



Memorandum

TO: Mayor Kennon
City Council

FROM: Griffin L. Powell, City Planner

CC: Kit Alexander, Community Development Director
Sherry Descalzo, Planning/Zoning Coordinator
Renee Eberly, City Clerk
Ford Handley, City Administrator
Jamie Logan, City Attorney

DATE: February 7, 2023

SUBJECT: **Case No. 1207-ZT-22**
Zoning Text Amendments
Article 15 – Temporary Signs and Standards
(Residential Real Estate Signs)

The Community Development Department requests approval of zoning text amendments to Sections 15.0702 and 15.0902 of the zoning ordinance with regard to temporary residential real estate signs.

The Planning Commission held a public hearing and considered this request at its regular meeting on January 9, 2023. One person spoke at the public hearing in support of the amendments and praised staff for working with the local real estate community. The Planning Commission gave the request a favorable recommendation (9-0).

The purpose of this memorandum is to provide a summary of the proposed changes:

1. The new size guidelines will pertain only to residential real estate signs in single-family residential zoned areas, existing single-family residential and duplex land uses, and single-family residential and duplex planned unit developments.

All other uses (commercial, multi-family residential, special events, construction sites, etc.) will be allowed a temporary sign dimension up to 4' by 8'.

2. The allowable size for residential real estate signs will be determined based on the road frontage of the lot.

<i>Road Frontage</i>	<i>Sign Dimension</i>	<i>Per Sign Face</i>	<i>Total Sign Area</i>
= or < 200 feet	2' by 2'	4 SF	8 SF
> 200 feet, = or < 400 feet	4' by 4'	16 SF	32 SF
> 400 feet	4' by 8'	32 SF	64 SF

3. For new subdivisions containing single-family and duplex lots, a residential real estate sign will be allowed in the common area near the entrance into the subdivision. The size of this sign shall not exceed 48 square feet total and 24 square feet per sign face (4' by 6' sign). This sign will advertise lots for sale in the new subdivision and does not restrict individual lots within the subdivision from having a 2' by 2' sign.
4. This amendment also proposes that real estate signs be allowed on each road frontage for corner lots and through lots. The sign size will be determined by the corresponding road frontage upon which the sign is placed.
5. Section 15.0702 will be amended to exempt all residential and commercial real estate signs from permit requirements.