CITY OF DRIPPING SPRINGS

ORDINANCE No. 2019-06

AN ORDINANCE REPLACING CHAPTER 26 OF THE DRIPPING SPRINGS CODE OF ORDINANCES; AMENDING ALLOWED SIGNS, POLICIES, AND PROCEDURES FOR SIGNS IN THE CITY LIMITS AND THE EXTRATERRITORIAL JURISDICTION; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; AMENDMENT; REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

WHEREAS, the City Council of the City of Dripping Springs ("City Council") seeks to promote reasonable sign regulations; and

WHEREAS, the City Council desires to update its sign regulations to meet the changing conditions in the City as well as the changed statutory and legal requirements related to sign regulation; and

WHEREAS, signs are often placed in or near public rights-of-way, and such placement creates visual obstruction of oncoming pedestrian and vehicular traffic creating a safety issue; and

WHEREAS, uncontrolled placement of portable, banner, and temporary signs could have a negative impact on the health, safety, and welfare of residents; and

WHEREAS, regulation of signs in the City will substantially promote the City’s interest in preserving the aesthetic beauty of the City; and

WHEREAS, after notice and hearing required by law, a public hearing was held before the Dripping Springs Planning and Zoning Commission on, December 17, 2018 to consider the proposed amendments and the Planning and Zoning Commission recommended approval of the proposed amendments; and

WHEREAS, after public hearing held by the City Council on February 12, 2019 the City Council voted to accept the recommendation of the Planning and Zoning Commission; and

WHEREAS, pursuant to Texas Local Government Code Section 51.001, the City has general authority to adopt an ordinance or police regulation that is for the good government, peace or order of the City and is necessary or proper for carrying out a power granted by law to the City; and

WHEREAS, pursuant to Chapters 211 and 216 of the Texas Local Government Code, the City has the authority to regulate signs and variance procedures; and

WHEREAS, the City Council finds that the amendments imposed by this Ordinance are
NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Dripping Springs, Texas:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. AMENDMENT

Chapter 26 of the City of Dripping Springs Code of Ordinances is hereby amended so to read in accordance with Attachment “A”, which is attached hereto and incorporated into this Ordinance for all intents and purposes. Any underlined text shall be inserted into the Code and any struck-through text shall be deleted from the Code, as stated on Attachment A.

3. REPEALER

This ordinance repeals Chapter 26 of the City of Dripping Springs Code of Ordinances. This ordinance is not meant to modify already adopted Master Sign Plan or Development Agreements except where such agreements are silent.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections, or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations, and policies in the City’s Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication of caption other than any regulation of temporary signs. The regulations related to temporary signs shall be effective on June 1, 2019. Prior regulation of temporary signs remain effective until May 31, 2019.

7. PROPER NOTICE & MEETING
It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, and Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the 12th day of February 2019, by a vote of 3 (ayes) to 1 (nay) to 1 (abstention) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

[Signature]

Todd Pocock, Mayor

ATTEST:

[Signature]

Andrea Cunningham, City Secretary
City of Dripping Springs

CODE OF ORDINANCES

CHAPTER 26: SIGNS

ARTICLE 26.01 — GENERAL PROVISIONS

Section 26.01.001 Title

This chapter shall be known as the “Sign Ordinance.”

Section 26.01.002 Geographic scope and applicability

This Ordinance applies to all property within the incorporated municipal boundaries (i.e., City Limits) and the Extraterritorial Jurisdiction (ETJ) as it exists at the time this Ordinance is adopted and as may be modified in the future.

Section 26.01.003 Definitions

Sign. A structure, sign, display, light device, figure, painting, drawing, message, plaque, poster, billboard, or other object that is designed, intended, or used that includes text or images designed to communicate. Signs located completely within an enclosed building and not exposed to view from a street shall not be considered a sign. Each display surface of a sign or sign face shall be a sign.

Sign Administrator. The officer appointed by the City Council with the authority to enforce this Ordinance. The Sign Administrator or designee shall review sign regulations and applications. In the absence of designation by the City Council, the City Administrator shall serve as the Sign Administrator. The term also includes any person designated to act on behalf of the Sign Administrator.

Sign face. The entire display surface area of a sign upon, against, or through which copy is placed.

Applicant. The person or entity requesting sign permit approval, a variance, or a master sign plan from the City.

Arterial street. Arterial streets are designed to carry high volumes of through traffic. A principal traffic artery, carrying higher volumes of traffic, more or less continuously, which is intended to
connect remote parts of the area adjacent thereto and to act as a principal connecting street with State highways.

Awning. A cloth, plastic, or other nonstructural covering that either is permanently attached to a building or can be raised or retracted to a position against the building when not in use. This term does not include canopies.

Balloon sign. Any inflatable, three-dimensional sign, with or without letters, symbols, or numbers, that is either expanded to its full dimensions or supported by gases contained within the sign at a pressure greater than atmospheric pressure.

Billboard sign. A sign that is freestanding, attached to or part of a building, and is an off-premises sign that is designed for a change in copy, so that the characters, letters, display, or illustrations can be changed or rearranged within a fixed sign face.

Board of Adjustment. A board appointed by the city council that is authorized to make special exceptions to the zoning or sign ordinance, and to hear and decide any appeals that allege error in an order, requirement, decision or determination made by an administrative official in the enforcement of the zoning or sign ordinance. Also referred to as the “BOA”.

Building. A building means any structure built for the support, shelter, and enclosure of persons, animals, goods, or movable property of any kind. When subdivided in a manner sufficient to prevent the spread of fire, each portion so subdivided may be deemed a separate building.

Changeable copy sign. A sign on which message copy is changed manually through the utilization of changeable letters, numbers, symbols, and other similar characters or pictorial panels.

Commercial districts. Commercial districts include areas zoned Office, Local Retail, General Retail, and Commercial Services, property in a Planned Development District that allow for a commercial use, or property in the ETJ that is appraised as commercial property.

Commission. The planning and zoning commission of the City.

Construction/development sign. A commercial sign placed on a piece of property advertising planned construction and providing related information, including but not limited to the name of the contractor, the name of the owner, the planned date of completion, and information indicating the future use or occupation of the site.

Daily Display sign. An A-framed, hinged, folding sign that is freestanding and portable and that is not affixed to a base or pole structure. A daily display sign can be in the form of a board or an easel.

Dilapidation. Dilapidation includes any sign where elements of the sign area or background have portions of the finished material missing, broken, or illegible; where the structural support is visibly bent, broken, dented, rusted, corroded, or loose; or where the sign or its elements are not in compliance with the adopted electrical code and/or the building code.
Electronic sign. Any sign for which the text, letters, numbers, pictures, or symbols forming the informational portion of the sign consists of flashing, intermittent, or moving lights, including any LED screen or any other type of video display. Illumination of a sign, by itself, does not create an electronic sign.

Extraterritorial Jurisdiction of the City as created and authorized under Chapter 42 of the Texas Local Government Code or as been added by request or other manner.

Facade. The principal face of a building, including parapet walls and omitted wall lines, or any part of a building which encloses or covers usable space. Where separate faces are oriented in the same direction, or in directions within 45 degrees of one another, they are to be considered as part of a single façade.

Feather banner. A sign that is constructed of lightweight material (such as cloth, canvas, or vinyl) affixed to a pole or building which is similar to a flag, except that it is longer than it is wide. A feather banner resembles a feather, in that it is tall and narrow, having more surface area vertically than horizontally when fully extended.

Freestanding. A sign that is not attached to a wall or building. A sign that is supported by a structure primarily designed for display of the sign.

Government sign. A government sign is a sign that is constructed, placed, or maintained by the federal, state, or local government or a sign that is required to be constructed, placed, or maintained by the federal, state, or local government, including a water district, either directly by the governmental entity or to enforce a property owner’s rights. Local Government includes any political subdivision including the county, the city, the school district, the water district, or an emergency services district.

Hanging sign. A sign that is affixed to the underside of a roof, canopy, awning, or porch.

Height.

(1) Except as applied to a monument sign, height refers to the vertical distance between the highest attached component of the sign or of its supporting structure (whichever is higher) and the lowest attached component of the sign or of its supporting structure (whichever is lower).

(2) As applied to a monument sign, height refers to the vertical distance between the highest attached component of the sign or of its supporting structure (whichever is higher) and the natural grade of the ground at the point where the sign is located.

(3) If any sign, temporary or permanent, sits on property that is adjacent to a public right-of-way, and the natural grade of the property is lower than the average grade of the public right-of-way, the responsible party may raise the grade of the property on which the sign is located up to four (4) feet, in accordance with zoning and all other ordinances, and height will be measured from the highest attached component of the sign or of its supporting structure (whichever is higher) and the increased grade. The responsible party may only increase the grade an amount equal to the difference between the average grade of the right-
of-way and the natural grade of the property on which the sign is located. A responsible party may also apply for a variance from the Sign Administrator to raise the height of the sign.

_Hill Country style._ Buildings of simple design, using native materials, incorporating wide overhangs, porches, and tall windows.

_Historic district._ The business and residential area designated by the Historic District Ordinance.

_Outdoor Lighting Ordinance._ Article 24.06 of the City of Dripping Springs Code of Ordinances that applies to all signs whether within the City Limits or in the ETJ.

_Indirect illumination or lighting._ A light source not seen directly. The term includes a source of illumination which is not a part of the sign or the sign structure, which provides light for the sole purpose of making the sign visible when natural light is not sufficient. Indirect illumination can include internal illumination, if such illumination is also compliant with the Outdoor Lighting Ordinance.

_Inflatable sign._ An inflatable device, with or without a message, figure, or design attached to its surface designed to attract attention.

_Logo._ Graphic symbols used to represent or identify a commercial, institutional, or non-profit entity or organization.

_Marquee Sign._ A canopy or covering structure bearing a signboard or copy projecting from and attached to a building.

_Master Sign Plan._ A comprehensive document containing specific regulations for an entire project or property's signs.

_Mobile food establishment/mobile food vendor._ A vehicle-mounted food establishment that is readily moveable.

_Monument sign._ A sign permanently affixed to the ground at its base or by poles that are enclosed by natural stone, stucco, brick, or wood and not mounted to a part of a building. Pole(s) may be used to construct a monument sign so long as the poles are not visible below the sign.

_Nonconforming sign._ A sign lawfully in existence on the date the provisions of this Ordinance are adopted that do not conform to the provisions of this Ordinance, but which were in compliance with the applicable regulations at the time they were constructed, erected, affixed, or maintained.

_Natural colors (earth tones)._ Colors that are muted and flat in an emulation of the natural colors found in dirt, moss, trees and rocks, including browns, tans, grays, greens, oranges, whites, blues and some reds.

_Off-premise sign._ Any commercial sign that advertises a business, person, activity, goods,
products, real property, or services not located on the property where the sign is installed, or that directs persons to a location other than the property where the sign is located.

Pedestrian elements. Any furniture, fencing, gates, benches, trash cans, poles, or any other type of structure that benefits pedestrian use of an area.

Pole sign. A sign that is permanently supported in a fixed location by a structure of poles, posts, stakes, uprights, or braces from the ground and is not supported by a building, fence, vehicle, base structure, or other support.

Portable sign. Any sign without a permanent foundation, or otherwise permanently attached to a fixed location, that can be carried, towed, hauled, or driven and is primarily designed to be moved rather than be limited to a fixed location regardless of modifications that limit its movability. Daily Display signs as defined below are excluded from this definition.

Property owner. The owner of the property on which a sign is located. A lessor may have the same rights and authority as the Property Owner if given such authority through written agreement with the Property Owner.

Roof sign. A sign that is displayed about the caves and under the peak of a building. This term includes a sign painted, erected, constructed, or maintained on the roof of a building.

Residential development. A residential building project that includes multiple residences, also referred to as a neighborhood or subdivision.

Residential district. Residential district is property zoned as Single-Family by the City’s Zoning Code including SF-1; SF-2; SF-4; and SF-5 as defined in Chapter 30, Exhibit A, Section 3.1 of the Code of Ordinances, any property within a Planned Development District that allows a residential use, and any property in the ETJ that is appraised as residential property.

Responsible party. The owner/operator of the business being identified on the sign; the owner of the property upon which the sign or sign structure is located; the owner of the sign or sign structure; the person who installs a sign or sign structure, contracts with or directs a person to accomplish the installation; and/or the person who retrieves a sign from the impound.

Right-of-way. The area on, below, or above a public road, highway, street, public sidewalk, alley, waterway, or utility easement in which a governmental entity has an interest.

Signable area. The total surface including frame and mounting. The actual area of the sign shall be calculated using trigonometric methods when the sign is not a simple rectangle. The allowed area of the sign as stated in the ordinance equals one side of a freestanding back-to-back sign, provided the freestanding sign's sides are back to back or angled with no greater separation between sides at its widest point than four feet and provided that both sides have the identical sign. Frame and mounting shall not exceed thirty (30) percent of the total surface area of sign. When referring to area limitations of monument signs, area and signable area refers to an area within a continuous perimeter that includes the sign structure as well as the lettering, illustrations.
ornamentations, or other figures, but does not include the sign base. Required landscaping does not count towards signable area.

Temporary sign. A banner, pennant, poster, or advertising display constructed of paper, cloth, canvas, plastic sheet, cardboard, wallboard, plywood, or other like materials and that appears to be intended or is determined by the Sign Administrator or the Administrator's designee to be displayed for a limited period.

Vending machine. Any sign integrated into or placed on a coin, cash, credit card, or debit card operated self-service machine that dispenses such goods or services as propane cages, ice, DVDs, or cash automated teller machines (ATMs).

Vehicle sign. Any sign attached to or displayed on a vehicle.

Wall sign. A sign attached to, painted on, or erected against the wall of a building or structure with the exposed face of the sign in a plane parallel to the face of the wall and not projecting more than nine inches from the face of the wall at any point.

Window signs: Signs that are painted on, etched in, or visible through a window or transparent door of a building that are oriented in a manner establishing an intent to be viewed off-premises or from public or private roadways. This term excludes signs displayed inside of buildings primarily for patrons on the premises.

Section 26.01.004 Prohibited signs

(1) All Signs are prohibited in the City Limits and the ETJ unless:
   (A) Constructed, maintained, structurally altered, or improved pursuant to a valid permit when required under this Ordinance; and
   (B) Expressly authorized under this Ordinance.

(2) Signs which cannot be expressly authorized include:
   (A) Signs, except Government Signs, located in or projected over any public right-of-way or across the public right-of-way line extended across a railroad right-of-way, except when attached to and projecting no more than 18 inches from a building wall legally located at or near the right-of-way line in the City Limits or in the ETJ.
   (B) Portable Signs.
   (C) Electronic Signs.
   (D) Off-Premise signs (including Billboards) containing commercial advertising of goods, real property, or services.
   (E) Signs with lights that blink, fluctuate, or move. Light rays must shine only upon the sign and upon the property within the premises.
   (F) Signs, other than Government or Traffic Control Signs, of a size, location, movement, coloring, or manner of illumination which may be confused with or construed as a traffic control device or which hide from view any traffic or street sign or signal.
   (G) Signs, other than flagpoles, that are taller than fifteen (15) feet.
   (H) Signs that are attached to any utility pole or wire, traffic sign, or public easement or are placed on government-owned property unless placed by written permission of the
governmental entity.
(I) Signs that obstruct any fire escape, required exit, window, or door opening intended as a means of egress.
(J) Boxes, tires, or other goods stored in view of the street, etc. which have large product identification that serves as a sign.
(K) Feather Banners.
(L) Commercial signs or advertising materials that are worn, held, or attached to a person’s body advertising the sale of goods, real property, or services.
(M) Balloon Signs.
(N) Inflatable Signs.
(O) Banners on residential property.
(P) Pennants.
(Q) Pole Signs except as otherwise specifically allowed.
(R) Roof Signs (including signs that are otherwise authorized but are placed on a roof or on a mobile food vendor or vehicle).
(S) Marquee Signs.
(T) Changeable copy signs.
(U) Signs placed or attached to trees, bushes, planters, benches, or other pedestrian elements.
(V) Signs on trash receptacles except for signs that are required by law, provide direction on the trash receptacle’s use, provide safety instructions, or are otherwise customarily found on trash receptacles as a means of identifying the trash collection company.
(W) Flags with a commercial message.

3) A violation of this Section is an offense under Section 26.05.002.

Section 26.01.005 Authorized signs

1) The following signs authorized under this Section are authorized in every Zoning District or property in the ETJ without a permit, unless specifically required below:
(A) Government Signs including signs placed by the city, county, state, or federal governing in their governmental capacity which are not otherwise prohibited.
(B) Traffic Control Devices that are erected and maintained to comply with the Texas Manual on Uniform Traffic Control Devices.
(C) Signs required by this Ordinance.
(D) Signs required by other law, including federal, state, or local law, including a sign that a property owner is required to post on the owner’s property to warn of a danger or to prohibit access to the property either generally or specifically; the owner must comply with the federal, state, or local law to post a sign on the property.
(E) Official governmental notices and notices posted by governmental officers in the performance of their duties for regulatory purposes such as neighborhood crime watch areas, to identify streets, or to warn of danger including those placed by the City, County, Water District, or other governmental entity.
(F) Signs displayed on trucks, buses, trailers, mobile food vendors, or other vehicles that are less than thirty-two (32) square feet and are being operated as motor vehicles, provided that the primary purpose of the vehicles is not for display of signs and provided that they are parked in areas appropriate to their use as vehicles, are in
operable condition, and carry a current and valid license plate and state inspection tag.

Vehicle signs shall conform to the following restrictions:

(i) Vehicular signs shall contain no flashing or moving elements;

(ii) Vehicular signs shall not be attached to a vehicle so that the driver's vision is obstructed from any angle;

(iii) Signs, lights and signals used by authorized emergency vehicles shall not be restricted;

(iv) Any mobile food vendor who is required to obtain a conditional use permit pursuant to Article 30.05 of the Dripping Springs Code of Ordinances shall submit their sign requests, including the signage on the vehicle itself, with its permit application. Signage allowance shall be considered alongside the permit application.

(G) Vending machine signs where the sign face is not larger than the normal dimensions of the machine to which the sign is attached.

(H) Memorial signs or tablets when cut into any masonry surface or attached to a building when constructed of bronze or other metal up to six square feet as part of a building.

(I) Real estate signs:

(i) Only one (1) non-illuminated real estate sign shall be permitted per lot that is for sale or lease, except that two (2) non-illuminated real estate signs shall be permitted if it is a corner lot.

(ii) The maximum area of a sign shall not exceed six (6) square feet.

(iii) The maximum height for a sign shall not exceed three (3) feet.

(iv) Real estate signs advertising the sale or lease of property shall be removed at the completion of the transaction advertised or within twenty-four (24) months, whichever comes first, unless the twenty-four-month term is extended by the Sign Administrator.

(v) A real estate sign of up to thirty-two (32) square feet may be erected, but the owner of the property must apply for a permit before erecting such a sign. The maximum height for a real estate sign shall not exceed eight (8) feet.

(vi) A real estate sign that is larger than six (6) square feet requires a permit.

(J) If multiple units are available for lease on a single property or property ownership is structured as a condominium project, the property may have smaller signs (not to exceed six (6) square feet in area or six (6) feet in height) for each individual unit provided the individual signs are not legible from the public right-of-way (i.e., street). Neither a permit nor a permit fee is required for these smaller, individual signs.

(K) Any sign wholly within the confines of a building, and oriented to be out of view from outside the building.

(L) Any sign wholly within the confines of a sports field or court and oriented to be out of view from outside the field or court. No sign under this section may be larger than thirty-two (32) square feet. The maximum height for a field sign shall not exceed six (6) feet.

(M) A non-commercial sign that is carried by a person or is a bumper sticker on a vehicle.

(N) Business-related signs on or visible through doors or windows indicating: store hours, security systems, trade organization memberships, credit cards accepted, no solicitation, and open/closed. These signs will not count towards the cumulative signable area limits so long as their total cumulative signable area does not exceed five (5) square feet.
**Section 26.01.006 Lessors**

For purposes of this Ordinance, the lessor of a property is considered the property owner as to the property if the lessor holds a right to use that exclusive of others (or the sole right to occupy). If there are multiple lessors of a property, then each lessor must have the same rights and duties as the property owner as to the property the lessor leases and that the lessor has the sole right to occupy, and the size of the property must be deemed to be the property that the lessor has the sole right to occupy under the lease. Written authorization from property owner to place signage onsite may be required.

**Section 26.01.007 Permit required**

A sign permit is required prior to the display and erection of any sign except as otherwise provided in this Ordinance.

**Section 26.01.008 Compliance with Outdoor Lighting Ordinance**

1. Reflective surfaces. Glare-producing surfaces on signs are not allowed.
2. All lighting of signs shall be indirect illumination as defined herein. No sign shall be illuminated, in whole or in part, where the illumination is intermittent or varies in color or intensity from time to time or appears to be emergency lighting similar to public safety vehicles. The use of searchlights is prohibited. Changeable electronic variable message signs (CEVMS), electronic signs, and light emitting diode (LED) signs are prohibited. All signs shall be compliant with the City's Outdoor Lighting Ordinance, Article 24.06 of the City's Code of Ordinances.
3. A violation of Section 26.01.008(1) is an offense under Section 26.05.002.

**Section 26.01.009 Wind pressure and dead loads**

Any sign that requires a permit shall be designed and constructed to withstand wind pressures and receive dead loads if the structure is required to comply with the International Building Code (IBC) as adopted by the city.

**Section 26.01.010 Applicability of other codes not in conflict**

All signs erected or maintained pursuant to the provisions of this division shall be erected and maintained in compliance with all applicable state laws and with the building code, zoning ordinance, Outdoor Lighting Ordinance, historic district requirements, comprehensive plan, and other applicable ordinances of the City.

**Sec. 26.01.011 Nonecompliant signs prohibited**

It is an offense for a person to install, maintain, repair, alter, or relocate a sign within the City Limits or ETJ, except in accordance with the provisions of this chapter. It is an offense for a person in the city or its ETJ to have any sign located on the person's property in violation of this chapter. A violation of this Section is an offense under Section 26.05.002.
ARTICLE 26.02 — SPECIFIC SIGN REGULATIONS BY DISTRICT

Section 26.02.001: Residential districts

No sign shall be permitted or allowed in a Residential District as defined in this ordinance unless it meets the following standards:

1. Residential Developments. For Residential Developments (including subdivision identification) a Residential Development may have one or more monument signs as described below. The monument sign shall be located at least eight (8) feet from the right-of-way and may be indirectly lighted to the extent allowed by Article 24.06 of the City’s Code of Ordinances. The maximum size and number of signs that the owner or owners of the residential development may erect and maintain at the entrances to the development shall be controlled according to the following:

   A) Residential developments four (4) acres or less in area may have a monument sign or signs with a total sign area of no more than eighteen (18) square feet at each entrance onto an arterial not to exceed six (6) feet in height. Signable area only includes the portion of the sign that includes copy or other design.

   B) Residential developments over four (4) acres may have a monument sign or signs which have a total area of no more than twenty-four (24) square feet not to exceed six (6) feet in height at each entrance onto an arterial. Signable area only includes the portion of the sign that includes copy or other design.

   C) Before a Residential Construction/Development Sign may be installed under this section, the sign permit application shall be reviewed by the Sign Administrator for completeness and compliance with state and city codes.

   D) When a subdivision has been released for construction, one Construction/Development Sign per subdivision entrance which shall not exceed forty-eight (48) square feet in area or eight (8) feet in overall height may be placed at each subdivision entrance after applying and receiving a sign permit. A sign under this section may be a pole sign or a monument sign. A sign permitted under this subsection must be removed when the entire development is constructed or twenty-four (24) months, whichever comes first. The Property Owner or other Responsible Party shall be responsible for the maintenance, removal, and compliance requirements of such signs. If a subdivision owner wishes to place model home, selling point, or other temporary signs to advertise the lots within the subdivision, application for a master sign plan is encouraged in lieu of submission of multiple requests for variances.

   E) A landscaped area of twenty-four (24) square feet at the base of any monument sign, shall be maintained in a neat, clean and healthy condition throughout the life of the permit; and the applicant shall submit a plan showing the landscaping to the Sign Administrator at the time of application. All landscaping under this section shall be compliant with the City’s Landscaping Ordinance Article 28.06 of the City of Dripping Springs Code of Ordinances.

2. Signs on individual lots.

   A) Flags. Flags are authorized to be placed on residential property without a permit, including two flags with non-commercial messages and one flag pole per premises shall
be allowed on each lot. The higher flag may be a maximum of five feet (5') by eight feet (8') in area. A second, lower flag, if any, may be a maximum of twenty-five square feet in area. The flag pole must be a maximum of twenty-five (25) feet in height or no higher than the highest point of the principal building's roof, whichever is lower. Flag poles must meet the minimum yard setback requirements for a principal building. Flags may be illuminated in accordance with Section 24.06.010 of the City Code of Ordinances.

(B) Other Signs. Signs, including a wall sign or monument sign (unless specifically designated otherwise by this Ordinance), allowed at any time on any property without a permit:

(i) A property owner may place a sign no larger than 8.5 inches by 11 inches in one window on the property at any time which has a non-commercial message.

(ii) A property owner may place a sign of any type at any time that: (1) is four square feet (4 sq. ft.) in size; and (2) contains a non-commercial message.

(iii) A person having a legal home occupation may display one additional sign on the face of the building or porch. The sign shall be attached directly to, and parallel to, the face of the building or porch. The sign shall not exceed four (4) square feet in sign area, shall not be illuminated in any way, and shall not project more than six (6) inches beyond the building or porch. No permit is required.

(3) General Regulations for Signs on Individual Lots:

(A) No sign may be placed on a residential lot without the consent of the Property Owner or a Lessor who has been given authority to place a sign on the property by written agreement of the Property Owner.

(B) Other than those signs specifically authorized under this Section, a sign under this Section shall not be illuminated, electronic, digital, or contain moving elements.

(C) Unless otherwise specified in this Section, permitted signs may be placed anywhere on the premises except in a required side yard within the street or utility right-of-way, or within any other form of public easement.

(D) Height. The following maximum heights shall apply to signs on individual lots in a residential district:

(i) Unless otherwise specified in this Section, if ground-mounted, the top must not be over four (4) feet above the ground; and

(ii) If building mounted, the sign must be flush mounted and must not project above the roof line.

(E) Each residential lot or unit shall display an address sign. The letters, numbers, and symbols that make up a residential address sign must be a minimum of six (6) inches in height and shall not be larger than eight (8) inches in height or which meet the Fire Code adopted by the City of Dripping Springs. Address signs must be visible from an adjacent right-of-way for the primary structure on each piece of property.

(F) One additional temporary sign that may be up to nine square (9) feet in size may be located on the owner’s property at any time. A permit for this sign is not required. This section does not limit the content on the additional temporary sign.

(G) Traffic-control signs other than uniform traffic-control devices (see definition of MUTCD in section Sec. 16.03.006) upon private residential property shall be required if needed for directional or public safety purposes as determined by the Emergency Services District and city administrator. All vehicular traffic-control signs shall not
exceed two (2) square feet and no part of the sign shall extend above six (6) feet from average grade. Lighting for such signs may only be indirect and shall comply with the City’s Outdoor Lighting Ordinance.

(H) Properties in the ETJ that are appraised as residential and that contain single family units shall comply with this section.

Section 26.02.002: Multifamily residential district (MF)

No sign shall be permitted or allowed in a Multifamily Residential District unless it meets the following standards:

(1) Types of Signs Allowed with a Permit:
   (A) Multifamily Residential Complex Sign. The sign shall be located at least eight (8) feet from the right-of-way and may be lighted in compliance with the Outdoor Lighting Ordinance of the City of Dripping Springs. The maximum size and number of signs that the owner or owners of the residential development may erect and maintain at the entrances to the development shall be controlled according to the following:
      (i) Multifamily Residential Complexes with twenty (20) units or less in area may have a monument sign or signs with a total area of no more than eighteen (18) square feet not to exceed six (6) feet in height at each entrance to the Complex.
      (ii) Multifamily Residential Complexes with over twenty (20) units may have a monument sign or signs which have a total area of no more than twenty-four (24) square feet not to exceed six (6) feet in height at each entrance to the Complex.
      (iii) Before a Residential Complex Sign may be installed under this section, the sign permit application shall be reviewed by the Sign Administrator for completeness and compliance with state and City codes.
      (iv) Landscaping. A landscaped area of twenty-four (24) square feet at the base of any monument sign, shall be maintained in a neat, clean and healthy condition throughout the life of the permit; and the applicant shall submit a plan showing the landscaping to the Sign Administrator at the time of application. All landscaping under this section shall be compliant with the City’s Landscaping Ordinance Article 28.06 of the City of Dripping Springs Code of Ordinances.
   (B) Identification Sign. There may be one (1) sign no larger than fifteen (15) square feet in sign area identifying the complex and placed flush on the wall near the office entrance or, as an alternative, one (1) hanging sign containing no more than eight (8) square feet in sign area may be erected.

(2) Types of Signs Allowed without a Permit:
   Individual lessees or owners of units within Multi-Family Housing may also display any sign allowed in a Residential District, so long as:
   (A) Sign is allowed by owner of Multi-Family Housing if property is owned separately; and
   (B) Sign is displayed within the area owned or leased by individual.

(3) Properties in the ETJ that are appraised as residential and that contain multi-family units, including a building or portion thereof which is designed, built, rented, leased, or let to be occupied as three (3) or more dwelling units or apartments or which is occupied as a home or residence of three or more families must comply with this section.
Section 26.02.003: Manufactured home district (MH)

No sign shall be permitted or allowed in a Manufactured Home District unless it meets the following standards:

1. One monument sign or wall sign not more than twenty-four (24) square feet in sign area not to exceed six (6) feet in height may be erected on the property of the manufactured home park at each entrance to an arterial and may be indirectly lighted. The setback shall be a minimum of eight (8) feet from public right of way. Sign placement must comply with any additional setback that may be prescribed by the Sign Administrator when there is a potential safety issue. This sign requires a permit. A landscaped area of twenty-four (24) square feet at the base of any monument sign, shall be maintained in a neat, clean and healthy condition throughout the life of the permit; and the applicant shall submit a plan showing the landscaping to the Sign Administrator at the time of application. All landscaping under this section shall be compliant with the City's Landscaping Ordinance Article 28.06 of the City of Dripping Springs Code of Ordinances.

2. Individual lessees or owners of Manufactured Homes within a Manufactured Home park may also display any sign allowed in a Residential District, so long as:
   - The sign is allowed by owner of Manufactured Home Park if the property is owned separately.
   - The sign is displayed within the area owned or leased by an individual.
   - Properties in the ETJ that are appraised by the county appraisal district as residential and that contain a unified development of manufactured home sites, plots, or stands as arranged on a large tract under single ownership and designed to accommodate manufactured homes for a long-term duration must comply with this section.

Section 26.02.004: Commercial districts

No signs shall be permitted or allowed in a Commercial District unless they meet the following standards.

1. Types of Signs Allowed with a Permit:
   - Wall signs:
     - Only one (1) wall sign is permitted per business on each property. Two (2) wall signs may be permitted if a business:
       - Is within a multiunit property;
       - Takes up an entire building; and
       - Is on a corner or has two public entrances on different sides of the building in which it is located.
     - The total area on any such sign shall not be larger than seventy-five (75) percent of the area of the front wall of the leased or owned area.
     - The total length on any such sign shall not exceed seventy-five (75) percent of the storefront width of the tenant or occupant's premises on the property.
     - The signable area of the wall sign for each business shall not exceed sixty-four (64) square feet in a nonresidential zoning district.
(v) No wall sign shall extend, either above the roof of the building or beyond the wall to which it is attached by more than four (4) feet at the point of attachment. In no instance shall the height of the sign exceed the maximum building height established for the zoning district.

(vi) A wall sign attached to a building on private property shall not extend over any public land except a sidewalk adjacent to the building.

(B) Hanging signs

(i) The maximum area of a hanging sign shall not exceed eight (8) square feet.

(ii) The total length on any such sign shall not exceed seventy-five (75) percent of the storefront width of the tenant or occupant's premises on the property.

(iii) The clearance from the ground to the bottom of any hanging sign must be at least seven (7) feet.

(iv) Only one (1) hanging sign is permitted per property unless the property is a corner lot, in which case two (2) hanging signs are permitted.

(C) Commercial Construction/Development Sign: When a commercial lot is under construction, one sign per commercial development entrance which shall not exceed sixty-four (64) square feet in area or eight (8) feet in overall height may be placed at each entrance after applying and receiving a sign permit. A sign under this section may be a pole sign or a monument sign. A sign permitted under this subsection must be removed when eighty (80) percent of the commercial property is constructed or twelve (12) months after the original sign permit is issued, whichever comes first. The Property Owner or other Responsible Party shall be responsible for the maintenance, removal, and compliance requirements of such signs.

(D) Monument signs for use by a single business.

(i) The area of a monument sign for a property with a single business in a nonresidential zoning district shall not exceed thirty-two (32) square feet not to exceed six (6) feet in height.

(ii) Landscaping. A landscaped area of twenty-four (24) square feet at the base of any monument sign, shall be maintained in a neat, clean and healthy condition throughout the life of the permit; and the applicant shall submit a plan showing the landscaping to the Sign Administrator at the time of application. All landscaping under this section shall be compliant with the City's Landscaping Ordinance Article 28.06 of the City of Dripping Springs Code of Ordinances.

(E) Awning Signs as part of Wall Sign.

(i) One-third (1/3) of the area of an awning sign shall be counted toward the limit on the total area of wall signs on the wall to which the awning is attached.

(ii) Only one (1) awning sign is permitted per property, unless the property is a corner lot in which case two (2) awning signs are permitted.

(F) Restaurant Menus. detached or attached to a building, used in connection with a drive-in or drive-through, which do not attract the attention of persons not on the premises. Signs under this subsection shall not exceed thirty-two (32) square feet and eight (8) feet in height. Such signs shall not be illuminated other than internally illuminated. If Restaurant has more than one drive-in or drive-through lane onsite may include one Restaurant Menu sign for each lane.

(2) Types of Signs Allowed without a Permit

(A) Equipment Signs. Words may be attached to machinery or equipment which is
necessary or customary to the business, including but not limited to devices such as gasoline pumps, vending machines, ice machines, etc., if words so attached refer exclusively to products or services dispensed by the device, and project no more than one inch from the surface of the device.

(B) Window Signs. A business may have a total signable area of window signs that shall not exceed twenty-four (24) square feet for each business. A business where the business is at an intersection of two roadways and has windows on different sides of the building adjacent to the roadways, may have a total signable area of window signs that shall not exceed forty-eight (48) square feet. The total signable area of the window signs do not count towards the cumulative total signable area allowed. A single-unit property with a drive-through shall not exceed forty-eight (48) square feet of total signable area.

(3) Non-Commercial Signs Allowed without a Permit:
(A) Each lot may have one non-commercial sign, including a pole sign, wall sign, or monument sign, that meets the requirements of this section.
   (i) A non-commercial sign shall not have an area greater than thirty-six (36) square feet.
   (ii) A non-commercial sign shall not be more than six (6) feet in height.
(B) A non-commercial sign shall not be lighted or have any moving elements.
(C) Non-commercial signs may be installed on private property only with the consent of a Property Owner and may not be installed in, on, or over any street or right-of-way.
(D) Non-commercial signs under this section may not advertise the sale of goods or services.
(E) Any sign allowed under this section for a commercial message may also contain non-commercial content.

(4) Each lot may have up to a maximum of four flags with non-commercial messages on up to two flag poles per premises. Each flag must be a maximum of forty (40) square feet in area. Flag poles shall be a maximum of twenty-five (25) feet in height but no higher than the highest point of the nearest principal building's roof on the premises. Flag poles must meet the minimum yard setback requirements for a principal building or a minimum of ten feet, whichever is more restrictive. Each flag pole may only have two flags each. Flags may be illuminated in accordance with Section 24.06.010 of the City Code of Ordinances.

(5) One daily display sign per business may be displayed on the sidewalk or adjacent to the sidewalk on private property immediately adjacent to the business at a location approved by the Sign Administrator if:
(A) the sign does not impede pedestrian traffic;
(B) the maximum height of the entire structure of a daily display sign is three (3) feet;
(C) sign is stored away from public view when the establishment served by the sign is closed for business.

(6) No sign may be placed without the consent of the Property Owner or without a sign permit, when required.

(7) The Responsible Party is responsible for compliance with this Ordinance.

(8) Any sign under this section shall not advertise the sale of goods, services, or activities that are not available on the building or property on which the sign is attached or placed.

(9) Properties in the ETJ that are appraised as, or used as, commercial property and that contain a business or commercial entity that reflects a use allowed in the above zoning district
regulated by this section must comply with this section.

Section 26.02.005 Industrial (I), Light Industrial (LI), Government, Utility, Institutional (GUI), Public Recreation (PR), Public Park or Preserve (PP), and Agriculture (A)

No sign shall be permitted or allowed in an Industrial, Light Industrial, Government, Utility, Institutional, Public Recreation, Public Park or Preserve, or Agricultural District unless it meets the following standards:

(1) Types of Signs Allowed with Permit:
   (A) Wall Signs. Wall Signs may be erected. The total sign area for all signs shall not exceed sixty-four (64) square feet. This sign shall be placed at least eight (8) feet from any public right of way. Sign area allotment is computed by adding the sign area of all Wall Signs on the lot. Wall signs shall project no more than two (2) feet perpendicular from the wall and not more than three (3) feet vertically above the wall of the building. Each sign under this section requires a sign permit.
   (B) Monument Identification Signs. One (1) non-attached sign per lot may be erected. No sign shall exceed forty-eight (48) square feet in sign area and shall not exceed eight (8) feet in height. The setback shall be a minimum of eight (8) feet from any public right-of-way. Sign placement must comply with any additional setback that may be prescribed by the Sign Administrator when there is a potential safety issue. A permit is required for this sign.
   (C) One daily displays sign per business may be displayed on the sidewalk or adjacent to the sidewalk on private property immediately adjacent to the business at a location approved by the Sign Administrator if:
      (i) the sign does not impede pedestrian traffic;
      (ii) the maximum height of the entire structure of a daily display sign is three (3) feet;
      (iii) sign is stored away from public view when the establishment served by the sign is closed for business.

(2) Types of Signs Allowed without Permit:
   (A) Equipment Signs. Words may be attached to machinery or equipment which is necessary or customary to the business, including but not limited to devices such as gasoline pumps, vending machines, ice machines, etc., if words so attached refer exclusively to products or services dispensed by the device, and project no more than one inch from the surface of the device.
   (B) Non-Commercial Signs:
      Each lot may have one non-commercial sign, which may be a pole sign, wall sign, or monument sign, that meets the requirements of this section.
      (i) A non-commercial sign shall not have an area greater than thirty-six (36) square feet not to exceed six (6) feet in height.
      (ii) Each lot may have up to a maximum of four flags with non-commercial messages on up to two flag poles per premises. Each flag must be a maximum of forty (40) square feet in area. Flag poles shall be a maximum of twenty-five (25) feet in height but no higher than the highest point of the nearest principal building's roof on the premises. Flag poles must meet the minimum yard setback requirements for a principal building or a minimum of ten feet, whichever is more restrictive. Each
flag pole may only have two flags each. Flags may be illuminated in accordance with Section 24.06.010 of the City Code of Ordinances.

(iii) A non-commercial sign shall not be lighted or have any moving elements.

(iv) Non-commercial signs may be installed on private property only with the consent of a Property Owner and may not be installed in, on, or over any street or utility right-of-way.

(v) Any sign allowed under this section for a commercial message may also contain non-commercial content.

(3) The Responsible Party is responsible and liable for compliance with these provisions.

(4) Any sign under this section shall not advertise the sale of goods, services, or activities that are not available on the building or property on which the sign is attached or placed.

(5) Properties in the ETJ that are appraised as or used as commercial property and that contain a business or commercial entity that reflects a use allowed in the above zoning districts regulated by this section must comply with this section.

Section 26.02.006 Multi-Unit Complex in a Non-Residential district-additional signs requiring permit

Additional signs allowed in a Multi-Unit Complex in a Non-Residential District:

(1) In addition to the signs allowed according to the zoning district, one (1) monument or wall sign per complex may be erected advertising up to the total number of office or commercial tenants with a sign permit. On corner lots, the major or primary street shall be construed to be the development lot frontage and no more than one (1) sign shall be permitted. On a development lot located at the intersection of two (2) arterials, a sign shall be permitted for each such thoroughfare or expressway with a sign permit. The sign area of the sign may not be larger than forty-eight (48) square feet. The name of the complex and the street address with letters no less than six (6) inches in height will appear on the sign. Height of the sign may not be taller than six (6) feet. Address signs must be visible from an adjacent right-of-way for the primary structure on each piece of property.

(2) Sign placement must comply with all setback regulations and any additional setback that may be prescribed by the Sign Administrator when there is a potential safety issue.

(3) Properties in the ETJ that are appraised as or used as non-residential property and that are a multi-unit complex are also required to meet the provisions of this Section.

(4) Master Sign Plans for areas with a multi-unit complex are highly encouraged to meet the unique needs of each multi-unit complex. All owners, tenants, subtenants and purchasers of individual units within the development shall comply with the approved master sign plan.

(5) Landscaping. A landscaped area of twenty-four (24) square feet at the base of any monument sign, shall be maintained in a neat, clean and healthy condition throughout the life of the permit; and the applicant shall submit a plan showing the landscaping to the Sign Administrator at the time of application. All landscaping under this section shall be compliant with the City’s Landscaping Ordinance Article 28.06 of the City of Dripping Springs Code of Ordinances.

Section 26.02.007 Banners on nonresidential property
(1) Each nonresidential property may display one banner at a time.
(2) Banners must be securely attached to a permanently installed building, fence, or wall and they must be kept in good repair throughout the time of their display. Pipes, poles, posts or other materials may not be used solely to erect banners.
(3) Banners shall not be placed on any site more than four (4) times within a calendar year.
(4) The maximum surface area for banners on nonresidential property shall be thirty-two (32) square feet. Banners do not count towards total cumulative signable area limits.
(5) Banners hung on nonresidential property shall not exceed fifteen (15) feet in height.
(6) Only one (1) banner at a time is permitted per nonresidential property, unless additional banners are allowed under this Code.
(7) The responsible party must affix the permit sticker to the back of the banner.
(8) Time limits on banners do not apply to banners placed on property zoned GUI.

Section 26.02.008 Historic district

Additional signage regulations applicable to the City’s historic districts are included in the design and development standards in the historic preservation implementation manual.

Section 26.02.009 Master sign plans

A Master Sign Plan is a comprehensive document containing specific regulations for an entire project’s signs. Master Sign Plans are appropriate for Planned Development Districts, Master Planned Developments, development agreements, large residential or commercial developments, multi-unit complexes, or in the case where a project applicant is seeking several variances to the City’s Sign Ordinance.

ARTICLE 26.03 — ADMINISTRATION

Section 26.03.001 Permit required

Applications for a sign permit must be processed through the Sign Administrator or the Sign Administrator’s designee.

(1) Requirements. Except as otherwise provided for herein, no sign shall be erected, posted, painted, or otherwise produced, changed, or reconstructed, in whole or in part, within the City Limits and ETJ of the City without first obtaining a permit.
(A) Applications: Application for a permit required by this Ordinance shall be made upon forms provided by the Sign Administrator or the Sign Administrator's designee. The application for sign permits shall contain all information, drawings, and specifications necessary to fully advise the Sign Administrator, or the Sign Administrator’s designee, of the type, size, shape, location, zoning district if within City Limits, construction, and materials of the proposed sign and the building structure or premises upon which it is to be placed. Drawings shall also show all existing signs on the property. An application is not considered complete until all necessary information listed in this Code are provided with the application.
(B) Application for permit. An application for a sign permit must be filed with the Sign
Administrator. An application for any sign must state the date when the owner intends to erect the sign.

(C) All applicants must provide sufficient proof, to be determined by the Sign Administrator, showing a real property ownership interest in the property on which the sign will be located or sufficient proof of authorization from the real property owner for sign placement on the property.

(2) An application shall include:
(A) Name, address, and telephone number of the owner of the sign;
(B) Name, address, and telephone number of lessor sponsoring the sign, if any;
(C) Name, address, and telephone number of the contractor, if any, installing the sign;
(D) Name, address, and telephone number of the property where the sign is to be installed;
(E) Date on which it is to be installed;
(F) Zoning district, if in city limits, or use if in ETJ, in which the proposed sign will be located;
(G) Any variance that will be requested or has been approved; and
(H) An illustration or photograph including the location, appearance, and dimensions of the proposed sign.
(I) An illustration or photograph of the position of the sign on a building or on the ground in plain view, drawn to scale, and elevation views, drawn to scale.
(J) If required by the building official or Sign Administrator, a copy of stress sheets and calculations showing that the structure is designed for dead load and wind pressure in any direction and in any amount required by this chapter or by the building code or other laws adopted by the City.
(K) An application is not considered complete unless all the above information is provided with the application.

(3) The Sign Administrator or designee shall promptly process the sign permit application and approve the application, reject the application, or notify the applicant of deficiencies in the application within twenty-one (21) calendar days after receipt or within seven (7) days if the sign requested is a real estate sign. Any application that complies with all provisions of this ordinance, the zoning ordinance, the building code, the lighting ordinance, and other applicable laws, regulations, and ordinances shall be approved after inspection and approval of the plans and the site.

(A) If the application is rejected, the Sign Administrator shall provide in writing a list of the reasons for the rejection. An application shall be rejected for non-compliance with the terms of this ordinance, the zoning ordinance, building code, or other applicable law, regulation, or ordinance. If the permit application does not comply with the city ordinances after resubmission and review by the Sign Administrator, and no variances have been applied for, the applicant must pay a reapplication fee before the Sign Administrator will review the application again.

(B) If no action is taken by the Sign Administrator or designee within the stated time period after receipt, the City shall not collect a fee for the sign permit application. The Sign Administrator then shall approve or reject the application as soon as practical after the twenty-one (21) day deadline. A new twenty-one (21) day deadline begins at each submission. However, if the Sign Administrator has not approved or rejected the permit within forty-five (45) calendar days after the completed application is filed, the
applicant can file a complaint as an appeal to the board of adjustment as if the permit had been denied.

(4) Permit fee. A nonrefundable fee as set forth in the uncodified fee schedule adopted by the City Council shall accompany all sign permit applications. A reapplication fee may be charged as designated in this ordinance.

(5) Duration and revocation of permit. If a sign is not completely installed within six months following the issuance of a sign permit, the permit shall be void. The City may revoke a sign permit under any of the following circumstances:
   (A) The City determines that information in the application was materially false or misleading;
   (B) The sign as installed does not conform to the sign permit application;
   (C) The sign violates this Ordinance, the zoning ordinance, building code, or other applicable law, regulation, or ordinance; or
   (D) The Sign Administrator determines that the sign is not being properly maintained or has been abandoned.

(6) Appeals. If the Sign Administrator denies a permit, the applicant may appeal to the board of adjustment under Section 26.03.003(1)(B).

(7) All applications for permits shall include a drawing to scale of the proposed sign and all existing signs maintained on the premises and visible from the right-of-way, a drawing of the lot plan or building facade indicating the proposed location of the sign, and specifications for its construction, lighting, motion, and wiring, if any. All drawings shall be of sufficient clarity to show the extent of the work.

(8) Qualifications. Only those individuals who properly obtained a permit by the Sign Administrator, the Sign Administrator's designee, or other statutorily required permit or approval shall receive a permit to erect or alter any sign. Permits for the installation, erection, or alteration of any electrical components on a sign shall be issued only to those individuals who hold a commercial sign operator's license and master electrician's license. It is an offense under Section 26.05.002 for any person licensed under the provisions of this Ordinance to obtain a permit on behalf of, or for the benefit of, any unlicensed person whose business activities are such that such unlicensed person would need a license to obtain a permit.

(9) Conditions for issuing permits. No permit for the erection or alteration of any sign over any sidewalk, alley, or other public property, or on or over any roof or building shall be issued to any person except upon the condition that the permit may be withdrawn at any time, in which case the sign shall be immediately removed by the Responsible Party, who will also be liable under the penalties provided for in this Ordinance.

(10) Issuance. A permit shall not be issued when:
   (A) An existing billboard sign is in a deteriorated, unsafe, or unsightly condition.
   (B) A sign on the premises is not in compliance with this Ordinance.
   (C) A sign on the premises is proposed for construction in an area not zoned for such a sign.
   (D) Authorization of the property owner on which the sign is to be placed has not been obtained.

(11) Inspection. Any sign for which a permit is issued shall be inspected after its erection for conformity to the provisions of this Ordinance.
(12) Fees. No permit shall be issued until applicable fees have been paid to the City. Fees may be subject to change without prior notification. The sign permit fee schedule shall be in accordance with the fee schedule enacted by the City Council and located at City Hall.

(13) Before any permit may be issued for a new sign under this chapter, the responsible party shall modify or remove any of its own nonconforming signs and sign structures displayed or erected on the same property for which the permit is being sought, so that all the signs and sign structures they are responsible for on the property conform to the provisions of this chapter. This provision does not apply to real estate signs, banners, temporary signs, or daily display signs. This provision does not apply to nonconforming signs with a variance.

Section 26.03.002 Permit not required

A permit shall not be required for:

(1) Simple routine maintenance, adjustments, replacement of compliant light bulbs, etc., on existing signs.
(2) When a sign has been damaged by fire, windstorm, or other causes, immediate work may be done to prevent damage to property or hazard to persons, and to this extent only. Notice will be given as soon as practical to the Sign Administrator or the Sign Administrator’s designee.
(3) Changing a commercial message to a noncommercial message on any legal sign surface. Any sign surface on which a commercial message may contain a noncommercial message.
(4) Changing of permitted copy of an existing sign, provided that no increase occurs with respect to either the sign area or the manner in which the sign is structurally supported.
(5) Any sign or display exempted from the sign ordinance or permit requirement.

Section 26.03.003 Variances

(1) A Responsible Party that wants a variance from this Ordinance must file a request for variance with the Sign Administrator along with a variance application fee, as stated in the City’s most recent fee schedule. The Sign Administrator will indicate what documentation the Responsible Party must provide in support of the request.
(2) Once the complete and necessary documentation has been provided to the Sign Administrator, the Sign Administrator shall review the request and make a determination based on the documentation provided by the Responsible Party.
(3) The Sign Administrator may, in specific cases and subject to appropriate conditions, and only after a finding based on the evidence presented that strict compliance with the requirements of this Ordinance will result in substantial undue hardship, sufficient mitigation, or inequity to the applicant without sufficient corresponding benefit to the City and its citizens in accomplishing the objectives of this Ordinance:
   (A) Permit a variance for a noncommercial or commercial sign of the setback, effective area, size of internal components of a sign so long as total size of sign face is compliant, or height requirements of this Ordinance;
   (B) Authorize one additional sign on premises more than the number permitted by this Ordinance; or
(C) Approve an increase in height up to four (4) feet.

(4) Other requests for variances shall be forwarded to the Planning and Zoning Commission for review and recommendation. After making its recommendation, the variance application can be appealed to the board of adjustment. The Planning and Zoning Commission may recommend, and the board of adjustment may decide, subject to appropriate conditions, and only after a finding based on the evidence presented that strict compliance with the requirements of this Ordinance will result in substantial undue hardship, sufficient mitigation, or inequity to the applicant without sufficient corresponding benefit to the City and its citizens in accomplishing the objectives of this Ordinance:

(5) The Sign Administrator, Planning and Zoning Commission, and board of adjustment shall consider:

(A) Special or unique hardship because of the size or shape of the property on which the sign is to be located, or the visibility of the property from public roads.

(B) Hardship claim based on the exceptional topographic conditions or physical features uniquely affecting the property on which a sign is to be located.

(C) Proposed sign location, configuration, design, materials and colors are harmonious with the hill country setting.

(D) Natural colors (earth tones) and muted colors are favored. Color schemes must be compatible with the surrounding structures. Predominate use of bold and/or bright colors is discouraged under this section.

(E) The sign and its supporting structure is in architectural harmony with the surrounding structures.

(F) Mitigation measures related to the sign in question or other signs on the same premises.

(G) Demonstrated and documented correlation between the variance and protecting the public health and safety.

(H) The stage at which the variance is requested. The City will be more inclined to consider a variance request when it is sought during an earlier stage of the construction approval process, for instance when the Responsible Party is submitting/obtaining a plat, planned unit development, development agreement, or site plan.

(I) Whether the sign could have been included in a master signage plan. Master signage plans are highly encouraged. The City will be more inclined to favorably consider a variance request when the variance is part of a master signage plan. There will be a presumption against granting variances piecemeal, ad hoc, on a case-by-case basis when the sign for which a variance is sought could have been included in a master sign plan and considered in the course of a comprehensive review of the entire project’s signage.

(J) The Sign Administrator may authorize the remodeling, renovation, or alteration of a sign when some nonconforming aspect of the sign is thereby reduced.

(6) Where a permit was required for a sign’s erection according to the law in effect at the time the sign was erected and where the Sign Administrator finds no record of a permit being issued, the Sign Administrator may authorize the issuance of a replacement permit when, from the evidence presented, the Sign Administrator finds either that a permit was issued or that arrangements were made with a sign company to obtain such permit.

(7) If a variance applicant wishes to appeal the decision of the Sign Administrator, the applicant shall file for an appeal with the board of adjustment within ten (10) days of receipt.
of the Sign Administrator’s decision. The board of adjustment shall consider the appeal at its next regular meeting or as soon as practicable. The board of adjustment shall either: (A) approve, reject, or approve upon condition the variance application, if any, at its meeting; (B) postpone its decision on the request of the applicant; or (C) postpone its decision to its next regular meeting for good cause based on need for further review by the board of adjustment. Upon approval by the board of adjustment, the sign permit and variances, if any, the permit shall be issued by the city administrator or the administrator’s designee.

Sec. 26.03.004 Conditions

The Sign Administrator or board of adjustment may impose conditions upon the granting of a variance under this chapter. Such conditions must be related to the variance sought and be generally intended to mitigate the adverse effects of the sign on neighboring tracts and the general aesthetic ambiance of the community. A non-exhaustive list of examples of conditions include increased setbacks, added vegetation, muted colors, and decreased lighting. The board of adjustment may condition sign variances on the responsible party bringing other existing, nonconforming signs into compliance with current regulations. A responsible party’s failure to comply with conditions placed on a variance may result in the board of adjustment voiding the variance and authorizing all available code enforcement actions and other remedies available in equity or at law.

Sec. 26.03.005 Approval of master sign plans

(1) A responsible party that seeks approval of a master sign plan must file a request for a master sign plan with the Sign Administrator along with a sign permit fee, as stated in the city’s most recent fee schedule. The Sign Administrator will indicate what documentation the responsible party must provide in support of the request.

(2) Once the necessary documentation has been provided to the Sign Administrator, the Sign Administrator may administratively deny or approve the master sign plan, with or without conditions.

(3) The Sign Administrator may determine to present the master sign plan to the city council for approval or denial in lieu of administrative approval.

(4) If the responsible party disagrees with a decision of the Sign Administrator to deny a master sign plan, or disagrees with the conditions placed on a master sign plan by the Sign Administrator, the responsible party may submit a written request that the city council review the master sign plan request, the supporting documents, and the Sign Administrator’s decision. The city council can affirm, reverse, or modify the decision of the Sign Administrator.

(5) The city council has final authority to approve a master sign plan or conditions on a master sign plan.
Sec. 26.03.006 Procedure for variances to master sign plans

(1) A responsible party that wants a variance from a master sign plan adopted under this chapter must file a request for variance with the Sign Administrator along with a variance fee, as stated in the city's most recent fee schedule. The Sign Administrator will indicate what documentation the responsible party must provide in support of the request.

(2) Once the necessary documentation has been provided to the Sign Administrator, the Sign Administrator may administratively deny or approve a variance, with or without conditions, from an adopted master sign plan if the change is related to:
   (A) Change the location of the sign within the area designated by the master sign plan;
   (B) Change the location of the sign within the right-of-way or into the right-of-way so long as a license agreement is presented and approved by the Sign Administrator;
   (C) Change illumination of the sign so long as the illumination complies with article 24.06: Outdoor Lighting Ordinance;
   (D) Change of sign face so long as the size of the sign face is not increased;
   (E) Change in number of panels or size of panels on a monument sign so long as total size of sign face is not increased; or
   (F) Change in letter size or line number so long as total size of sign face is not increased.

(3) Administrative approval is not allowed and variance procedures in section 26.03.001 shall be followed if:
   (A) Additional signs are requested;
   (B) Increase in the size of the sign is requested;
   (C) Change in sign type is requested;
   (D) Increase in the height of the sign is requested; or
   (E) The Sign Administrator determines the variance request shall be reviewed in the regular variance process.

(4) If the responsible party disagrees with a decision of the Sign Administrator to deny a variance request, or disagrees with the conditions placed on a grant of a variance by the Sign Administrator, the responsible party may submit a written request that the board of adjustment review the variance request, the supporting documents, and the Sign Administrator's decision. The board of adjustment can affirm, reverse, or modify the decision of the Sign Administrator.

(5) The board of adjustment has final authority to approve a variance or conditions on a variance.

(6) A master sign plan ordinance can modify variance procedures for its specific property.

ARTICLE 26.04 — EXISTING SIGNS

Section 26.04.001 Maintenance of existing signs

(1) All signs in the City and ETJ shall be properly maintained at all times to the satisfaction of the Sign Administrator. The Sign Administrator shall have the authority to order the painting, repair, or removal of a sign which constitutes a hazard to the safety, health, or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, or
abandonment. The Sign Administrator’s decision shall be subject to the review of the board of adjustment under the procedure for appeal of a decision of an administrative official under Section 26.03.003(11)(B). If within fifteen (15) days the maintenance orders are not complied with, the City Administrator may order the sign removed at the owner’s expense under the provisions of this ordinance.

(2) It is an offense under Section 26.05.002 for a responsible party to fail to maintain signs and sign structures in a good and sound condition as determined by the building official in accordance with the International Building Code. Responsible Parties must repair or replace signs and sign structures that are rotting, peeling, rusting, fading, becoming discolored, covered in dirt, or filled with holes. Responsible parties shall not allow signs or sign structures to become dangerous, within the meaning of the International Building Code, as a result of inadequate design, construction, repair, or maintenance. The City can seek to compel immediate removal of signs that are in such a state of disrepair as to constitute an imminent threat to public health, safety and welfare.

Section 26.04.002 Newly annexed signs

Signs in areas newly annexed into the City Limits or newly encompassed by an expanded ETJ shall be treated as nonconforming signs. If required for the type of existing sign, a permit shall be issued upon application. The signs shall be held to the amortization period addressed below of ten (10) years so that the beginning of the amortization period is the time of annexation or encompassment.

Section 26.04.003 Off-premise pole signs (Billboards)

No permit for alteration or relocation may be issued for an off-premises sign that was not timely inventoried and reported to the city prior to November 30, 2008.

(1) Alteration. An off-premises sign may not be altered regarding amount of surface area, shape, orientation, height, illumination, or location without the prior issuance of a sign alteration or relocation permit. Ordinary and routine necessary repairs that do not change the size, shape, orientation, height, illumination, or location of an inventoried off-premises sign do not require an alteration permit. A sign alteration permit expires if the approved modifications are not completed within ninety (90) days of permit issuance.

(2) Maintenance. If the Sign Administrator or Administrator’s designee finds that any off-premises sign on the authorized list is not maintained in good repair, the Sign Administrator or administrator’s designee will notify and order the owner to repair the sign within thirty (30) calendar days. If the Sign Administrator or administrator’s designee finds that the sign structure or sign area of an off-premises sign has deteriorated more than sixty percent (60%) of its replacement value, or is not repaired within thirty (30) calendar days, the Sign Administrator or administrator’s designee will notify the owner of the off-premises sign and the owner of the real property on which the off-premises sign is located to remove the off-premises sign or poster panel from the property within a specified time. Replacement of more than sixty (60) percent of an off-premises sign during one calendar year shall void the legal nonconforming status of the sign and require immediate removal or conformance with current standards. All off-premises signs ordered to be removed shall be stricken from
the authorized list.

(3) No existing billboard shall exceed forty (40) feet in height from the ground level. No existing billboard shall interfere with the visibility of pedestrians or drivers of motor vehicles at street intersections or otherwise obstruct traffic or create a traffic hazard.

Section 26.04.004 Destroyed nonconforming signs

An existing non-conforming sign in the City Limits or ETJ may not be repaired or rebuilt in the case of obsolescence or destruction by fire or other causes. In case of partial destruction by fire or other causes, where the cost of repairing the sign is less than sixty (60) percent of the cost of erecting a new sign of the same type at the same location, the Sign Administrator may issue a “no fee” permit for the necessary repairs to be made to the sign. If the necessary repairs are not completed within sixty (60) days of the receipt of written notification to the Responsible Party by the Sign Administrator or the Sign Administrator’s designee, then the sign shall be removed either by the Responsible Party or by the City at the Responsible Party’s expense. Criminal or civil penalties may also be initiated against the Responsible Party as provided for in this Ordinance. Under unusual circumstances and/or where the Responsible Party has shown “good faith” in attempting to comply with the provisions of this Ordinance, an extension period of thirty (30) days may be granted to the Responsible Party to facilitate repairs. If the cost of rebuilding or repair of an existing non-conforming sign exceeds sixty (60) percent of the cost of erecting a new sign of the same type at the same location, the sign shall be removed at the Responsible Party’s expense. If the sign is not removed within thirty (30) days of written notification to the Responsible Party, then it shall be removed by the City or its designated agent(s) at the Responsible Party’s expense. A sign so removed under the provisions of this section shall be kept in storage for a period of sixty (60) days, and if it is not claimed within said period, it may be disposed of in a lawful manner by the City.

Section 26.04.005 Abandoned or discontinued signs

An abandoned or discontinued sign is a sign that advertises a business or project that has ceased operations more than one (1) year, unless the property is leased, in which case the sign shall be removed after two (2) years. The Responsible Party shall remove any sign and/or sign structure that has not been used for advertising or promoting a going concern for at least one (1) year. For the purposes of this section, a business or project has ceased to operate when it is no longer engaged in the sale of products or services in the normal course of business. A violation of this section is an offense under Section 26.05.002.

Section 26.04.006 Signs and modifications

(1) Signs lawfully in existence on the date the provisions of this Ordinance are adopted that do not conform to the provisions of this Ordinance, but which were in compliance with the applicable regulations at the time they were constructed, erected, affixed, or maintained, must be regarded as nonconforming.

(2) For the purpose of amortization, these signs may be continued from the effective date of this Ordinance for a period not to exceed ten (10) years, unless under a previous regulation the signs were to be amortized as allowed by law. In that case the amortization period must
be as previously required or ten years, whichever is less. Signs that cannot be amortized by the city may continue in existence so long as the sign continues to be properly maintained as required by this Code.

(3) Signs which were nonconforming to the prior Ordinance and which do not conform to this Ordinance must be removed immediately.

Section 26.04.007 Altered, relocated, or replaced signs

Any sign which is altered, relocated, or replaced must be brought immediately into compliance with all provisions of this Ordinance.

Section 26.04.008 Additional Temporary signs

Temporary signs may be displayed with the approval of a temporary sign permit. A temporary sign permit is valid for fourteen (14) days. Each lot in the City may have up to three (3) temporary sign permits per year. Square footage of the sign may not exceed thirty-six (36) square feet. Signs must be securely attached to a permanently installed building or wall and they must be kept in good repair throughout the time of their display. Pipes, poles, posts or other materials may be used to erect signs if the signs and supporting materials are kept in good repair. The Responsible Party must affix the permit sticker to the back of the sign. A temporary sign must obtain a permit and pay a temporary sign fee as required by the City fee schedule for the number of days for which a temporary will be displayed. A temporary sign under this section shall comply with all setback requirements of other signs on similarly zoned lots. A violation of this Section is an offense under Section 26.05.002.

Sec. 26.04.009 Incentives for compliance

(1) Variance incentive. When considering granting a requested variance under this chapter or any other chapter, the city may take into consideration an applicant’s commitment to bring pre-existing nonconforming signs into compliance with this chapter, and/or remove pre-existing nonconforming signs.

(2) Permit incentive. If a responsible party voluntarily elects to bring a pre-existing nonconforming sign into compliance with this chapter, the Sign Administrator may waive the application fee for any required sign permits related to the specific property.

ARTICLE 26.05—VIOLATIONS AND PENALTIES

Section 26.05.001 Violations

Should the Responsible Party or parties after receiving written notice from the Sign Administrator, Building Official, or Code Enforcement Official of a violation of this Ordinance fail to correct a violation of this Ordinance within the time stated in the written notice, the Sign Administrator or the Administrator’s designee may cause such signs and supports to be removed. The Sign Administrator may also take necessary action to file a lien against the property to recover the cost of removal if the removal costs are not paid by the property owner within fifteen (15) days after the property owner is billed. The Sign Administrator may also pursue criminal penalties and/or
civil action as provided for under this Ordinance and state law. No notice by the City is required to remove improperly placed signs that are: (1) in the right-of-way; (2) in another person’s property without that person’s written permission; (3) in a place that causes a safety issue due to its placement; or (4) in a place that encumbers use of a street, path, trail, or sidewalk or encumbers entry or exit from a property.

Section 26.05.002 Offense

(1) A person who violates, causes, allows or permits a violation a section of this chapter designated as an offense commits a misdemeanor punishable by a fine not exceeding five hundred dollars ($500.00).

(2) Each violation of this chapter designated as an offense constitutes a separate offense.

(3) No culpable mental state is required to prove an offense under this chapter if the offense involves: (1) placement of a sign in the right-of-way; (2) placement of a sign in another person’s property without the person’s permission; (3) placement of a sign that encumbers access to a person’s property or encumbers use of a street, sidewalk, trail, path, or driveway.

(4) Sections containing an offense:

Section 26.01.004 – Prohibited signs
Section 26.01.008(1) – Reflective surfaces
Section 26.01.011 – Noncompliant signs prohibited
Section 26.03.001(8) – Qualifications
Section 26.04.001(2) – Maintenance of existing signs
Section 26.04.005 – Abandoned or discontinued signs
Section 26.04.008 Temporary signs

Section 26.05.003 Liability

The provisions of this chapter shall not be construed as relieving or limiting in any way the responsibility or liability of any person that erects or owns any sign, from personal injury or property damage resulting from the placing of the sign, or resulting from the negligence or willful acts of such person in the design, construction, maintenance, repair or removal of any sign erected in accordance with a permit issued under the provisions of this chapter. Nor shall it be construed as imposing upon the city or its officers, employees or agents any responsibility or liability by reason of the approval of any signs, materials, or devices under these provisions.

Sec. 26.05.004 Civil remedies

Nothing in this chapter shall be construed as a waiver of the city's right to bring a civil action to enforce the provisions of this chapter and to seek remedies as allowed by law, including, but not limited to the following:

(1) Injunctive relief to prevent specific conduct that violates the chapter or to require specific conduct that is necessary for compliance with the chapter, including removal of signs that violate this chapter at the expense of the responsible party; and

(2) A civil penalty up to one thousand dollars ($1,000.00) a day when it is shown that the
defendant was notified of the provisions of the chapter and after receiving notice committed acts in violation of the chapter or failed to take action necessary for compliance with the chapter; and other available relief; and

(3) An impoundment fee may be charged to recover a sign that has been impounded based on the current city fee schedule.
## APPENDIX A: CHART OF SIGN DESIGN STANDARDS

<table>
<thead>
<tr>
<th>Type of Sign</th>
<th>Maximum Area</th>
<th>Maximum Height</th>
<th>Maximum Number</th>
<th>Permit Required</th>
<th>Conditions (Section Number)</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Districts</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Government Signs</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Real Estate</td>
<td>6 sq ft</td>
<td>3 ft</td>
<td>1 or 2</td>
<td>no</td>
<td>26.01.005</td>
<td>N/A</td>
</tr>
<tr>
<td>Real Estate</td>
<td>32 sq ft</td>
<td>8 ft</td>
<td>1</td>
<td>yes</td>
<td>26.01.005</td>
<td>$50</td>
</tr>
<tr>
<td>Real Estate-Lease individual units</td>
<td>6 sq ft</td>
<td>6 ft</td>
<td>For each unit for lease</td>
<td>no</td>
<td>26.01.005</td>
<td>N/A</td>
</tr>
<tr>
<td>Vending Machine</td>
<td>Size of machine</td>
<td>Size of machine</td>
<td>Equal to number of machines on site</td>
<td>no</td>
<td>26.01.005</td>
<td>N/A</td>
</tr>
<tr>
<td>Vehicle Signs/Mobile Food Vendors</td>
<td>32 sq ft</td>
<td>None</td>
<td>Not to exceed 32 sq ft</td>
<td>yes</td>
<td>26.01.005</td>
<td>N/A</td>
</tr>
<tr>
<td>Sports Field Signs</td>
<td>32 sq ft</td>
<td>6 ft</td>
<td>None</td>
<td>no</td>
<td>26.01.005</td>
<td>N/A</td>
</tr>
<tr>
<td>Memorial Signs</td>
<td>6 sq ft</td>
<td>None</td>
<td>1 for each unit</td>
<td>No</td>
<td>26.01.005</td>
<td>N/A</td>
</tr>
<tr>
<td>Window Signs-limited¹</td>
<td>5 sq ft</td>
<td>5 ft</td>
<td>Limited by content</td>
<td>no</td>
<td>26.01.005</td>
<td>N/A</td>
</tr>
<tr>
<td>Residential Districts</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Developments- Monument Identification Sign (small)</td>
<td>18 sq ft</td>
<td>6 ft</td>
<td>1</td>
<td>yes</td>
<td>26.02.001</td>
<td>$200 plus pre-application</td>
</tr>
<tr>
<td>Residential Developments- Monument Identification Sign (large)</td>
<td>24 sq ft</td>
<td>6 ft</td>
<td>1</td>
<td>yes</td>
<td>26.02.001</td>
<td>$225 plus pre-application</td>
</tr>
<tr>
<td>Flags-noncommercial</td>
<td>5' x 8' ft</td>
<td>Flagpole can</td>
<td>2</td>
<td>No</td>
<td>26.02.001</td>
<td>N/A</td>
</tr>
</tbody>
</table>

¹ store hours, security systems, trade organization memberships, credit cards accepted, no solicitation, and open/closed
<table>
<thead>
<tr>
<th>Type</th>
<th>Size</th>
<th>Height</th>
<th>Quantity</th>
<th>Required</th>
<th>Code</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Home Occupation</td>
<td>4 sq ft</td>
<td>4 ft</td>
<td>1</td>
<td>No</td>
<td>26.02.001</td>
<td>N/A</td>
</tr>
<tr>
<td>Residential-Non-Commercial Signs</td>
<td>4 sq ft</td>
<td>4 ft</td>
<td>None</td>
<td>No</td>
<td>26.02.001</td>
<td>N/A</td>
</tr>
<tr>
<td>Residential-Address (required)</td>
<td>Letters and numbers 6&quot; to 8&quot;</td>
<td>One (required)</td>
<td>No</td>
<td>26.02.001</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Residential-Temporary Sign</td>
<td>9 sq ft</td>
<td>9 ft</td>
<td>One</td>
<td>No</td>
<td>26.02.001</td>
<td>N/A</td>
</tr>
<tr>
<td>Construction/Development Sign</td>
<td>48 sq ft</td>
<td>8 ft</td>
<td>One</td>
<td>Yes-Project completion or 24 months</td>
<td>26.02.001</td>
<td>$50</td>
</tr>
<tr>
<td>Traffic Control Signs (not MUTCD)</td>
<td>2 sq ft</td>
<td>6 ft from grade</td>
<td>As required</td>
<td>No</td>
<td>26.02.001</td>
<td>N/A</td>
</tr>
<tr>
<td>Multifamily and Manufactured Home</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multifamily Residential Complex Monument Sign-small</td>
<td>18 sq ft</td>
<td>6 ft</td>
<td>One per entrance</td>
<td>Yes</td>
<td>26.02.002</td>
<td>$200 plus pre-application</td>
</tr>
<tr>
<td>Multifamily Residential Complex Monument Sign-large</td>
<td>24 sq ft</td>
<td>6 ft</td>
<td>One per entrance</td>
<td>Yes</td>
<td>26.02.002</td>
<td>$250 plus pre-application</td>
</tr>
<tr>
<td>Multifamily Identification Wall Sign</td>
<td>15 sq ft</td>
<td></td>
<td>One (if no Hanging Sign)</td>
<td>Yes</td>
<td>26.02.002</td>
<td>$150 plus pre-application</td>
</tr>
<tr>
<td>Multifamily Identification Hanging Sign</td>
<td>8 sq ft</td>
<td></td>
<td>One (if no Wall Sign)</td>
<td>Yes</td>
<td>26.02.002</td>
<td>$50 plus pre-application</td>
</tr>
<tr>
<td>Manufactured Home Park Identification Monument Sign</td>
<td>24 sq ft</td>
<td>6 ft</td>
<td>One</td>
<td>Yes</td>
<td>26.02.003</td>
<td>$250 plus pre-application</td>
</tr>
<tr>
<td>Commercial District</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sign Type</td>
<td>Size/Dimensions</td>
<td>Maximum Height/Clearance</td>
<td>Number Allowed</td>
<td>Approval Needed</td>
<td>Code</td>
<td></td>
</tr>
<tr>
<td>---------------------------------------------</td>
<td>-------------------------------------------------------</td>
<td>---------------------------</td>
<td>----------------</td>
<td>----------------</td>
<td>------</td>
<td></td>
</tr>
<tr>
<td>Commercial Wall Sign</td>
<td>64 Sq ft - length limited to 75% of storefront width</td>
<td>Maximum building height</td>
<td>One or Two depending on location of business</td>
<td>Yes</td>
<td>26.02.004</td>
<td>$275 plus pre-application</td>
</tr>
<tr>
<td>Commercial Hanging Signs</td>
<td>8 sq ft - limited to 75% of storefront width</td>
<td>7 ft clearance</td>
<td>One or Two depending on location of business</td>
<td>Yes</td>
<td>26.02.004</td>
<td>$50 plus pre-application</td>
</tr>
<tr>
<td>Commercial Construction/Development Sign</td>
<td>64 sq ft</td>
<td>8 ft</td>
<td>One per entrance</td>
<td>Yes</td>
<td>26.02.004</td>
<td>$50 plus pre-application</td>
</tr>
<tr>
<td>Commercial Monument Sign-Individual Business</td>
<td>32 sq ft</td>
<td>6 ft</td>
<td>One</td>
<td>Yes</td>
<td>26.02.004</td>
<td>$225 plus pre-application</td>
</tr>
<tr>
<td>Commercial Awning Sign (as part of Wall Sign)</td>
<td>See Conditions</td>
<td>One or Two depending on location of business</td>
<td>Yes</td>
<td>26.02.004</td>
<td>$50</td>
<td></td>
</tr>
<tr>
<td>Restaurant Menus</td>
<td>32 sq ft</td>
<td>8 ft</td>
<td>One per lane</td>
<td>Yes</td>
<td>26.02.004</td>
<td>$225 plus pre-application</td>
</tr>
<tr>
<td>Equipment Signs</td>
<td>Size of equipment</td>
<td>None</td>
<td>No</td>
<td>26.02.004</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Window Signs</td>
<td>Cumulative of 24 sq ft or 48 sq ft depending on location of business</td>
<td>None</td>
<td>No</td>
<td>26.02.004</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Non-Commercial Signs</td>
<td>36 sq ft</td>
<td>6 ft</td>
<td>One</td>
<td>No</td>
<td>26.02.004</td>
<td>N/A</td>
</tr>
<tr>
<td>Flags-noncommercial</td>
<td>40 sq ft</td>
<td>Flagpole can be up to 25 ft</td>
<td>Depends on frontage; up to 4 maximum</td>
<td>No</td>
<td>26.02.004</td>
<td>N/A</td>
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<tr>
<td>Daily Displays</td>
<td>3 ft</td>
<td>One</td>
<td>No</td>
<td>26.02.004</td>
<td>N/A</td>
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<tr>
<td>Industrial, Light Industrial, GUI, Public Recreation, Public Park and Reserve, and Agriculture</td>
<td></td>
<td></td>
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<tr>
<td>Wall Signs</td>
<td>64 sq ft cumulative</td>
<td>Yes</td>
<td>26.02.005</td>
<td>$275</td>
<td></td>
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</table>

Note: N/A indicates Not Applicable.
<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Size (sq ft)</th>
<th>Height (ft)</th>
<th>Quantity</th>
<th>Condition</th>
<th>Code</th>
<th>Fee</th>
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</thead>
<tbody>
<tr>
<td>Monument Identification Sign</td>
<td>48</td>
<td>8</td>
<td>One</td>
<td>Yes</td>
<td>26.02.005</td>
<td>$250</td>
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<tr>
<td>Equipment Signs</td>
<td>Size of equipment</td>
<td>None</td>
<td>No</td>
<td>26.02.005</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Non-Commercial Signs</td>
<td>36</td>
<td>6</td>
<td>One</td>
<td>No</td>
<td>26.02.005</td>
<td>N/A</td>
</tr>
<tr>
<td>Flags-noncommercial</td>
<td>40</td>
<td>Flagpole can be up to 25 ft</td>
<td>Depends on frontage; up to 4 maximum</td>
<td>No</td>
<td>26.02.005</td>
<td>N/A</td>
</tr>
<tr>
<td>Daily Display</td>
<td>3</td>
<td>1</td>
<td>Yes</td>
<td>26.02.005</td>
<td>$25</td>
<td></td>
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<tr>
<td>Multi-Unit Complex in Non-Residential District</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Monument or Wall Identification Sign</td>
<td>48</td>
<td>6</td>
<td>Depends on location</td>
<td>Yes</td>
<td>26.02.006</td>
<td>$275 plus pre-application</td>
</tr>
<tr>
<td>Banners in Non-residential District</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Banners</td>
<td>32</td>
<td>15</td>
<td>Up to 4 a year; 30 days at a time per lot</td>
<td>Yes</td>
<td>26.02.007</td>
<td>$25 per sign plus pre-application</td>
</tr>
<tr>
<td>Additional Temporary Signs</td>
<td>36</td>
<td>6</td>
<td>Up to 3 a year, 14 days at a time per lot</td>
<td>Yes</td>
<td>26.04.008</td>
<td>$25 per sign</td>
</tr>
</tbody>
</table>
State of Texas
County of Hays

Before me, the undersigned authority, on this day personally appeared Dalton Sweat, who being by me here and now duly sworn, upon oath says:

My name is Dalton Sweat, and I am the General Manager, of the The Wimberley View & The Dripping Springs Century News, a newspaper of general circulation in Hays County, Texas, and a newspaper which has been regularly and continuously published in Wimberley, Hays County, Texas, for a period of more than one year immediately preceding the date of publications of the following, and that the said notice, a copy of which follows, was published in the regular edition of said newspaper for a period of [oweek] on the following dates:

Feb. 21, 2019

----------------- 2019
----------------- 2019
----------------- 2019
----------------- 2019

The said General Manager, Dalton Sweat further states that the rate charged for this publication is the lowest rate charged to commercial advertisers for the same class as advertising for a like amount of space.

[Signature of Affiant]

Subscribed and Sworn to me, by the said General Manager Dalton Sweat this 2019 day of February, 2019 to certify which witness my hand and seal of office.

MATTATHA MARIE BARKER
NOTARY PUBLIC in and for Hays County, Texas
City of Dripping Springs Public Notice of Sign Ordinance

Ordinance No. 2019-06, passed and approved by the City Council of Dripping Springs, Texas, on February 12, 2019, shall be effective immediately upon publication of caption other than any regulation of temporary signs. The regulations related to temporary signs shall be effective on June 1, 2019.

AN ORDINANCE REPLACING CHAPTER 26 OF THE DRIPPING SPRINGS CODE OF ORDINANCES; AMENDING ALLOWED SIGNS, POLICIES, AND PROCEDURES FOR SIGNS IN THE CITY LIMITS AND THE EXTRATERRITORIAL JURISDICTION; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; AMENDMENT; REPEALER; SEVERABILITY; CODIFICATION, EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.