, shall be kept neatly painted, including all metal parts and supports. The Administrator may inspect signs at reasonable intervals to determine whether signs are properly maintained.

- J. Signs Declared Unlawful: The Administrator may declare any sign [unlawful and require its removal](#) if [it the sign](#) violates this Code or any other law or if it endangers public safety by reason of inadequate maintenance, dilapidation or abandonment. Any such declaration shall state in writing the reasons of the Administrator for stating that the sign is unlawful.

14-9 – CONSTRUCTION STANDARDS

The following general standards shall apply to all signs.

- A. Materials and Method of Construction. All signs shall comply with the [building codes BOCA Basic Building Code](#) currently adopted and referenced in Chapter 10 of the Bloomington City Code and other applicable Codes of the City.
- B. Noncombustible Materials. [All signs shall conform with the provisions of Chapter 10 of the Bloomington City Code, regarding the use of combustible materials.](#) All signs hereafter located on or at any lot or premises containing a gasoline service station shall be constructed of noncombustible materials as required by Chapter 17, Article III, Section 74, of the Bloomington City Code.
- C. Anchoring. Signs shall be anchored to prevent any lateral movement that would cause wear on supporting members or connectors.
- D. [Electrical signs.](#)
1. [Any and all electrical signs shall be manufactured to meet UL Specifications and be UL labeled. Alternate equivalent specifications may be accepted as approved by the Code Official.](#)
 2. [Electric signs shall be watertight, with service holes to provide access to each compartment with fitted waterproof covers.](#)
 3. [Any electrical equipment or apparatus of a sign which causes interference with radio or television reception shall not be permitted.](#)
- E. [Wind Loads.](#)
1. All signs shall be designed and constructed in conformity to the provisions for materials, loads and stresses of Articles 7 and 8 and the requirements of Chapter 10 of the Bloomington City Code. The effect of special local wind pressures shall be thoroughly considered in the design, but in no case shall the wind load be assumed less than thirty (30) pounds per square foot of net exposed area for roof signs or ground signs.
 2. Metal supports or braces shall be adequate for wind loading. Wire or cable supports shall have a safety factor of four (4). All metal, wire cable supports and braces and all bolts used to attach signs to brackets and signs to the supporting building or structure shall be galvanized or of an equivalent material.
 3. [All permanent signs shall be constructed of fire-resistant materials and shall be capable of withstanding wind pressures of at least an 80 mile an hour wind load and of receiving dead loads based on the actual weight of the structure.](#)
- F. [Signs Affixed to Parapets. A parapet wall must have sufficient strength to support any sign which is attached thereto.](#)
- G. Glass. When glass is used for sign letters or transparent panels, it shall be at least double strength thickness for sign areas up to and including three hundred (300) square inches. When glass is used for sign letters or transparent panels for sign areas in excess of three hundred (300) square inches at least one-quarter ($\frac{1}{4}$) inch wire glass shall be used and the maximum span between supports shall be four (4) feet.
- H. Identification Marking. Each sign hereafter erected or remodeled shall bear in a permanent position thereon a clearly legible identification plate stating the name and address of the owner of the sign, and the person, firm or corporation responsible for its construction, erection and the date

of erection. Electrical signs shall be marked with input amperages at the full load input similar to UL (48).

- I. Sign Contractor Requirements.
 1. Registration. No person shall perform any work or service for any person or for any government entity for compensation, in or in connection with the erection, construction, enlargement, alteration, repair, moving, improvement, maintenance, conversion or manufacture of any sign in the City or any work or service in connection with causing any such work to be done unless such person shall first have registered as a sign contractor with the City Clerk and paid the registration fees provided for by the City, or shall be represented by a subcontractor registered herein as a contractor.
 2. Registration Fee. Before any person, firm, or corporation shall engage in the business of sign contracting in the City or continue in said business, such person, firm or corporation shall be required to pay a registration fee of Fifty Dollars (\$50.00) the first year and Fifty Dollars (\$50.00) per year thereafter. The City Clerk shall keep a suitable record of all such registrations of sign contractors in the City.
 3. Bond. As a condition to the registration of a sign contractor as required herein, all persons engaged in the business of painting, installing or maintaining signs which involves, in whole or part, the erection, alteration, relocation, maintenance of a sign or other sign work shall file with the City Clerk a continuing bond in the penal sum of Five Thousand Dollars (\$5,000.00), executed by the applicant and a corporate surety authorized to do business in the State of Illinois, which shall indemnify and hold harmless the City, its officers, agents, and employees, from any and all claims of negligence resulting from erection, alteration, relocation, or maintenance work.
 4. Insurance. Every applicant for such registration shall, before such registration, file with the City a satisfactory certificate of insurance against any form of liability to a minimum of Twenty-five Thousand Dollars (\$25,000.00) for property damage and Three Hundred Thousand Dollars (\$300,000.00) for personal injury, or shall be responsible through an agent or subcontractor covered by insurance in said amounts. The insurance shall be maintained in full force and effect during the term of the registration and said insurance policy or certificate shall provide that the City be notified of any cancellation of the insurance ten (10) days prior to the date of cancellation.
 5. Federal or State Licenses as Applicable. Any sign company seeking to erect, construct, enlarge, alter, repair, move, improve, maintain, convert or manufacture any sign shall demonstrate and register with the City a statement that they have all of the necessary licenses from all other governmental agencies applicable, or shall be represented by a duly licensed agent or subcontractor having such licenses.
- J. [General Safety. Notwithstanding any other provision of this Section, no sign shall be located in any area or in any manner so as to create a nuisance or a threat to the public safety and welfare.](#)

14-10 – PROHIBITED SIGNS

Except as otherwise provided in this Division, the following types of signs are expressly prohibited in all districts:

- A. Miscellaneous signs and posters [not otherwise permitted herein, that are](#) visible from a public way, located on the walls of buildings, barns, sheds, on trees, poles, posts, fences or other structure

- B. Signs on public property, which includes any curb, sidewalk, post, pole, electrolier, hydrant, bridge, tree or other surface located on public property or over or across any street or public thoroughfare except as may otherwise expressly be authorized by this Code or by written agreement approved by the City Council, after determining that said sign is consistent with the intent of this Code.
- C. Banners, pennants, search lights, twirling signs, balloons or other gas filled figures or other similar signs or attention getting devices, except otherwise permitted in this Division subject to a temporary sign permit.
- D. Portable signs of any type, excluding sidewalk-signs otherwise permitted as defined within this Division.
- E. Billboard Signs
- F. Signs on a vehicle where said vehicle is parked adjacent to or near the right-of-way and is not used for daily operations or during the regular course of business, or is not licensed, insured, or operational.
- G. Signs painted on or attached to any fence or any wall which is not structurally a part of a building, except as otherwise allowed by this Division to identify a residence or residence structure by means of posting the name of the occupant or structure, and the street address.
- H. Any stereopticon or motion picture projection or media in conjunction with any advertisements or have visible moving parts or any portion of which moves, or give the illusion of motion except at licensed drive-in theaters.
- I. Signs that emit audible sound, odor or visible matter.
- J. Signs that Purport to be or are an imitation of imitate or resemble an official traffic sign, ~~or~~ signal, device or the light of an emergency or road equipment vehicle, or which obstruct a motorist's or pedestrian's view of any traffic or street sign or signal or device. , or which bear the words "Stop", "Go Slow", "Caution", "Danger", "Warning", or similar words;.
- K. Abandoned Signs.
- L. Roof Signs.
- M. Box Signs.
- N. Outline Lighting.
- O. Marquee Signs.

14-11 – NONCONFORMING SIGNS

Determination of Nonconforming Signs. After the enactment of this Code, the Administrator shall, as soon as practicable, survey the City for signs which do not conform to the requirements of this Code. Upon determination that a sign is nonconforming, the Administrator shall use reasonable efforts to so notify either personally or in writing the user or owner of the property on which the sign is located of the following:

1. The sign's nonconformity; and
 2. whether the sign is eligible for characterization either as Legal Nonconforming" or "Unlawful".
 3. Failing determination of the sign owner, user, or owner of the property on which the sign is located, the notice may be affixed in a conspicuous place to the sign or to the business premises with which the sign is associated.
- A. Legal Nonconforming Signs. Any sign located within the City limits on the date of adoption of this Code or located in an area annexed to the City thereafter, which does not conform with the provisions of this Code, is eligible for characterization as a "legal nonconforming" sign and is permitted to continue as provided in this Section, provided it also meets the following requirements:

1. The sign was covered by a sign permit or variance on the date of adoption of this Code if one was required under applicable law or ordinance;
 2. If no sign permit was required under applicable law for the sign in question, the sign was in all respects in compliance with applicable law or ordinance on the date of adoption of this Code.
- B. Loss of Legal Nonconforming Status. A legal nonconforming sign shall immediately lose its legal nonconforming designation and immediately be removed or brought into compliance with this Code pursuant to issuance of a sign permit if:
1. The sign structure is altered in any way in structure or copy (except for changeable copy signs and normal maintenance), which tends to or increases nonconformity to the sign with the requirements of this Code; or
 2. The sign is relocated in whole or in part, to a position making it less that is not in compliance with the requirements of this Code; or
 3. The sign is removed for any reason or damaged to an extent that the cost of restoration to its prior condition exceeds fifty percent (50%) of the cost of the replacement replaced, so as to increase its nonconformity
- On the happening of any one of (1), (2) or (3) of Section 10.1(c) of this Code, the sign shall be immediately brought into compliance with this Code with a new permit secured therefor or shall be removed.
- C. Maintenance and Repair. Nothing in this Article shall relieve the owner or user of a legal nonconforming sign or owner of the property on which the legal nonconforming sign is located from the provisions of this Code provided, however, that any repainting, cleaning and other normal maintenance or repair of the sign or sign structure shall not modify or enlarge the sign structure or copy in any way which makes it more nonconforming.

14-12 – ADMINISTRATION AND ENFORCEMENT

- A. Code Administrator. The Administrator shall be chosen and shall serve at the pleasure of the City Manager. The Administrator is hereby authorized and directed to enforce and carry out all provisions of this Code, both in letter and spirit, with vigilance and with all due speed. The Administrator is authorized to promulgate regulations and procedures consistent with the purpose of this Code toward that end. The Administrator is further empowered to delegate the duties and powers granted to and imposed upon him under this Code. As used in this Code, "Administrator" shall include his authorized representative.
- B. Variations. Requests for variations to the provisions of this Division shall be processed in accordance with the provisions of Section 44.17-8.
- C. Inspection by Administrator. The Administrator is hereby empowered to enter or inspect any building, structure or premises in the City upon which or in connection with which a sign, as defined by this Code, is located for the purpose of inspection of the sign, its structural and electrical connections, and to insure compliance with the provisions of this Code. Such inspections shall be carried out during business hours, unless an emergency exists.
- D. Abandoned Signs. Any sign that the Administrator deems to have been abandoned shall be removed; or have the face replaced with a weatherproof, blank face by the owner, agent or person having the beneficial use of the building, structure or lot upon which such sign is located within one hundred eighty (180) days after the business has abandoned the tenant space. Any abandoned sign that does not comply with this provision is considered a nuisance and subject to abatement by the City.
- E. Nuisance Signs. Any sign placed in the public right-of-way in violation of this Division shall be considered a nuisance and be subject to abatement by the City.

- F. Civil Remedies.
1. The remedies provided in this Section for violations of or failure to comply with provisions of this Code, whether civil, criminal or for sign removal, shall be cumulative and shall be in addition to any other remedy provided by law.
 2. Except as otherwise provided in this Code, any sign which is not in compliance with all of the applicable provisions of this Code or any other law shall be referred to herein as an "unlawful" sign.
 3. The violation of or failure to comply with any of the provisions of this Code or the erection, use or display of any sign not in compliance with all of the provisions of this Code shall be and hereby is declared to be unlawful.
- G. Criminal Penalty. The violation of or failure to comply with any of the provisions of this Code or the erection, use or display of any sign not in compliance with all of the provisions of this Code shall be and the same are hereby declared to be a quasi-criminal violation of the law. Upon conviction, any person in violation of or failure to comply with any of the provisions of this Code or the owner or user of any unlawful sign or the owner of the property upon which an unlawful sign is located, shall be punished by a fine **of not more than Two Hundred Dollars (\$200.00) as established and on record with the City of Bloomington,** for each week or portion thereof, that the violation or noncompliance or use or display of the unlawful sign occurs or has continued. Every person involved in the violation of or failure to comply with the Code, whether he directly commits the act or aids or abets the same, and whether present or absent, shall be proceeded against and held as a principal, provided however, that the owner of property on which an unlawful sign is located who is not also the owner or user of the unlawful sign shall be subject to the said quasi-criminal penalties only if demand for removal or alteration of the unlawful sign shall have been personally served upon or mailed by certified mail, return receipt requested, to said owner and the demand has remained **noncompliant uncomplied** with for a period of time specified herein.
- H. Abatement. Any person responsible for an abandoned, nuisance or unlawful sign may be responsible for reimbursement to the City for the City's costs of the removal or abatement of the such signs in addition to being charged with violating the provisions of this Chapter and subject to any fines and costs. The City Manager may take whatever action is lawful and necessary to collect costs due under this provision including, without limitation, hiring a collection agency, refusing to issue any City permit or license to the person(s) responsible, including any service charges and costs of collection. The City may also set off against any amounts owed by the City to the person(s) responsible amounts then owed by the delinquent customer to the City. Any person(s) responsible desiring to obtain a City permit or license while contesting the amount owed the City, may obtain a City permit or license by posting financial security in a form acceptable to the City Attorney, and in an amount equal to the disputed amount.
- I. Assurance of Discontinuance. As an additional means of enforcing this Code, the Administrator may accept an assurance of discontinuance of any act or practice deemed in violation of this Code or of any rule or regulation adopted pursuant hereto from any person engaging in or who has engaged in such act or practice. Any such assurance shall specify a time limit during which such discontinuance is to be accomplished. Failure to perform the forms of any such assurance shall constitute prima facie proof of a violation of this Code or any rule or regulation adopted pursuant hereto or order issued pursuant thereto which make the alleged act or practice unlawful for the purpose of securing any injunctive relief from a court of competent jurisdiction.

TERM	DEFINITION
ABANDONED SIGNS	A sign which no longer correctly directs or exhorts any person, advertises a bona fide existing business, lessor, owner, product or activity product or product available.
ADMINISTRATOR	The Director of Community Development or his designated representative.
ANIMATED SIGN	A sign employing actual motion or the illusion of motion. For purposes of this Code, this term does not refer to flashing, changing or indexing, all of which are separately defined.
APPROVED COMBUSTIBLE PLASTIC	A plastic material more than 1/20 inches in thickness which burns at a rate of not more than 2 1/2 inches per minute when subjected to the ASTM standard test for flammability of plastics in sheets of 0.06 inch thickness.
AREA OF SIGN	Copy area including borders which for all intent are to be made visible to the public.
AUTOMATIC CHANGING SIGN or ELECTRONIC MESSAGE SIGN or CENTER	An electronically activated changeable sign whose variable message capability can be electronically programmed.
BACKGROUND AREA	The entire area of a sign on which copy could be placed, as opposed to the "copy area," when referred to in connection with fascia or wall signs.
BANNER SIGN	A temporary sign composed of light weight material either enclosed or not enclosed in a rigid frame, secured or mounted so as to allow movement of the sign caused by movement of the atmosphere.
BILLBOARD	A sign that constitutes a principal, separate, or secondary use, as opposed to an accessory use, of the parcel on which it is located.
BUILDING FACE, FACADE OR WALL	All windows and wall area of a building in one plane or elevation.
BUILDING FRONTAGE	The linear length of a building facing the right-of-way or public place.
CANOPY	See "Awning"
MARQUEE SIGN	Any sign attached to or hung from a or other covered structure projecting from and supported by a building and extending beyond the building wall, building line or public right-of-way line.

CHANGEABLE COPY SIGN, MANUAL	A sign on which copy is changed manually in the field, i.e. reader boards with changeable pictorial panels.
CHANGING SIGN, AUTOMATIC	A sign such as an electronically or electrically controlled public service time, temperature, and date sign, message center or reader board where different copy changes are shown on the same lamp bank.
CITY ENGINEER	The City Engineer of the City of Bloomington, Illinois, or his duly authorized representative.
DEPARTMENT OF PUBLIC WORKS	The Department of Public Works for the City of Bloomington, Illinois.
DIRECTIONAL SIGN	Any sign which serves solely to designate the location or direction of any place or area. It is of the general type provided for in the Illinois Motor Vehicle Code.
DIRECTLY ILLUMINATED SIGN	Any sign designed to provide artificial light either through exposed lighting on the sign face or through transparent or translucent material from a light source within the sign.
DOUBLE FACED SIGN	A sign with two faces, back to back.
ELECTRICAL SIGN	Any sign containing electrical wiring which is attached or intended to be attached to an electrical energy source.
ERECTED	This term shall mean attached, altered, built, constructed, reconstructed, enlarged or moved, and shall include the painting of wall signs, but does not include copy changes on any sign.
EXEMPT SIGNS	Sign exempted from normal permanent requirements.
FACE OF SIGN	The entire area of sign on which copy could be placed, including borders.
FACELIFT	The remodeling of a building's frontage which is visible from a public right-of-way so that the building material, door frames, window frames, and signs are designed in harmony with each other.
FIELD FABRICATED SIGN	An electrical sign of such magnitude that it cannot be completely constructed in the factory.

FLASHING SIGN	Any sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation or an externally mounted intermittent light source. Automatic changing signs or electronically controlled message centers are classed as "Changing Signs" not "Flashing Signs."
FRONTAGE	The length of the property line of any one premise parallel to and along each public right-of-way it borders.
GROUND LEVEL	Street grade.
HEIGHT OF SIGN	The vertical distance measured from the adjacent street grade or upper surface of the nearest street curb other than an elevated roadway which permits the greatest height to the highest point of said sign.
ILLEGAL SIGN	See "Unlawful Sign"
ILLUMINATED SIGN	Any sign which emanates light either by means of exposed tubing or lamps on its surface, or by means of illumination transmitted through the sign faces.
<u>INDIVIDUALLY AFFIXED LETTERS</u>	<u>Any sign made of self-contained letters that are mounted on the face of a building or monument sign.</u>
INDIRECTLY ILLUMINATED SIGN	Any sign which reflects light from a source intentionally directed upon it for example, by means of floodlights, gooseneck reflectors or externally mounted fluorescent light fixtures.
INTERIOR PROPERTY LINE	Property lines other than those fronting on a street, road or highway.
MAINTAIN	To permit a sign, structure or any part or condition of any of them to continue.
<u>MONUMENT SIGN</u>	<u>A freestanding sign that is detached from a building and having a support structure that is a solid-appearing base constructed of a permanent material, such as concrete block or brick. All other free standing signs types not meeting the definition of a monument sign shall either be a pole sign or a pylon sign.</u>
MULTI-PRISM SIGN	Signs made with a series of triangular vertical sections that turn and stop, or index, to show three pictures or messages in the same area.
NEC	National Electrical Code.

NEON	Electric discharge tubing manufactured into shapes that form letters, parts of letter, skeleton tubing, outline lighting, other decorative elements, or art forms and filled with various inert gases.
NONCONFORMING SIGN, LEGAL	Any sign which was lawfully erected and maintained prior to such time as it became subject to this Code and any amendments thereto, and which at the time it becomes subject to this Code and fails to conform to all applicable regulations and restrictions of this Code, or a nonconforming sign for which a special permit has been issued.
NONELECTRICAL SIGN	Any sign that does not contain electrical wiring or is not attached or intended to be attached to an electrical energy source.
PARAPET OR PARAPET WALL	That portion of a building wall that rises above the roof level.
POLE SIGN	<u>A freestanding sign that is detached from a building and is supported by one or more structural elements that are either (a) dissimilar to the design of the sign, or (b) less than one quarter the width of the sign face.</u>
PORTABLE SIGN	Any sign not permanently attached to the ground or a building. A portable electric sign does not cease to be portable unless and until it is: (1) removed from any wheels, frames or device which allow it to be transported; (2) anchored in the ground with concrete footings; and (3) landscaped.
PROJECTING SIGN	<u>A small, pedestrian oriented sign that projects perpendicular from a structure.</u>
PUBLIC PLACE	Building frontage at least 30 feet wide which is accessible unobstructed for the Fire Department.
PUBLIC RIGHT-OF-WAY WIDTH	The perpendicular distance across a public street measured from property line to property line. When property lines on opposite sides of the public street are not parallel, the public right-of-way width shall be determined by the City Engineer.
ROOF LINE	The top edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette.
ROOF SIGN	Any sign erected upon, against or directly above a roof or on top of or above the parapet of a building.
ROTATING SIGN	Any sign or portion of a sign which moves in a revolving or similar manner, but not including multi-prism indexing signs.

SIGN STRUCTURE	Any structure which supports, has supported or is capable of supporting a sign including decorative cover.
STREET, PRIVATE	A privately owned lane, road or street which affords the means of access to adjacent lots.
STREET, PUBLIC	A public highway, road or thoroughfare which affords the principal means of access to adjacent lots, measured from property line to property line.
SWINGING SIGN	A sign installed on an arm or spar that is not, in addition, permanently fastened to an adjacent wall or upright pole.
TEMPORARY SIGN	A sign which is not permanently affixed and includes all devices such as banners, pennants, flags (not including national, state, county, municipal or religious flags), searchlights, twirling or sandwich type signs, sidewalk or curb signs and balloons or other air or gas filled figures.
UNDER CANOPY OR MARQUEE SIGN	A sign suspended below the ceiling or roof of a canopy or marquee.
UNLAWFUL SIGN	A sign which contravenes this Code or any other law or which the Administrator declares to be unlawful because it becomes dangerous to public safety by reason of inadequate maintenance, dilapidation or abandonment or a nonconforming sign for which a permit required under a previous Code was not obtained. The terms "unlawful" and "illegal" shall have the same meaning at all times in all situations.
WALL SIGN	A sign attached to, painted on, or erected against a wall of a building with the face horizontally parallel to the building wall and extending not more than 15 inches from the face of said building wall.
WINDOW SIGN	A sign installed inside a window for purposes of reviewing from outside the premises. This term does not include merchandise located in a window.

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MEMORANDUM

Date: September 4, 2019

SENT VIA EMAIL

To: Katie Simpson
City of Bloomington

From: John Houseal, FAICP
Cofounder | Principal

Jackie Wells, Associate

**Re: R-3B Zoning District Analysis
Initial Policy Direction**

The purpose of the R-3B District Analysis is to investigate the appropriateness of the existing regulations governing the R-3B zoned parcels adjacent to the Downtown in the context of the neighborhood character, neighborhood concerns, and goals of the Comprehensive Plan to provide policy recommendations to the Plan Commission and City Council accompanied by any necessary zoning text and map amendments. This memorandum is an incremental step, preceding the drafting of any recommendations, to receive direction on the policy which will guide the crafting of any zoning text and map amendments.

Existing Conditions

The R-3B Zoning District Analysis study area is comprised of 223 parcels located on the fringe of Downtown Bloomington. More than 85 percent of the lots in the area were primarily built as single-family detached homes while the remaining 15 percent of lots are split nearly evenly between single-family attached and multifamily structures. Although the vast majority of buildings were originally intended to be single-family detached homes, 55 have since been converted to single-family attached and multifamily dwellings. Despite the high number of conversions, the character of the area remains that of a primarily single-family detached neighborhood, traditionally found adjacent to a downtown. Through community engagement with staff, Plan Commission members, and residents as a part of this study and the recently completed Zoning Ordinance Update, a desire to preserve and enhance this existing character was expressed.

The condition of homes in the study area varies greatly from pristinely preserved historic mansions to blighted and deteriorating converted homes. Opportunities for teardown and infill development exist throughout the area, making appropriate regulations imperative.

Existing Regulations

The R-3B High Density Multi-Family Residential District allows for up to seventy (70) dwelling units per acre and up to six stories, the highest residential density allowed in Bloomington. The district also allows for smaller sized single-family lots than the other districts.

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Existing Policy

Parcels in the study area east of downtown are recognized in the Comprehensive Plan as “Preservation” area while those west of downtown are “Regeneration” area. The Plan recommends balancing preservation with market demands of demolition or conversion in the “Preservation” area and recommends a comprehensive and collaborative approach for revitalizing the “Regeneration” area.

Preliminary Policy Direction

Based on meetings with City staff, the Plan Commission, Preservation Area stakeholders, and Regeneration Area stakeholders along with research and assessment of existing regulations and field reconnaissance conducted in June 2019, it is recommended that the City of Bloomington consider the following policy changes for the R-3B study area.

- Revise the code to permit development that is more reflective of the existing scale and character of the neighborhood including single-family detached, single-family attached, and small scale multifamily.
- Reduce the maximum permitted density to less than the 70 units per acre currently allowed.
- Reduce the maximum permitted height to less than the 65 feet currently allowed in most areas.
- Explore the creation of regulations to further restrict the conversion of single-family detached structures to multi-unit dwellings.
- Explore the expansion of the rental property registration and inspection process for owner-occupied units.
- Explore opportunities to encourage local preservation of eligible properties.