



City of Grand Island

Tuesday, July 22, 2008

Council Session

Item F1

#9177 - Consideration of Amending Chapter 31 of the Grand Island City Code Regarding Signs

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig Lewis, Building Department Director

Meeting: July 22, 2008

Subject: Amending Chapter 31 of the Grand Island City Code to Modify Regulations Regarding Signs within the AC Arterial Commercial Zone

Item #'s: F-1

Presenter(s): Craig Lewis, Building Department Director

Background

The Grand Island City Code chapter 31 regulates the installation of signage, specifically section 31-35 regulates the installation of signage within the zoning classification AC-Arterial Commercial along the south Locust street corridor. The Building Department has receive two request for modifications to those regulations, one to allow for an exception to the side yard setback adjacent to City owned property and two to further restrict the number of off-premise or billboard signs allowed within the AC area bounded between Stolley Park road on the north and Highway #34 on the south.

Discussion

These two requests are from Holiday Inn Midtown and the Business Improvement District #3.

Holiday Inn's request is to allow for an exception to the side yard setback from adjacent property for a sign along South Locust Street. Current regulations require that a sign adjacent to South Locust Street be setback from the side property line a distance equal to or greater than 25% of the lot frontage. The one exception is the side lot line adjacent to a public street.

The request is to allow for the same exception to apply to the City owned property at 2515 South Locust. That property has been developed as a small park and it is not anticipated that a sign would be needed at this location. The property was donated to the City by Holiday Inn, had they retained ownership, the proposed location for a new sign would have been within the sign code regulations

The second request from Business Improvement District #3 is to allow the 5 currently existing billboards to remain as legal non-conforming signs, but if at any time these signs become deteriorated or damaged to the extent that repairs are equal to or exceed fifty percent of the physical components of the sign they may not be replaced.

Alternatives

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

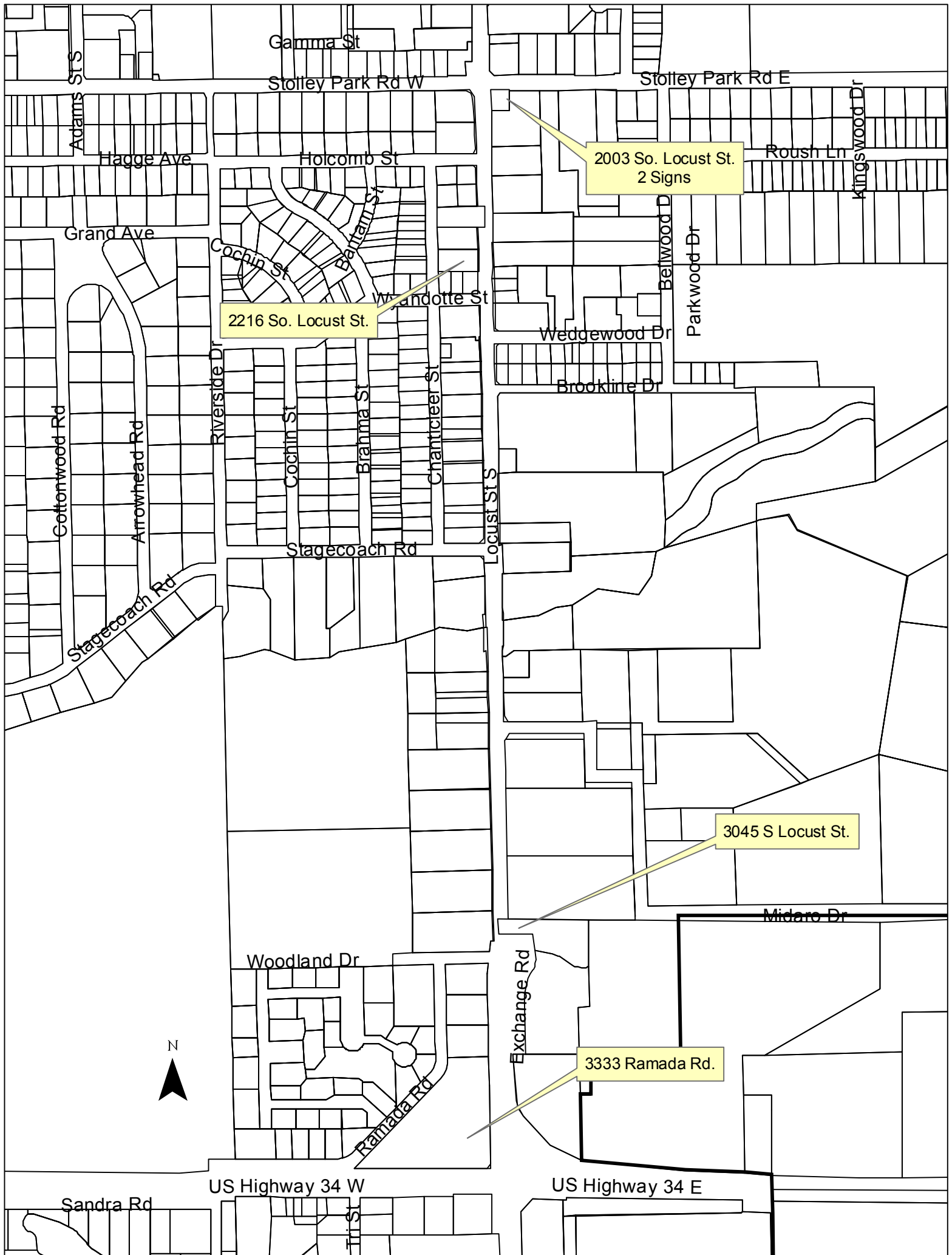
1. Approve the ordinance.
2. Disapprove or /Deny the ordinance.
3. Modify the ordinance to meet the wishes of the Council
4. Table the issue

Recommendation

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

Sample Motion

Move to approve Ordinance No. 9177 to amend Chapter 31 of the Grand Island City Code.



ORDINANCE NO. 9177

An ordinance to amend Grand Island City Code Section 31-35, pertaining to authorized signs; to repeal any ordinance or parts of ordinances in conflict herewith; and 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 1. Section 31-35 of the Grand Island City Code is hereby amended to read as follows:

Article II. Signs in AC-Arterial Commercial Zone

§31-35. Authorized Signs In AC-Arterial Commercial Zone

All signs placed in the AC-Arterial Commercial Zone shall be subject to the following requirements:

(A) Signs Allowed. Ground signs, monument signs, roof signs, wall signs (flat or projecting), and freestanding ground signs. (Monument signs shall be those ground signs in which the base width is fifty percent (50%) or more of the width of the sign.)

(B) Size.

(1) Total ground signage allowed per tract of land shall be one square foot of sign for each one lineal foot of street frontage for the first one hundred fifty feet and .75 foot of signage for each lineal foot thereafter. The total ground signage on the property shall not exceed three hundred square feet. (The area of a double-faced sign is calculated on the largest face only).

(2) No single ground sign shall exceed two hundred square feet.

(C) Location.

(1) All signs shall be set back from the front property line a minimum of five feet, and a minimum of ten feet from all other property lines. Exception: the side property line adjacent to a public street shall have a minimum setback of five feet. Monument signs shall be set back from the front property line a minimum of twelve feet, and ten feet from all other property lines.

(2) All ground and monument signs shall be set back from the side property line a distance equal to or greater than 25% of the lot frontage. Exception: the side lot line adjacent to a public street or City owned property legally described as Lot 1 Mil-Nic Second Subdivision (2515 S.Locust) and directional signs not exceeding four square feet with a maximum of forty inches (3'-4") in height.

(3) Ground signs on the same tract of land shall be separated by a minimum of fifty lineal feet. The one exception shall be directional signs not exceeding four square feet in size.

(D) Height.

(1) The maximum height of ground signs shall be thirty feet.

(2) Signs shall maintain twelve feet of clearance above all adjacent walking or driving surfaces.

(3) Signs may project over a sidewalk or drive on private property, but shall not extend beyond such surface.

(E) All other provisions of the city code shall apply; the most restrictive requirement shall be enforced.

(F) Billboards.

(1) The maximum size of any billboard shall be three hundred square feet. (The area of double-faced, or back-to-back signs will be calculated on the largest face only).

(2) The maximum height of any billboard shall be thirty feet.

(3) Billboards shall not be located in the required front yard and shall maintain a ten foot setback from all other property lines.

(4) Billboards shall maintain a 1,000 foot separation between other billboards located along the same side of the Locust Street right-of-way and shall be a minimum of fifty feet from any ground sign.

(5) Billboards shall not be calculated in the maximum allowable on-site signage.

ORDINANCE NO. 9177 (Cont.)

(6) There ~~currently exist five signs defined as shall be no more than five total billboards allowed~~ in the AC-Arterial Commercial Zone from Stolley Park Road south to U.S. Highway 34. Those signs shall be legal non-conforming signs and allowed to remain with the provisions as stated in Section 31-42.

(7) No billboards shall be allowed within the AC-Arterial Commercial Zone within the area bounded by Stolley Park Road on the south and Fonner Park Road on the north.

Amended by Ord. No. 8787, eff. 12-18-2002

SECTION 2. Section 31-35 as existing prior to this amendment, and any ordinances or parts of ordinances in conflict herewith, are repealed.

SECTION 3. The validity of any section, subsection, sentence, clause, or phrase of this ordinance shall not affect the validity or enforceability of any other section, subsection, sentence, clause, or phrase thereof.

SECTION 4. That this ordinance shall be in force and take effect from and after its passage and publication.

Enacted: July 22, 2008.

Margaret Hornady, Mayor

Attest:

RaNae Edwards, City Clerk