

REVISED RECOMMENDATION FOR ZONING ORDINANCE TEXT AMENDMENT

ZOTA 2017-9: AMENDMENT TO ARTICLE 17-7(q) TO INCREASE SIGNAGE FOR PLACES OF RELIGIOUS ASSEMBLY IN THE EXPANSION AREA ZONES

STAFF REVIEW:

The Zoning Committee reviewed the requested text amendment in early January, and noted their support for a consistent approach to regulating signage within the community, and the desire to avoid site specific text amendments. During the meeting, the Committee asked that the staff and the applicant to discuss potential solutions that would be agreeable to all, and that would not deviate significantly from the hierarchy of the current sign ordinance.

The staff and the applicant met in mid-January, and are now proposing a mutually agreed upon change to the staff alternative text. The modification will clarify that signage for the Expansion Area Residential (EAR-1, EAR-2, and EAR-3) and Conservation District (CD) zones would all be regulated in the same manner as the Planned Neighborhood Residential (R-3) zone; whereas the signage within a Community Center (CC) zone would be regulated in the same manner as the B-6P zone. This change simplifies the regulations by removing the multiple-step redirection within the Ordinance. In addition, the applicant and staff agreed to a change to sub-section (a) to allow one free-standing 32 square foot sign per street frontage, with a maximum of two signs, and to allow the free-standing signs to be ten (10) feet in height. While this amount of signage is greater than what is currently proposed for residential zones by the Sign Ordinance Workgroup, it does not deviate significantly from the current Ordinance or the draft text amendment.

REVISED STAFF ALTERNATIVE TEXT:

17-7(q) EXPANSION AREA ZONES

- (1) CONSERVATION DISTRICT (CD), and EXPANSION AREA RESIDENTIAL (EAR-1, EAR-2 and EAR-3) and COMMUNITY CENTER (CC) ZONES** - Signage shall be permitted and restricted as in the R-3 zone under Article 17-7(m), as for a PUD zone, except as stated below. ~~Construction screening signs shall be permitted within a CC zone as regulated in the B-1 zone.~~
 - (a) Buildings Used for Religious or Educational Activities:**
 - (i) One free-standing sign per frontage (with a maximum of two (2) signs), not exceeding 32 square feet each in area and ten (10) feet in height.
 - (ii) One bulletin board, not exceeding 12 square feet in area and eight (8) feet in height.
 - (iii) One wall sign per building not exceeding 32 square feet in area.
 - (iv) Incidental signs which shall not exceed two (2) square feet in area and do not require sign permits.
- (2) COMMUNITY CENTER (CC) ZONES** – Signage shall be permitted and restricted as in the B-6P zone.
- (3) ECONOMIC DEVELOPMENT (ED) ZONE** - Signage shall be permitted and restricted as in the P-1 zone, except as follows:
 - (a)** Project entrance identification signs shall be for Professional Office Projects, as specifically regulated under Section 17-7(e)(10). All free-standing identification or business signs shall be monument type.

- (b) Signage for extended-stay hotels may be directly, indirectly or internally illuminated. There shall be no more than one (1) wall-mounted business sign per each extended-stay hotel, not to exceed thirty-two (32) square feet in area; and no more than one (1) free-standing monument type business sign, eight (8) feet in height, with a maximum size of thirty-two (32) square feet.

The Staff Recommends: **Approval of the staff alternative text**, for the following reasons:

1. The community's signage has been regulated in a tiered approach so that the least intensive zones have the least intensive signage, and the most intensive zones permit a greater number of signs, and ones that may be taller or larger in size. The proposed staff alternative text remains consistent with the existing tiered approach of *Article 17: Sign Regulations* and ensure that modifications to the sign regulations will not result in signage that is out of scale or intrusive in a residential zone.
2. The staff alternative text permits a slight expansion of signage for places of religious assembly in the Expansion Area, above and beyond other group residential uses or conditional uses.

TLW/JHD/dw

1/4/18, 1/25/18 rev

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