

MEMORANDUM

DATE: December 11, 2001
TO: The Board of Supervisors
FROM: Jill E. Schmidle, Senior Planner
SUBJECT: Case No. ZO-4-01. Sign Ordinance Amendment

Staff is proposing an amendment to add the Planned Unit Development - Commercial (PUD-C) district to the list of zones eligible for a waiver for larger building face signs. Currently Section 24-71 (a), Building Face Signs, Sign Location and Area, states the following, "...For industrial uses in the M-1, M-2, and RT Zoning Districts, the applicant may request an exception from the planning director to allow the building face sign(s) to exceed 60 square feet." Since the PUD-C district permits industrial uses, staff recommends adding PUD-C to this list of districts eligible for exceptions.

The proposed amendment would state, "For industrial uses in the M-1, M-2, *PUD-C*, and RT Zoning Districts, the applicant may request an exception from the Planning Director to allow the building face sign(s) to exceed 60 square feet."

Please note that specific criteria shall be considered in deciding whether to approve an exception request, including scale, proportion, materials, lighting, colors and construction. The specific criteria as described in the ordinance is attached for your reference. Additionally, please note that an applicant may appeal the Planning Director's decision to the Development Review Committee.

Recommendation:

Staff finds the addition of PUD-C to the list of districts eligible for exceptions allows for consistency and flexibility within the industrial zoning districts. This addition does not on its own permit larger signs within the County. Instead, it allows additional property to be eligible for a waiver, to be reviewed on a case-by-case basis. On December 3, 2001, the Planning Commission voted 7-0 to approve the Ordinance amendment. Staff recommends the Board approve the Ordinance amendment.

Jill E. Schmidle

CONCUR:

O. Marvin Sowers, Jr.

JES/tlc
zo401.mem

Attachments:

1. Planning Commission minutes
2. Sign Ordinance Amendment