



# City of Grand Island

Tuesday, February 23, 2016

Council Session

## Item E-1

### Public Hearing on Amendments to Chapter 31 of the Grand Island City Code Relative to Signs

*Council action will take place under Ordinances item F-1.*

Staff Contact: Craig Lewis

# Council Agenda Memo

**From:** Craig A. Lewis, Building Department Director

**Meeting:** February 23, 2016

**Subject:** Amending Chapter 31 of the Grand Island City Code to Modify Regulations Regarding Signs in Residential Zones, R4, RD, and RO and AC Arterial Commercial Zones

**Presenter(s):** Craig Lewis, Building Department Director

## Background

The Grand Island City Code Chapter 31 regulates the installation of signage, specifically Section 31-20 addresses signage in residential zoning districts and provides regulations for the size and locations allowed.

These regulations have in the past regulated and restricted signage in the residential areas and have not kept current in recent trends for housing developments, retirement facilities, and limited business use in residential office areas.

## Discussion

The proposed ordinance will establish additional signage regulations for:

- 1) R4 High Density residential zoning districts on tracts of land exceeding 5 acres in which a conditional use permit has been issued (example retirement facility).
- 2) RD Residential Development zoning districts exceeding 10 acres (example apartment complex).
- 3) RO Residential Office zoning districts (example professional offices).
- 4) AC Arterial Commercial zoning districts (South Locust corridor).

These revisions will allow for additional signage in the specified zoning districts within certain conditions.

R4 tracts exceeding 5 acres may increase signage from 32 square feet to 150 square feet with specified setbacks.

RO districts and RD districts on tracts of 10 acres or more would be allowed signage basically one half that allowed in business districts.

AC zoning district revisions simply allow a reduced setback from adjacent properties owned by the City.

### **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the ordinance.
2. Disapprove or deny the ordinance.
3. Modify the ordinance to meet the wishes of the Council
4. Table the issue

### **Recommendation**

City Administration recommends that the Council approve the ordinance to revise Chapter 31.

### **Sample Motion**

Move to approve ordinance #9573 to amend Chapter 31 of the Grand Island City Code.