

SECTION 4. SIGN REGULATIONS

4-1 General Intent and Purpose: The purpose of this article is to provide uniform sign regulations for the City of Eastland. Its provisions shall be held to be the minimum requirements in the installation, erection, location, alteration, replacing, improving and maintenance of all signs. It is further intended to encourage signs which are well designed; which preserve locally recognized values of community appearance; which protect public investment in and the character of public thoroughfares; which aid in the attraction of shoppers and other visitors who are important to the economy of the city; which reduce hazards to motorists and pedestrians traveling on the public roadways; and thereby to promote the public health, safety and welfare.

4-2. Administration and Enforcement – General:

- (a) Enforcement: The provisions of this article shall be administered and enforced by the City Code Official and such representatives as he/she may designate. All other officers or employees of the city shall assist and cooperate with the City Code Official in administering and enforcing the provisions of this article.
- (b) Violations: Except as otherwise provided in this ordinance, the City Code Official shall notify by certified mail an owner of a sign which violates provisions of this ordinance. The owner shall remove the sign within 30 days of notification or the City Code Official is hereby directed to do so according to Section 4-7, Authority to Remove Signs.
- (c) Permit Required: No person shall erect, reconstruct, alter, relocate or place any sign within the city except as permitted by this article. A separate permit shall be required for a sign for each business entity, and a separate permit shall be required for each group of signs on a single supporting structure. All signs shall be constructed and maintained in compliance with this ordinance, the building and electrical codes, and all other applicable ordinances of the City.

4-3 Sign Permit Fees:

- (a) Fees Required: All signs erected in the City shall be subject to fees as set forth in the fee schedules as adopted by the City Commission.
- (b) Double Permit Fees: The application fee or a sign permit shall be doubled when the installation or alteration of a sign is commenced or completed before the necessary permit is obtained.

4-4 Fines for Noncompliance: Any person convicted of violating any provision of this article shall be guilty of a misdemeanor and shall be subject to a fine in accordance with the general penalty provision found in Section 1-14. of this code, and/or signs may be removed by agents and employees of the city pursuant to the procedure set forth in Section 4-7 and may be either stored or destroyed without liability to the city

or its agents or employees. The owner of a sign confiscated by the city may claim the sign remaining in the custody of the city upon payment to the city of an administrative fee set forth in the City Fee Schedule as approved by City Commission. Each day of such violation shall constitute a separate offense.

4-5 Exempt Signs: The following signs and actions shall be exempt from the requirements of this ordinance:

- (a) Seasonal decorations.
- (b) Signs erected by the City, State, or Federal government for the purpose of public instruction, street or highway designation, control traffic, and/or similar uses incidental to the public interest.
- (c) The changing of advertising copy or message on a painted sign, including theater marquee signs and similar signs specifically designed for the use of replaceable copy, change of face panel, or where the sign frame was designed for replaceable plates, shall not require a permit.
- (d) US, Texas or Patriotic Flags.
- (e) Painting, repainting, or cleaning of an advertising structure or message thereon which no structural changes are required.
- (f) Signs that are permitted through the Board of Adjustment for special events, outside sales, or storage of merchandise.
- (g) Search lights, "A" frame signs, twirling signs, balloons or other gas filled objects, may be displayed for not more than seventy-two (72) continuous hours within a thirty (30) day period.
- (h) Any Sign designated by official action of the city having special historic or architectural significance is exempt from the provisions of this section

4-6 Prohibited Signs: The following signs are prohibited:

- (a) Wheeled Signs
- (b) Off Premise signs located within the City of Eastland
- (c) All signs in public street rights-of-way, public easements, alleys or upon any utility pole, except those signs that are exempt pursuant to Section 4-5 Exempt Signs.

- (d) Signs that contain flashing lights that resemble emergency lights, strobe lights or any light(s), which may resemble a governmental emergency beacon or traffic control device.
- (e) Billboards
- (f) Neon Signs on the exterior of any building located within the Local Business District (C1)
- (g) Signs which use supports such as trees, rocks, bridges, fences, windmill towers, dilapidated buildings
- (h) Signs with flashing, blinking, or traveling lights, which exceed thirty-five (35) watt light bulbs.
- (i) Signs, sign structures, or supports, that project over any property line, except a sign placed flat against the wall of the building, which is on the property line, may project eighteen (18") over the property line.
- (j) Sidewalk signs or curb signs.
- (k) Any signs which resemble an official traffic sign or signal.
- (l) Any sign which emits sound, odor, or visible matter, which serve as a distraction to persons within the public right-of-way.
- (m) Signs which contain statements, words, or pictures of an obscene, indecent, or immoral character that would offend public morals or decency are prohibited.
- (n) Signs placed on the side or rear of any building or property when such sign faces upon a contiguous residential area.

4-7 Authority to Remove Signs: If in the opinion of the City Code Official, any sign that is determined to be in violation of this ordinance shall be subject to the following:

- (a) It shall be the duty of the City Code Official to observe and make note of the facts regarding all signs in violation of this Article.
- (b) Notwithstanding anything contained herein to the contrary, the City Code Official, or his/her designee, is authorized to issue a citation, cause the sign to be removed and/or take other actions as authorized by this, or any other city ordinance, without action by the Zoning Board of Adjustment.
- (c) All structurally unsafe signs shall be removed within ten (10) days.

- (d) All signs shall be removed or the faces covered no later than thirty (30) days after a business ceases operation at that location.
- (e) Should the responsible party or parties, after due notice fail to correct a violation of this section, the Code Official shall cause such signs and their supports to be demolished and removed. If such sign cannot be demolished because it is painted on a building or other non-sign structure, such sign shall be painted over or removed by sandblasting. The Code Official shall also file against the property a lien in the amount of the cost of all such work.

4-8 Permit Requirements: No sign shall hereinafter be erected, constructed, enlarged, altered, or removed and replaced except as otherwise provided by this code, until a permit for same has been issued by the City Planning Official.

- (a) Application: Application for sign permit shall be made in writing by the party installing or constructing the sign upon forms furnished by the City Planning Official. Standard plans reflecting the proposed scope of work may be filed with the City Planning Official. Such application shall contain the following:
 - 1. One set of plans;
 - 2. A description of the proposed sign;
 - 3. All existing buildings on the property;
 - 4. The location by street and number of the proposed sign structure;
 - 5. The distance from the curb to the sign;
 - 6. Size and height of the sign;
 - 7. Whether the sign is an electrical sign;
 - 8. The existing zoning of the property where the sign is to be placed;
 - 9. The name, address and telephone number of the property owner;
 - 10. The name, address, telephone number and license number of the registered sign contractor or erector.
- (b) Expiration: Every permit issued by the City Planning Official under the provisions of this code shall be subject to the following: The permit shall expire by limitation and become null and void if the work authorized by the permit is not commenced within six (6) months from the date of issuance of the permit.
 - 1. Before work can be recommenced, a new permit must be obtained.
 - 2. The fee for the subsequent permit shall be one-half (1/2) of the amount required for the original permit, provided no changes have been made in the original plan specifications for the work and that the suspension or abandonment has not exceeded one year.

4-9 Sign Types: Sign types are listed below and shall be as shown on the illustration entitled "Sign Types".

PERMANENT SIGN TYPES (Permit Required). Permanent sign types shall include the following:

1. Commercial Pole Signs
2. Monument Pole Signs
3. Monument Signs
4. Wall Signs
5. Secondary Signs

TEMPORARY SIGN TYPES (Permit Not Required) Temporary sign types shall include the following:

1. Banners
2. Commercial Real Estate Signs
3. Political Signs
4. Flags
5. Garage Sale Signs
6. Decorative Pennants

4-10 Measurement of Signs:

- (a) **Measurement of Detached Signs:** The sign area for a detached on-premise sign shall be the area included within vertical and horizontal line projection of any logo, letters, or other symbols intended to be read together, composed of the total area of the message and any border, trim or surface upon which the message is displayed.
- (b) **Measurement of Attached Signs:** The sign area for an attached on-premise sign shall be the area included within the vertical and horizontal line projection of any logo, letters, or other symbols intended to be read together, composed of the total area of the message and any border, trim or surface upon which the message is displayed. There may be several sign areas on the wall of a building depending upon how a sign is displayed.

TYPE OF SIGNS	PERMIT	DISTRICTS	MAXIMUM AREA	MAX. HEIGHT	# OF SIGNS	SETBACK
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PERMANENT SIGNS

POLE SIGNS

COMMERCIAL POLE SIGNS	YES	C1, C2, LI, HI	SEE SIGN TABLE 4-10-A, 4-10-B, 4-10-C	SEE TABLE 4-10-A, B & C	1 PER STREET FRONTAGE	15 FEET FROM CURB OR EDGE OF PUBLIC STREET
MONUMENT POLE SIGNS	YES	C1, C2, LI, HI	0.40 SQ. FT PER FRONT LINEAR FT OF LOT	30 FEET	1 PER STREET PRONTAGE	10 FEET FROM PROPERTY LINE
MOMUMENT SIGNS	YES	C1, C2, LI, HI	18 SQ. FT.	3 FEET	1 PER LOT	15 FEET FROM CURB OR EDGE OF PUBLIC STREET

WALL SIGNS

WALL SIGN w/o POLE SIGN	YES	C1, C2, LI, HI	15% OF WALL	3 FEET ABOVE BUILDING ROOF	15% PER WALL	N/A
WALL SIGN w/ POLE SIGN	YES	C1, C2, LI, HI	10% OF WALL	3 FEET ABOVE BUILDING ROOF	10% PER WALL	N/A
RESIDENTIAL WALL SIGN	YES	SF, MF, MH	1 SQ. FT.	N/A	N/A	N/A

SECONDARY SIGNS

DIRECTIONAL SIGNS	YES	C1, C2, LI, HI	3 SQ. FT.	2.5 FEET	TWO	PROPERTY LINE
READER BOARD	YES	C1, C2, LI, HI	10 SQ. FT.	N/A	TWO	N/A

TEMPORARY SIGNS

BANNERS	NO	C1, C2, LI, HI	N/A	N/A	TOP OF ROOF EAVE	N/A
POLITICAL SIGNS	NO	N/A	N/A	N/A	N/A	STATE REQUIREMENTS
COMMERCIAL REAL ESTATE / LEASING SIGNS	NO	C1, C2, LI, HI, MF, AO	32 SQ. FT.	10 FEET	1 PER STREET FRONTAGE	15 FT FROM CURB or EDGE OF PUBLIC STREET
RESIDENTIAL REAL ESTATE / LEASING SIGNS	NO	SF, MF, MH, AO	10 SQ. FT.	4 FEET	1 PER LOT	15 FT FROM CURB or EDGE OF PUBLIC STREET
FLAGS	NO	ALL	N/A	N/A	N/A	N/A
GARAGE SALE SIGNS	NO	ALL	2 SQ. FT.	N/A	N/A	N/A
DECORATIVE PENNANTS	NO	C1, C2, LI, HI	N/A	TOP OF ROOF OR EAVE	N/A	N/A

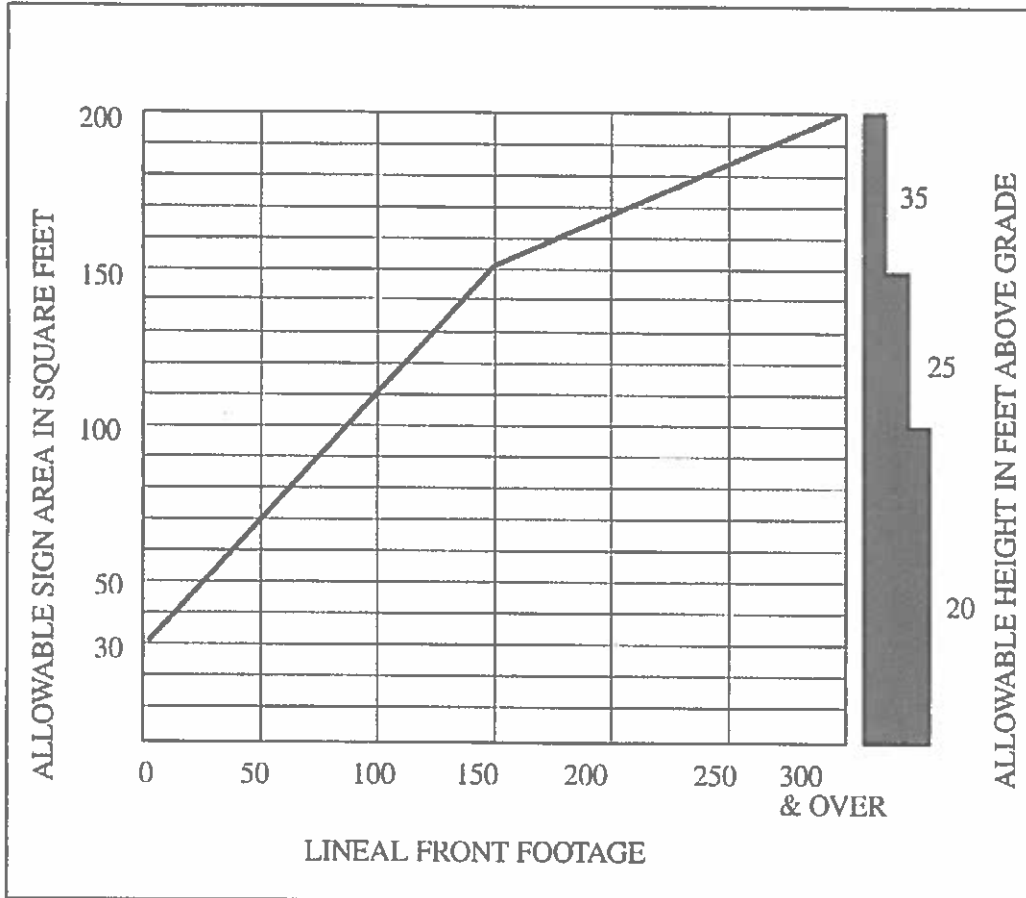


Table 4-10-A
ON-PREMISE FREE-STANDING SIGNS/COMMERCIAL AND INDUSTRIAL ZONES
VEHICULAR SPEED SUBJECT TO POSTED LIMITS UNDER 35 MILES PER HOUR

10 FEET OF ADDITIONAL HEIGHT MAY BE ADDED FOR EVERY 50 FEET OF SETBACK FROM FRONT PROPERTY LINE, FOR PROPERTY LOCATED ALONG INTERSTATE 20 OR PROPERTIES LOCATED WITHIN 1320 FEET OF INTERSTATE 20

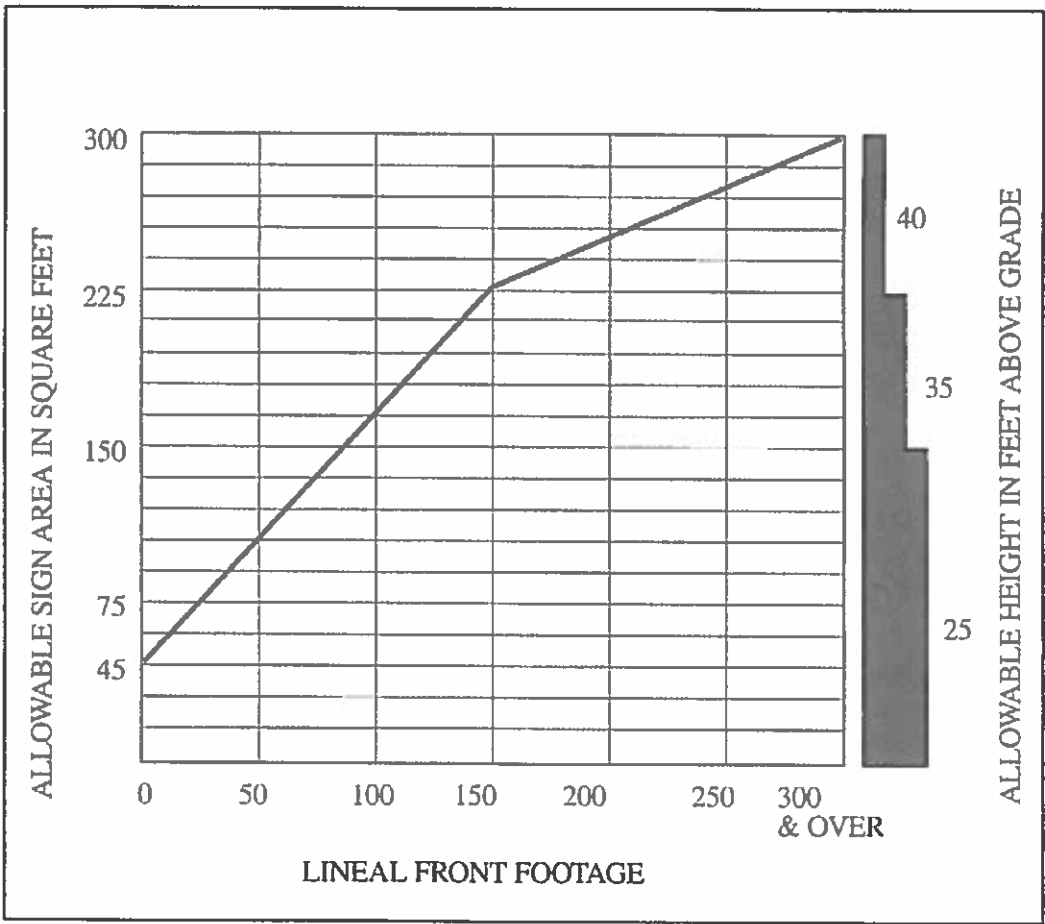


Table 4-10-B
ON-PREMISE FREE-STANDING SIGNS/COMMERCIAL AND INDUSTRIAL ZONES
VEHICULAR SPEED SUBJECT TO POSTED LIMITS
BETWEEN 35 AND 55 MILES PER HOUR

10 FEET OF ADDITIONAL HEIGHT MAY BE ADDED FOR EVERY 50 FEET OF SETBACK FROM FRONT PROPERTY LINE, FOR PROPERTY LOCATED ALONG INTERSTATE 20 OR PROPERTIES LOCATED WITHIN 1320 FEET OF INTERSTATE 20

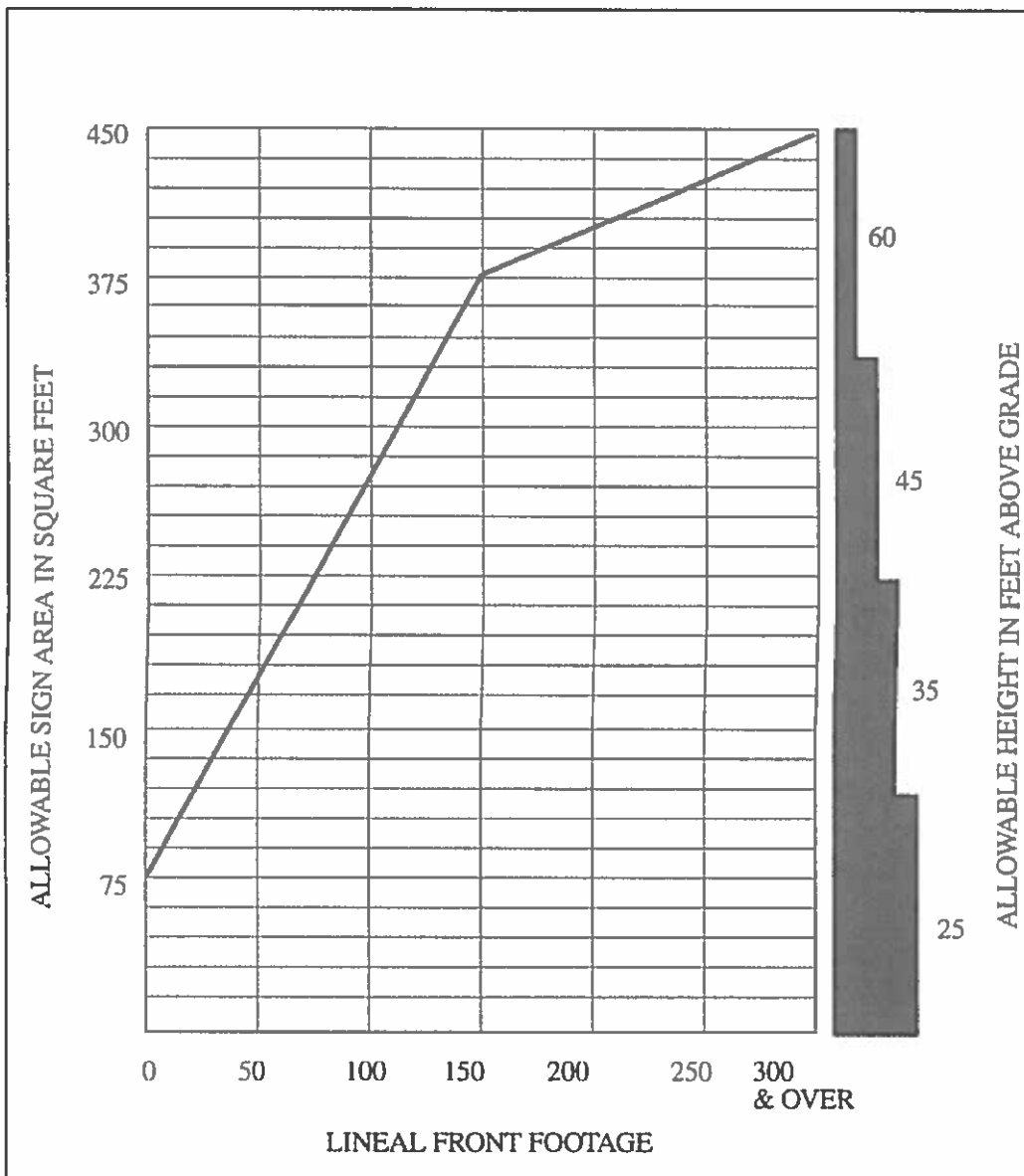
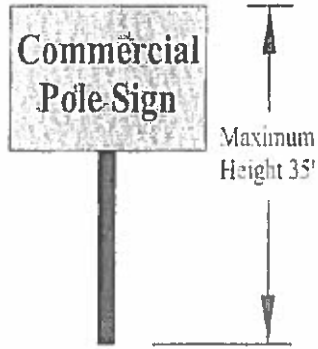


Table 4-10-C
 ON-PREMISE FREE-STANDING SIGNS/COMMERCIAL AND INDUSTRIAL ZONES
 VEHICULAR SPEED SUBJECT TO POSTED LIMITS ABOVE 55 MILES PER HOUR

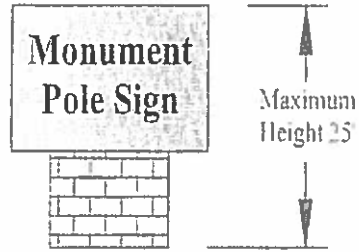
*10 FEET OF ADDITIONAL HEIGHT MAY BE ADDED FOR EVERY 50 FEET OF SETBACK FROM
 FRONT PROPERTY LINE, FOR PROPERTY LOCATED ALONG INTERSTATE 20 OR PROPERTIES
 LOCATED WITHIN 1320 FEET OF INTERSTATE 20*

0.40 Sq. Ft per Front Linear Fr of Lot



DISTRICTS B-2, B-3, B-4, I

0.40 Sq. Ft per Front Linear Fr of Lot



DISTRICTS B-1, B-2, B-3, B-4, I

18 SQ. FT



DISTRICT RE, R-HA, R-1, R-1.5, R-2, R-3, MII

Directional Sign
3 SQ. FT



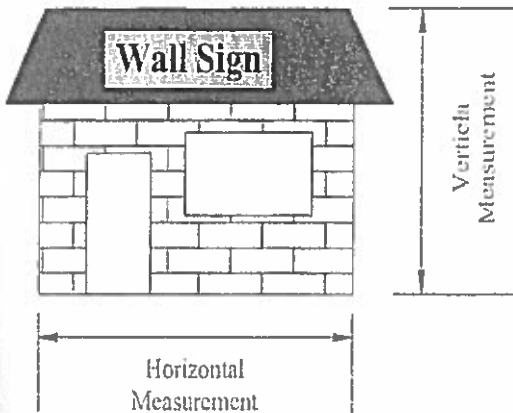
DISTRICT B-1, B-2, B-3, B-4, I

10 SQ. FT



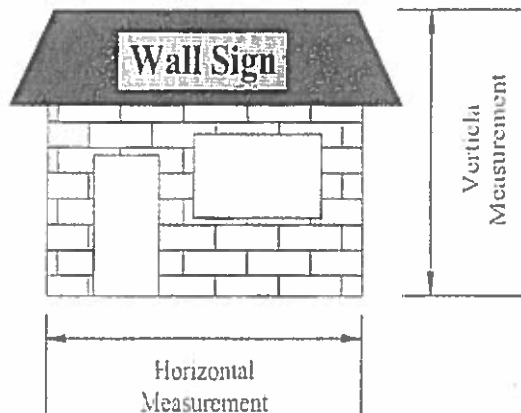
DISTRICT B-2, B-3, B-4, I

Wall Sign w/o Pole Sign
15% of Wall Space



DISTRICT B-1, B-2, B-3, B-4, I

Wall Sign w/ Pole Sign
10% of Wall Space



DISTRICT B-1, B-2, B-3, B-4, I