



# City of Grand Island

Tuesday, February 28, 2023

Council Session

## Item F-1

**#9917 - Consideration of Amending Grand Island City Code  
Section 31-25.1 Relative to Development Signs**

Staff Contact: Craig Lewis

# **Council Agenda Memo**

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

**Meeting:** February 28, 2023

**Subject:** Amending Chapter 31 of the Grand Island City Code to Modify Regulations regarding Development Signs section 31-25.1

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

## **Background**

The Grand Island City Code Chapter 31 regulates the installation of signage, specifically Section 31-25.1 addresses development signage on subdivisions of twenty acres or more that front on at least one side on a street classified as a major arterial or higher.

These regulations were implemented in 2005 at the request of a developer to help identify tenants in larger subdivisions who did not have frontage on the major adjacent streets.

## **Discussion**

The proposed ordinance will increase the square footage of development sign from 200 square feet to 450 square feet.

This increase appears reasonable as the location of the sign adjacent to an arterial street would need the increase in size to provide visibility, legibility, readability and reaction distance.

The total amount of ground signage for each individual lot or tract of land will not change or be increased this just allows the development sign to increase in size and readability.

## **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 #9917 to amend Chapter 31 of the Grand Island City Code.

ORDINANCE NO. 9917

An ordinance to amend Chapter 31 of the Grand Island City Code; to amend Section 31-25.1 pertaining to Development Signs. To provide for publication and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA: Section 31-25.1 of the Grand Island City Code are hereby amended to read as follows;

**§31-25.1. Development Signs**

Development signs shall be allowed under the following conditions:

(A) Only allowed on subdivisions of twenty (20) acres or more that front on at least one side on a street classified as a major arterial or higher.

(B) Limited to one per street frontage of the development.

(C) Limited to thirty (30) feet in height or the height specified in the zoning classification, whichever is the most restrictive.

(D) Limited to no more than **four hundred and fifty (450)** square feet in area. Double faced signs shall be calculated on the largest side only.

(E) Development signs shall be separated a minimum of fifty (50) feet from all other signs, and shall be at least five (5) feet from all property lines.

(F) A minimum of ten percent (10%) of the sign face shall identify the development with the remaining square footage advertising tenants within the development and within five hundred (500) feet of the sign.

(G) Development signs as defined in this chapter shall not be classified as billboards or off-premise signs for the purpose of spacing of off-premise signage on other properties, provided they meet the provisions specified.

(H) No signs defined as billboards shall be allowed within the subdivision if the provision of development signs is utilized.

Enacted: February 28, 2023.

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Roger G. Steele, Mayor

Attest:

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RaNae Edwards, City Clerk

Approved as to Form	▣ _____
February 24, 2023	▣ City Attorney