

INDUSTRY OR MANUFACTURING	NONE ONE +ONE	FIRST 5,000 5,001 TO 25,000 EACH ADDITIONAL 50,000 OR FRACTION THEREOF
OTHER COMMERCIAL USES	NONE ONE +ONE	FIRST 10,000 10,001 TO 100,000 EACH ADDITIONAL 100,000 OR FRACTION THEREOF

Section 4.807 Modification of Parking and Loading Requirements

The following modifications are permitted only with the approval of the Board of Adjustment.

- a- **Hardship:** In cases of development or redevelopment of properties where application of the Schedule of Parking Requirements or Loading Requirements would create undue hardship, the applicant may appear before the Board of Adjustment to present a modified plan for the provision of off-street parking or loading space. The Board is authorized to approve such plans, when appropriate, after referral to the Planning Commission.
- b- **Joint Use of Parking Areas:** In cases of development of properties where several uses could effectively utilized the same parking area, because of different periods of peak demand, the applicant may appear before the Board of Adjustment to present a modified parking plan. An example would be a church adjacent to a shopping center, where peak use hours would not coincide. The Board is authorized to approve such plans, when appropriate, after referral to the Planning Commission. The Board shall require written evidence of an agreement for joint use and may impose any necessary additional conditions.

Section 4.900 Signs

Section 4.901 General Provisions

No sign shall be erected, hung, placed, or painted in any zone, except as provided in this section. No sign erected before the enactment of these regulations shall be structurally altered or moved except in accordance with these regulations. No permit shall be required for the repainting or repapering of a sign which conforms to the provisions of these regulations, or having existed before the adoption of these regulations and are thus established as a nonconforming use.

Section 4.902 Zoning Certificate for Signs

No sign shall be erected or displayed until the sign has been approved by the Administrative Official and a zoning certificate issued, except as permitted in Section 4.903. Application for certificate shall be submitted on forms provided at the office of the Administrative Official. Each application shall be accompanied by plans showing the sign area, size, character, and color of letters; designs proposed; method of illumination, if any; proposed location; and, if a projecting business sign, proposed method of fastening such sign to the building or structure. The certificate number and date of issuance shall be affixed to each sign in conspicuous manner. Signs erected without conformance to these standards may be removed on order of the Administrative Official.

Section 4.902 Zoning Certificate for Signs, Revised

No sign shall be erected or displayed, except as set forth in Section 4.910, until the sign has been approved by the Administrative Official and a zoning certificate issued, except as permitted in Section 4.903. Application for certificate shall be submitted on forms provided at the office of the Administrative Official. Each application shall be accompanied by plans showing the sign area, size, character, and color of letters; designs proposed; method of illumination, if any; proposed location; and, if a projecting business sign, proposed method of fastening such sign to the building or structure. The certificate number and date of issuance shall be affixed to each sign in conspicuous manner. Signs erected without conformance to these standards may be removed on order of the Administrative Official.

Note: Section 4.902 Zoning Certificate for Signs, Revised is in effect in the City of Hillview only. This section was amended by Text Amendment 97T-01.

Section 4.903 Signs Permitted Without a Zoning Certificate

The types of signs listed below are permitted in any zone without a certificate, subject only to the requirements outlined for each type of sign and the construction and lighting standards of this section:

- a- Incidental identification sign, indicating the name or number of the building or premises or the accessory use of a dwelling for a home occupation or for professional purposes. Such sign shall not exceed two (2) square feet in area;
- b- Farm signs, identifying the farm and advertising the sale of farm products grown or produced on the premises. Such sign shall not exceed eight (8) square feet in area and shall be at least fifteen (15) feet from any public right-of-way;
- c- Construction signs, identifying the contractors, engineers, or architects on

building projects under construction, limited to a total area for all such signs of one hundred and fifty (150) square feet. The signs shall be confined to the construction site and removed when construction is completed;

- d- Temporary real estate signs, not to exceed six (6) square feet for a tract under two (2) acres, or fifty (50) square feet for a tract over two acres; and in any case, they shall follow the requirements set forth in the following table establishing a relationship between sign size and its distance from property/right-of-way line.

<u>AREA IN SIGNS</u>	<u>DISTANCE FROM PROPERTY/ RIGHT-OF-WAY LINE</u>
12 SQUARE FEET OR LESS	12 FEET
13 TO 20 SQUARE FEET	50 FEET
21 TO 40 SQUARE FEET	100 FEET
41 TO 50 SQUARE FEET	150 FEET

- e- Temporary subdivision identification signs, not exceeding fifty (50) square feet in area, for each subdivision of five lots or more;
- f- Temporary subdivision approach signs, not to exceed twenty (20) square feet. Each subdivision limited to four such signs;
- g- Political campaign signs to be removed within ten (10) days after last day of the event;
- h- Street banners advertising a public event to be removed within ten (10) days after last day of the event;
- i- Temporary business signs, not to exceed twenty (20) square feet, and not to be displayed longer than fifteen (15) days;
- j- Window signs, provided that such signs shall not exceed thirty (30) percent of the glass area;
- k- Direction and information signs of a public or quasi-public nature;
- l- Zoning signs required by these regulations;
- m- Project identification signs of a permanent nature identifying the name of a subdivision or other residential development, not to exceed twenty-four (24) square feet.
- n- Integral signs, giving the name of the building, date of erection or the like, when made an integral part of the structure;

- o- Institutional signs, giving the name or announcement of any public, charitable or religious institution. Such sign shall be set back at least fifteen (15) feet from the property line and shall not exceed twenty-four (24) square feet in area;
- p- Private traffic direction signs, for directing traffic onto or within a property. Such signs shall not include any advertising and shall not exceed four (4) square feet in area for each sign;
- q- Tourist home sign, for a tourist home permitted as a conditional use, shall not exceed six (6) square feet in area;
- r- Home occupation and small professional or announcement signs for permitted activities in residential zones, shall not exceed five (5) square feet in area. Such signs shall be located not closer than one (1) foot from any street right-of-way line and so placed that they will not obstruct the view of traffic in any way. Any illumination of such signs shall be shaded so that they in no way interfere with the vision of motorists of adjoining property owners.

Section 4.904 Limitations

Any individual person or firm erecting, placing or hanging any signs shall apply for a zoning certificate showing that such sign is in conformance with the zoning regulations. Loud speakers, juke boxes, public address systems and electric amplifiers shall be permitted if the use of the same is for the occupants of the building only within which such equipment is installed and does not create a nuisance and disturb the peace of other persons or adjoining properties in its own or any other zone. Signs or other outdoor advertising which involves lighting or motion resembling traffic or directional signals, warnings such as 'stop' and 'danger' are prohibited. Additionally, no sign, outdoor commercial advertising device constituting a nuisance because of light, glare, focus, animation of flashing, or any illuminated signs of such intensity of illumination as to unduly disturb the use of residential property shall be erected or continue in operation.

Section 4.905 Number and Area of Signs

For the purpose of determining number of signs, a sign shall be considered to be a single display surface or display device containing elements organized, related, and composed to form a unit. The surface area of a sign shall be computed as including the entire area within a regular geometric form or a simple combination of regular geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not bearing advertising matter shall not be included in computation of surface area. Only one side of a two face sign shall be used for computing sign area.

Section 4.906 Sign Design

- a- **Lighting:** Lighted signs shall not reflect or result in glare in adjacent streets. Lighting or wording on a sign shall not be of a nature to be confused with public traffic and directional signs.
- b- **Placement on Building:** Signs shall not be erected on the roofs of buildings and signs erected on the sides of buildings shall not extend more than twelve (12) feet above the roof line. Signs shall not obstruct any window, door, fire escape, stairway, or other opening intended to provide light, air, ingress, or egress for any building or structure. Projecting signs shall not project any more than sixty (60) inches, but in no case shall such a sign extend closer than one foot to the vertical plane of the street curb line. The bottom of a projecting sign shall be at least twelve (12) feet above the finished grade of the sidewalk.
- c- **Construction and Maintenance:** Signs shall be constructed to be structurally sound and shall be maintained in good order. Whenever a sign becomes structurally unsafe or endangers the safety of a building or premises or the public safety, in the opinion of the Administrative Official, he shall order that such sign be made safe or removed. Such order shall be complied with within five (5) days of receipt thereof by the person, firm, or corporation owning or using the sign or the owner of the building or premises on which such unsafe sign is affixed or erected.
- d- **Location of Signs:** No sign shall be located in a public right-of-way. No sign shall be erected closer than fifty (50) feet to an intersection, with the exception of public safety and directional signs and signs attached to buildings.

Section 4.907 Business Signs

Business signs may be erected in Business and Industrial zones in accordance with the following regulations:

- a- **Central Business Zone:** The total area of signs on any one building shall not exceed one (1) square foot for each lineal foot of principal frontage of the building or lot, but in no case shall the total area of signs exceed two hundred (200) square feet.
- b- **Business Planned Unit Development:** The total area of signs on any one building shall not exceed two (2) square feet for each lineal foot of principal frontage of the building or lot, but in no case shall the total area of signs exceed four hundred (400) square feet.

- c- **Freestanding Sign:** In addition to signs attached to buildings, each separate commercial or industrial lot may have one freestanding identification sign. The sign area shall not exceed two hundred (200) square feet and the height of the sign structure shall not exceed thirty (30) feet. Businesses or industries having frontage on more than one street may have an additional freestanding sign for each street frontage.
- d- **Signs for Nonconforming Businesses:** Signs for non-conforming businesses shall be governed by the sign regulations for the Central Business Zone.

Section 4.908 Outdoor Advertising Signs

The design and location of outdoor advertising shall conform to all state regulations, and the following county regulations. Outdoor advertising signs shall be permitted only in Highway Business, Light, and General Industrial Zones. A zoning certificate shall be required for all outdoor advertising signs, and shall meet the following design requirements.

- a- The maximum area of any outdoor advertising sign shall be one thousand and two hundred (1,200) square feet, with a maximum height of twenty-five (25) feet and a maximum length of sixty (60) feet, inclusive of cutouts and extensions, but excluding border, trim, decorative bases, and structural supports. The overall height of an outdoor advertising sign shall not exceed thirty (30) feet. A sign may contain one or two advertisements per facing, not to exceed the maximum area. Back-to-back or l-type signs will be permitted and shall be treated as one structure with an area of one thousand and two hundred (1,200) square feet permitted for each facing.
- b- An outdoor advertising sign shall be located at least fifty (50) feet from any street or highway right-of-way line.
- c- No two outdoor advertising signs shall be spaced less than three hundred (300) feet apart on the same side of the highway. No outdoor advertising sign shall be located closer than two hundred (200) feet to a public park, school, or other public building; nor be located in any place where, in the opinion of local officials, the sign would be a menace or hazard to highway traffic safety.

Section 4.909 Condemnation for Removal of Signs

If any reaches a state of disrepair and is deemed unsightly or unsafe by the Administrative Official or Building Inspector, and is not properly renovated, it shall be condemned and an order issued for removal immediately at the expense of the sign or building owner.

Section 4.910 Municipal Signs

Any sign which is leased, partially owned and/or owned by any government (Federal, State, County, City) is exempt from the terms and/or requirements of these regulations, and shall be exempt from obtaining any review and/or approval of the Bullitt County Administrative Official and/or Bullitt County Planning Commission and/or Bullitt County Board of Adjustments.