

Sec. 27-440. Off-street loading of goods and equipment.

(a) Whenever the normal operation of any land use requires that goods, merchandise, or equipment be routinely delivered to or shipped from that use, a sufficient off-street loading and unloading area must be provided in accordance with this section to accommodate the delivery or shipment operations in a safe and convenient manner.

(b) On the same premises with every building where large amounts of goods are received or shipped in any district (except in that area of the central business district where no setback building lines are required after the adoption of this chapter) there shall be provided loading and unloading space as follows:

- (1) Buildings of up to ten thousand (10,000) square feet of floor area, one (1) off-street loading space plus one (1) additional off-street loading and unloading space for each additional fifty thousand (50,000) square feet of floor area.
- (2) Each loading space shall be not less than eleven (11) feet in width, and shall be of sufficient depth that a sixty-five-foot trailer, when parked in position to unload cargo at the receiving entrance of any such building or structure, shall not extend into the moving traffic pattern of any street.

(c) No area allocated to loading and unloading facilities may be used to satisfy the area requirements for off-street parking, nor shall any portion of any off-street parking area be used to satisfy the area requirements for loading and unloading facilities.

(Ord. No. 2748, § 2, 6-22-92)

Secs. 27-441—27-459. Reserved.

Sec. 27-460. Plans and approval required.

Plans showing the layout and design of all required off-street parking and loading areas, landscaping plans, and sign locations for parking lots, shall be submitted and approved by the

permit-issuing authority prior to issuance of a building permit, zoning authorization, or conditional use permit.

(Ord. No. 2748, § 2, 6-22-92)

Secs. 27-461—27-499. Reserved.

ARTICLE IX. SIGN REGULATIONS*

Sec. 27-500. Purpose.

This article is intended to regulate the construction, reconstruction, placement, and design of signs to protect the public health, safety, peace, and general welfare. Specifically, this article is intended to regulate the size, type of construction and manner of anchoring, and to regulate time, place and manner of their display in order to:

- (a) Prevent or limit injuries, deaths, and property damages from traffic accidents (including accidents involving pedestrians) resulting from obstructed vision, distraction, or confusion;
- (b) Minimize the risk of damage and injuries from signs that are dilapidated, wind-blown, electric shock hazards, etc.;
- (c) Achieve some uniformity in the size and placement of signs;
- (d) Enhance aesthetics of the community;
- (e) Prevent blight;
- (f) Ensure equality in regulatory treatment among residents, lessees and property owners and property users;
- (g) Otherwise protect the public health, safety, peace and general welfare.

(Ord. No. 3624, § 1, 5-14-01)

Sec. 27-501. Definitions.

The following definitions shall apply in the interpretation, administration, and enforcement of this chapter:

Directional sign. Any sign that is designed and erected for the purpose of providing direction and/or orientation for pedestrian or vehicular traffic.

***Editor's note**—Ord. No. 3624, § 1, adopted May 14, 2001, repealed § 27-500 and enacted similar provisions as set out herein. The former § 27-500 derived from Ord. No. 2748, § 2, adopted June 22, 1992.

Electronic message center. Signs whose alphabetic, pictographic, or symbolic informational content can be changed or altered on a fixed display surface composed of electrically illuminated or mechanically driven changeable segments.

Existing finish grade level. The highest point of elevation within five (5) feet of the supporting structure for the sign, excluding all planter boxes, foundation, berms, or any other surface alteration that would increase the height of the sign.

Portable sign. Any sign designed to be moved easily and not permanently affixed to the ground or to a structure or building, not including magnets or decals, etc. attached to vehicles.



Projecting Sign

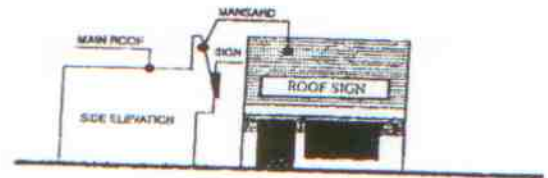


Freestanding Sign

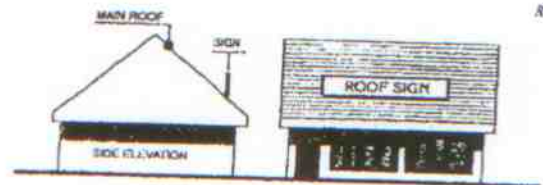
Projecting sign. A sign, other than a flat wall sign, which is attached to and projects from a building wall or other structure not specifically designed to support the sign.

Freestanding sign. A sign supported permanently upon the ground by poles, columns, or braces and not attached to any building.

Ground mounted sign. A sign whose bottom edge of advertising is less than twenty-four (24) inches above finish grade.



Roof Sign



Illuminated sign. A sign with an artificial light source either projecting through its surface(s) (internally illuminated); or reflecting off its surface(s) (externally illuminated).

Incidental sign. A small sign, emblem, or decal informing the public of goods, facilities, or services available on the premises, e.g., a credit card or a sign indicating hours of business.

Roof sign. A sign erected on a roof, including a mansard-type roof, or above a parapet wall.

Sign. Any device, structure, fixture, or placard using graphics, symbols, and/or written copy for the primary purpose of identifying, providing directions, or advertising any establishment, product, goods, or services.

Subdivision identification sign, residential. A freestanding or ground mounted sign identifying a recognized residential subdivision, condominium, or residential complex.

Surface display area. The area expressed in square feet within a single continuous perimeter of straight lines enclosing extreme limits of a single advertising message of writing, representations, graphics, symbols, emblems, or figures of a similar character together with all material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed, provided that:

- (a) If the sign is composed of individual letters or symbols using the wall as the background with no added decoration, the total sign surface display area shall be calculated by the sum of the area within the perimeter of each symbol or letter.
- (b) The areas of lamps, neon tubing, or artificial illumination on walls of any structure shall be counted as part of the total allowable surface display area for wall signs.
- (c) The area of any double-sided or "V" shaped sign shall be the area of the largest single face only. The area of a sphere shall be computed as the area of a circle having the same radius/diameter as the sphere. The area of all other multiple-sided signs shall be computed as fifty (50) percent of the sum of the area of all faces of the sign.
- (d) The structural supports for a sign, whether they are columns, pylons, or a building, or part thereof, shall not be included in the advertising area, provided that there is no written advertising copy on such structural supports.

Temporary signs. A sign not constructed or intended for long-term use.

Wall sign. Any sign painted on, attached to, or erected against the wall with the exposed face of the sign in a plane parallel to the plane of said wall, including signs installed inside a window and intended to be viewed from the outside.

(Ord. No. 3624, § 1, 5-14-01)

Sec. 27-502. Signs prohibited.

The following types of signs are prohibited in the City of Warrensburg:

- (a) Signs which have flashing, blinking, or beacon-type light sources, whether emitting from illuminated signs, or from lamps designed for purposes of attracting attention only;
 - (b) Signs which contain or are an imitation of an official traffic sign or signal;
 - (c) Signs causing odor or sound emission.
- (Ord. No. 3624, § 1, 5-14-01)

Sec. 27-503. Signs not requiring permits.

Except as otherwise provided herein, the following types of signs shall be excluded from the regulations of this article:

- (a) Incidental signs less than two (2) square feet in surface display area;
- (b) Flags and insignia of any government;
- (c) Legal notices, identification, directional, traffic control, or other signs by any governmental body;
- (d) Temporary signs as defined below:
 1. *Construction signs.* Construction signs shall be removed within thirty (30) days after the issuance of a certificate of occupancy. A temporary subdivision development sign advertising a recorded subdivision or development, may remain in place for a period not to exceed two (2) years or when ninety (90) percent of the lots are sold, whichever comes first.
 2. *Real estate signs.* All real estate signs shall be located on the premises for



sale, lease or rent and removed within thirty (30) days of the sale, rental, or lease.

3. *Political signs.* Political signs shall be confined to private property and removed within thirty (30) days after the election for which they were made.
4. *Garage sale, yard sale, or auction signs.* Garage sale, yard sale, and auction signs shall be confined to private property and removed by the owner no later than twenty-four (24) hours after the event.
5. *Other temporary signs.* Signs and/or banners not previously identified in this article but which are temporary in nature are limited to a maximum of thirty (30) days per calendar year.
6. *Portable signs.* Portable signs shall be confined to private property and are limited to a maximum of thirty (30) calendar days per year, with the exception that a new business may utilize a portable sign for sixty (60) consecutive calendar days to promote a grand opening type of sale or event.

(Ord. No. 3624, § 1, 5-14-01)

Sec. 27-504. Signs requiring permits.

The following standards and restrictions shall apply to all signs requiring a permit:

- (a) *Sight triangle.* No sign shall be located within the sight triangle of any corner lot (see section 27-231).
- (b) *Emission of light.* All space lighting and signs shall be so oriented and positioned and shielded such that only reflected light beams from fluorescent lamps or diffused light beams may reach a residence structure in a residential district, or create a traffic hazard to operators of motor vehicles or pedestrians on public thoroughfares in any district.

(c) *Signs in residential districts.*

1. *In R1: Single-Family Residential districts and R2: One- and Two-Family Residence districts,* one (1) sign shall be allowed per premises and shall be nonilluminated and limited to four (4) square feet in surface display area.
2. *In R3: Low-Density Multi-Family Residence districts and R4: Medium-Density Residence districts,* signs are allowed as follows:
 - a. A multi-family complex is allowed:
 1. One (1) illuminated, ground mounted sign not to exceed fifty (50) square [feet] per entrance to the multi-family complex; or
 2. One (1) illuminated wall sign not to exceed thirty (30) percent of the aggregate square footage of the wall area upon which it is installed.
 - b. A day care limited is allowed one (1) non-illuminated wall sign not to exceed sixteen (16) square feet in a surface display area.
3. *Illuminated, on-premises signs associated with educational, religious, recreational and governmental uses* as allowed by section 27-200, Table of Permissible Uses, shall be allowed in accordance with the height, location, and number restrictions located within the remainder of the article herein.
- (d) *Directional signs.* Directional signs shall not exceed four (4) square feet in overall size. At least fifty (50) percent of the sign face shall contain information related to traffic movement, parking or loading. The remaining fifty (50) percent may identify the name of the business, institution, shopping center, or development by name, logo or both.

(e) *Freestanding signs.*

1. *Clearance.* A clear unobstructed area, a minimum of eight (8) feet in height above existing finish grade level, shall be maintained under any freestanding sign.
2. *Height.* Freestanding signs may not exceed thirty (30) feet in height above the existing finished grade level.
3. *Location.* No freestanding sign shall intrude into any public right-of-way and all structures, supports, and sign faces shall be at least ten (10) feet from any property line adjacent to a street, and at least five (5) feet from any other property line.
4. *Number.* One (1) freestanding sign or ground mounted sign per street frontage is allowed per premises.

(f) *Ground mounted signs.*

1. *Clearance.* Ground mounted signs shall have between zero (0) and twenty-four (24) inches of clearance above the existing finish grade level.
2. *Height.* Ground mounted signs may not exceed fifteen (15) feet in height above the existing finish grade level.
3. *Location.* Ground mounted signs shall not intrude into any public right-of-way and all structures, supports, and sign face, shall be at least ten (10) feet from any property line adjacent to a public street, and at least five (5) feet from any other property line.
4. *Number.* One (1) ground-mounted sign or freestanding sign per street frontage is allowed per premises.

(g) *Projecting signs.*

1. *Clearance.* Projecting signs shall maintain a clearance of ten (10) feet over pedestrian areas, and fourteen (14) feet over vehicular ways.
2. *Projection.* Projecting signs may not project over six (6) feet from the edge of the building or structure to which it is attached.

3. *Location.* Projecting signs may not extend over or beyond the property line except in the Central Business District where no building setback line is required. In such case, a projecting sign may extend within two (2) feet of an existing curb line.

4. *Number.* One (1) projecting sign per premises is allowed in addition to other signs allowed by this article.

(h) *Roof signs.* No sign shall project above the highest point of the roof to which it is attached.(i) *Subdivision identification signs, residential.*

1. *Location.* Subdivision identification signs shall be located on a tract of land dedicated to the owner/developer of the subdivision, or on part of one (1) of the lots to be built upon, or in a dedicated common open space in the case of a PUD.

2. *Size.* Subdivision identification signs shall not exceed one hundred twenty (120) square feet in overall size.

3. *Ownership.* The owner of the tract, lot, or common space upon which the sign is located shall be responsible for the repair and maintenance of the sign in accordance with section 27-506 of this article.

4. *Number.* Two (2) subdivision identification signs are allowed for each entrance to a subdivision from a collector or arterial street.

(j) *Wall signs.*

1. *Height.* Wall signs shall not extend above the highest point of the wall.

2. *Location.* Wall signs shall not extend more than one (1) foot from the building wall.

3. *Size.* Wall signs shall not exceed thirty (30) percent of the aggregate square footage of the wall area upon

which it is installed, or thirty (30) percent of the window surface area in which it is displayed.

- (k) *Electronic message centers.* One (1) electronic message center whose variable message capability can be electronically programmed is permitted per premises. The message center can be no more than fifty (50) percent of the aggregate square footage of the sign face for the freestanding, ground mounted, projecting, or wall mounted sign to which it is attached. This standard is not intended to apply to signs which communicate time and temperature information only.
- (l) *Home occupation signs.* A home occupation may erect one (1) sign, which shall be nonilluminated and attached flat against the building. The sign shall not exceed four (4) square feet in surface display area.
- (m) *Agricultural accessory use signs.* There may be one (1) nonilluminated sign of not more than four (4) square feet in surface display area for each one-half ($\frac{1}{2}$) acre of land area devoted to such agricultural uses.

(Ord. No. 3624, § 1, 5-14-02; Ord. No. 3807, § 1, 8-18-03)

Sec. 27-505. Abandoned signs.

(a) *Conforming signs.* Signs and sign structures that have been erected, constructed, or installed in accordance with the provisions of this article are allowed to continue when the business, activity or usage they advertise is no longer conducted on the premises. Within thirty (30) days of the cessation of the business, activity, or usage advertised by the sign, the owner shall remove the sign face and replace it with a blank face or a face designating that the building is for sale or lease by the owner or lessee of the premises upon which the sign is located.

(b) *Nonconforming signs.* Where a lawful sign exists at the effective date of adoption or amendment of this article that would be illegal under the terms of this article, such sign may be continued until such time that the business it advertises

has been discontinued for a period of twelve (12) months. At that time, the use of the sign shall be deemed to have been abandoned. Abandoned signs and sign structures shall be removed or brought into conformance with the provisions of this article and any other applicable provisions of the Code of City Ordinances by the sign, business, or property owner within thirty (30) days of receiving notice by the city.

(Ord. No. 3624, § 1, 5-14-01)

Sec. 27-506. Administration and enforcement.

(a) *Compliance with codes.* All signs shall be constructed in accordance with the requirements of the current adopted building and electrical codes and the Code of Ordinances of the City of Warrensburg.

(b) *Sign permit required.* Except as otherwise stated in section 27-503, any person erecting, installing, constructing or structurally altering a sign in the City of Warrensburg must obtain a sign permit from the city. Application for a sign permit shall be made on a form approved by the city.

(c) *Inspections required.* Any sign for which a permit has been issued may be inspected periodically by the City of Warrensburg for compliance with the Code of Ordinances for the City of Warrensburg. During construction phases, the owner or his/her designee is required to schedule all appropriate inspections in a timely manner in regards to the final, electrical, footing or other inspections as needed.

(d) *Maintenance of signs.* All signs and components thereof shall be maintained in good repair and in a safe, neat, clean and attractive condition, and shall be refurbished often enough to be clearly legible.

(e) *Variations.* If a sign permit is denied due to a standard set forth in this article, an appeal for a variance can be requested. The board of adjustment shall hear all appeals in accordance with the procedure set forth in article II of chapter 27 of the Code of City Ordinances.

(Ord. No. 3624, § 1, 5-14-01)

Cross reference—Placement of signs upon utility poles or city right-of-way, authorization to remove, § 14-5.