

CITY OF HIGHLAND HEIGHTS, KENTUCKY

ORDINANCE NO. 13-2005

AN ORDINANCE AMENDING ORDINANCE NO. 16-83, THE CITY OF HIGHLAND HEIGHTS ZONING ORDINANCE BY CHANGING THE TYPE, NUMBER, SIZE AND PLACEMENT OF CLASS 5,6,7, AND 8 SIGNS AND PROHIBITING CERTAIN TYPES OF MOBILE SIGNS.

WHEREAS, the Highland Heights Planning Commission held a public hearing on September 13, 2005 to consider amending the text of the City's zoning ordinance.

WHEREAS, said public hearing was held pursuant to KRS 100.207 and 100.211, with all conditions prerequisite thereto being met; and;

WHEREAS, the Highland Heights Planning Commission decided to recommend to the City Council to amend the text of the City's zoning ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF HIGHLAND HEIGHTS, KENTUCKY:

Section I

Section 14.1 W Advertising and directional signs on vehicles or trailers.

No supplemental advertising or directional signs shall be displayed on any vehicles or trailers located on (or off) the property. This section is directed towards the practice of attaching signs to vehicles or trailers that are parked in a location that will provide signage that is additional to what is permitted by the sign ordinance. This shall not be construed to prevent or restrict the use of delivery or service vehicles.

Section 14.7 Classification of Signs

E. Class 5: The following building mounted signs meeting the following specifications shall constitute class 5 and shall be primarily business or identification signs, as defined herein.

1. ~~Structure type building signs, individual letters only~~ flat wall sign, single faced only.
2. Maximum size of individual sign. ~~One square foot~~ one-half square feet for each linear foot building wall upon which the sign or signs are to be located. ~~Where the building is set back more than sixty five (65) feet from the property line, the maximum size shall be increased one and one-half (1.5 square feet) for each linear foot building wall.~~
3. Limitation of number of signs. Only One sign for each ~~street frontage of the lot~~ on which the primary permitted use is located except that where a building has more than one store front

specifications shall constitute a class 7 sign, and shall be primarily business or identification signs, as defined herein.

1. Structural type...
2. Maximum size of single sign ~~sixty-five (65) square feet~~ forty (40) square feet. ~~Except that area may be increased by one square foot for each two feet of each street frontage along an arterial street, in excess of seventy-five (75) feet. In no case may the total sign area be permitted to exceed 105 square feet, including ribbon signs permitted hereafter.~~
3. Maximum feet of grade at top of sign. ~~Ten (10) feet~~ eight (8) feet above finished grade. The height of a ground sign shall be measured from the finished grade of the lot, and may not be elevated by mounding or berming, or other structural means to otherwise increase the height of said sign. Provided that when the base of a sign is below the elevation of the abutting street, the planning commission may allow an adjustment of the height of the sign per site development approval.
4. Limitations. Only one free standing sign may be erected for each ~~street frontage of~~ the lot or building site upon which the primary uses are located regardless of the number of the buildings on the site or lot, except when a building has more than one street frontage provided that a second sign having not less than 75 feet of frontage on a second street a second sign may be permitted by the Planning Commission when demonstrated to the satisfaction to the Commission that a second monument sign is necessary for the convenience and safety of the general public. shall have a minimum of seventy-five (75) feet of frontage along second street.

H. Class 8:

1. The following free standing monument signs meeting the following specifications shall constitute a class 8 sign, and shall be primarily business or identification signs, as defined herein.
2. The maximum size of single sign. ~~Forty-five (45) square feet~~ thirty-five (35) square feet ~~except that the sign area may be increased one (1) square foot for each two (2) feet of lot frontage and excess of 110 feet provided that in no case shall a class 8 sign be permitted to exceed a total area of seventy-five square feet per sign face.~~
3. Maximum height above grade at top of sign. ~~Ten (10) feet~~ seven (7) feet above finished grade of the lot and may not be elevated by mounting or berming, or other structural means to otherwise increase the height of said signs;...
4. Limitations-A. one monument type sign per business lot or building site regardless of the number of buildings, provided a secondary sign having frontage on a secondary street may be permitted by the planning commission in conjunction with the stage two site development plan when it has been demonstrated to the satisfaction of the commission that a secondary sign is necessary and appropriate for the convenience and the safety of the general public and/or consistent with the urban design principals and objectives of the comprehensive plan. Sign may be erected for each street frontage of the lot or building site on which the primary permitted used is located; provided that in the case of a second sign the street frontage along the secondary street is in excess of one hundred fifty (150) linear feet.

- B. One sign may be permitted for identification purposes of a residential development in

as in an attached shopping complex or an attached group of buildings only one such sign shall be permitted for each individual separate business. Separate business shall be construed to mean space allotted to the operation of one firm, company or corporation having separate ownership, if separate rental or lease, except in a case where a business occupies more than one store front within a single building, the planning commission may permit an additional sign for each store front access provided that the applicant can show to the satisfaction of the commission that additional business signage is appropriate for the type of business activities planned for the retail space. The overall impact, or number of signs should not exceed what would otherwise be permitted if each store front were leased to separate owners or businesses. A professional office, or manufacturing building with interior access to each business within such a complex shall not be considered as containing separate businesses for this purpose, but shall have one such sign regardless of how many firms, companies or corporations having separate ownership, rental or lease within said building. A class 5 sign may be utilized to identify special service/entrance of any business activity (ie, garden store, auto service) provided that such signs do not exceed 12 inches in height.

14.7 F. Class 6

The following building mounted signs meeting the following specifications shall constitute a class 6 sign, and shall be primarily business or identification signs, as defined herein.

1. Structure type-flat wall sign single faced only.
2. Maximum size of single sign.
 - A. ~~One one-half (1/2) square feet for each linear foot building wall upon which the sign is to be located. Where the building is set back more than sixty five (65) feet from the property line, the maximum size may be increased to one and one-half (1/5) square feet of area for each linear foot of building wall.~~
 - B. Maximum size of letter shall be thirty-two inches
3. Maximum height of grade at top of sign-attached flat to building but shall not extend beyond any wall of the building as defined in Section 7.00 of this Ordinance.
4. Limitation on number of signs-one wall mounted sign for each ~~street frontage of the lot on which the primary permitted use is located, except when a building has more than one street frontage a second wall mounted sign may be permitted by the Planning Commission when demonstrated to the Commission that the additional sign would not adversely impact neighboring properties.~~ that Where a building has more than one store front as in attached shopping complex or an attached group of buildings only one such sign shall be permitted for each individual separate business. Separate business shall be construed to mean space allotted to the operation of one firm, company, or corporation having separate ownership, if separate rental or lease. A professional office or a manufacturing building with interior access to each business within such a complex shall not be considered as containing separate businesses for this purpose, but shall only have one such sign regardless of how many firms, companies or corporations having separate ownership, rental or lease within said building. A Class 5 sign may be utilized to identify special service/entrance of any business activity (i.e. garden store, auto service) provided that such sign letters do not exceed 12 inches in height as approved per development plan approval by the planning and zoning commission.

- G. Class 7: The following free standing monument signs meeting the following

accordance with an approved state-stage II site development plan.

Section III

That this Ordinance shall be signed by the Mayor, attested by the City Clerk/Treasurer and recorded. Same shall be in effect at the earliest time provided by law.

First reading this 20th day of September, 2005.

Passed on 2nd reading this 4th day of October, 2005.


MAYOR CHARLES ROETTGER, III

ATTEST:


JEAN A. RAUF
CITY CLERK/TREASURER

Ord05.13

Publish CCC 10-20-2005