

Sign Standards for the CS zoning district and Proposed Deviations			
Description	Standard	Proposed	Deviation
Wall signs (EMC §10-5.1708.1)			
Max. number	2 per tenant frontage	6 on the eastern frontage	Exceeds number allowed by 4
Max. Area (applies to all walls signs on a tenant frontage)	1-sf per linear foot of tenant frontage (no max); total sign area available on eastern frontage: 197 sf	190.81 sf (all 6 wall signs)	None
Max. height	Roof/parapet	No signs over roof line	None
Max. projection from building wall	6 in	5 in	None
Illumination allowed?	Yes, external and internal	Internal	None
Pole signs (EMC §10-5.1708.1)			
Max. number	1 per site	1	None
Max. Area	1.0 sf per linear foot of tenant frontage to a maximum of 50 sf per tenant; maximum of 150 sf for multi-tenant signs	158.5 sf per face	Exceeds the max. area by 8.5 ft
Max. height	24 ft	35 ft	Exceeds the max. height by 11 ft
Horizontal clearance	2 ft clearance from a driveway or street curb	10 ft	None
Ground support and placement?	(a) Detached signs must be supported and permanently placed by embedding, anchoring, or connecting the sign in such a manner as to incorporate it into the landscape or architectural design scheme. (b) A detached sign may not occupy an area designated for parking, loading, walkways, driveways, fire lane, easement, traffic portion of the right-of-way or other areas required to remain unobstructed.	Existing pole in landscaped area	None
Illumination allowed?	Yes – See EMC §10-5.1709.8 for standards.	Internal and external halo illumination	None
Landscaping required?	Yes - 15 sf or one-half of the surface area of the sign, whichever is greater.	Existing landscape	None
Projecting and suspended signs (EMC §10-5.1708.1)			
Max. number	1 per tenant frontage	1	None
Max. Area	24 sf	19.51 sf	None
Max. height	Height of building = 29 ft	12 ft above ground at highest point	None
Max. projection from building wall	8 ft	5.08 ft	None
Illumination allowed?	Yes - see EMC §10-5.1709.8 for standards	Internal	None
Vertical and horizontal clearance	(a) Signs projecting over any public walkway or walk area must have an overhead clearance of at least eight feet and require an Encroachment Permit. See Figure 17-18. (b) Signs must maintain a minimum two-foot horizontal clearance from a driveway or street curb.	N/A because not projecting over any public walkway or walk area	None