



# **City of Grand Island**

**Tuesday, April 13, 2010**

**Council Session**

## **Item F3**

**#9259 - Consideration of Amending Chapter 31 of the Grand Island City Code Relative to Signs**

**Staff Contact: Craig Lewis**

# **Council Agenda Memo**

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

**Meeting:** April 13, 2010

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

**Item #'s:** F-3

**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 South Locust Street corridor from Fonner Road south to Highway #34.

The Building Department has received a request for modifications to those regulations from Fonner Park and Business Improvement District #4.

The request is to increase the allowable square footage for signage on tracts of land in excess of 350' of frontage along Locust and allow for a maximum of 350 square feet for any one sign. The current regulations allow for 1 foot of sign for each one foot of frontage for the first 150 feet of frontage and .75 foot for each one foot of frontage thereafter, limiting any one sign to a maximum of 200 square feet.

The proposed amendment would increase the total square footage of signage for tracts of land of 300 or more lineal feet of frontage to one square foot of sign for each one foot of frontage for the first 150 feet and 1.18 square foot of signage for each one foot of frontage thereafter, with a maximum of no single sign being larger than 350 square feet.

## **Discussion**

This request was initiated because of an application to modify the existing Fonner Park sign at the Locust Street entrance. The proposal was to incorporate an existing message center from the State Fair signage in Lincoln which would increase the square footage of the sign from 215 square feet to 350 square feet. The existing sign was installed prior to

the current A-C sign regulations as such has legal nonconforming “grandfather” rights, however those nonconforming rights may not increase the degree nonconformity.

The Business Improvement District #4 Board at its April 1, 2010 meeting approved in concept to increase the allowable square footage for properties with 300 feet or more of frontage and allow single signage to be increased to 350 square feet.

The proposed ordinance will accomplish that concept by allowing the square footage of signage to be increased to 1.18 square foot of signage for each one foot of frontage in excess of the first 150 feet and allow any single sign square footage to be increase from 200 to 350 square feet.

There currently appear to be 4 properties along the Locust Street A-C corridor from Fonner Park Road to Stolley Park Road that would benefit from this proposed increase.

### **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 Staff recommends that the Council approve the ordinance to modify Chapter 31.

### **Sample Motion**

Move to approve Ordinance #9259 to amend Chapter 31 of the Grand Island City Code.

ORDINANCE NO. 9259

An ordinance to amend Grand Island City Code Section 31-35, pertaining to the size of signage allowed for tracts of land with three hundred lineal feet or more of street frontage; 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, (B) of the Grand Island City Code, is hereby amended by adding the following;

(3). For tracts of land with three hundred (300) lineal feet or more of street frontage the total allowable square footage of ground signage shall be one square foot of sign for each one foot of street frontage for the first one hundred and fifty (150) feet and one point one eight (1.18) square foot of signage for each lineal foot thereafter. No single sign shall exceed three hundred and fifty (350) square feet. This section applicable within the AC Zone from Fonner Park Road to Stolley Park Road.

SECTION 2. 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 3. That this ordinance shall be in force and take effect from and after its passage and publication and on May 10, 2010.

Enacted: April 13, 2010.

\_\_\_\_\_  
Margaret Hornady, Mayor

Attest:

\_\_\_\_\_  
RaNae Edwards, City Clerk

Approved as to Form	☐ _____
April 8, 2010	☐ City Attorney

## 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.

(3) For tracts of land with 300 lineal feet or more of street frontage the total allowable square footage of ground signage shall be one square foot of sign of each one foot of street frontage for the first one hundred and fifty feet and 1.18 square foot of signage for each lineal foot there after. No single sign shall exceed three hundred and fifty square feet. This section applicable within the AC Zone between Fonner Park Road to Stolley Park Road.

(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 owner 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.

(6) There currently exist five signs defined as billboards 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

Amended by Ord. No. 9177, eff. 07-22-2008

**§36-36. Reserved**

**§36-37. Reserved**

**§36-38. Reserved**

**§36-39. Reserved**