

AN ORDINANCE AMENDING THE MUNICIPAL CODE, CITY OF CLARKSON VALLEY, MISSOURI, BY ADDING NEW SECTION REGULATING THE INSTALLATION AND MAINTENANCE OF SIGNS.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CLARKSON VALLEY, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1. The Municipal Code, City of Clarkson Valley, Missouri, is hereby amended by adding Section 505.010, et seq. regulating the installation and maintenance of signs throughout the City.

SECTION 2. A new Section 505.010. et seq. shall be added to the Municipal Code to read as follows:

SEE ATTACHED SIGN CODE SECTIONS 505.010, ET SEQ, ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF SET FORTH IN THIS DOCUMENT IN ITS ENTIRETY.

SECTION 3. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed and for naught held, specifically Sections 405.080(12); 405.080(13); 405.090(H)(2)-(7).

SECTION 4. Nothing contained in this ordinance shall be construed to affect any suit or proceeding pending in any court, or any right acquired or liability incurred, or any cause or causes of action acquired or existing under any act or ordinance hereby amended.

SECTION 5. Except as herein amended, all provisions of the Municipal Code, City of Clarkson Valley, Missouri, shall be and will remain in full force and effect.

SECTION 6. This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PRESENTED, APPROVED AND PASSED BY A MAJORITY OF THE BOARD OF ALDERMEN this 5th day of February 2002.

Listing of New Sign Rules

SECTION 505.010: DEFINITIONS:

The following words, terms and phrases, when used in this Chapter, shall have the means ascribed to them in this Section, except where the context clearly indicates a different meaning:

ADVERTISING DEVICE. Any banner or pennant affixed on poles, wires or ropes and streamers, wind operated devices or any other similar device.

SIGN: Any panel, painted or illuminated, advertising the name of a person, firm, product, or having any form of inscription thereon.

GARAGE SALE: A sale conducted by an residential inhabitant of the City of Clarkson Valley in which he or she offers for sale to the general public items of personal property belonging to such inhabitant, or members of his or her immediate family, and conducted in such a manner as to not constitute an ongoing commercial enterprise.

SECTION 505.020: PERMITS REQUIRED FOR ERECTION, CONSTRUCTION, ALTERATION OR MAINTENANCE

A. No sign shall be erected, constructed, altered or maintained in the City except as provided herein and in the zoning ordinance and until a permit has been issued in accordance with the provisions of this Code. Prior to the issuance of any permit hereunder, an application shall be filed, which shall include the plans and specifications for such sign, showing the dimensions, materials and required details of construction including loads, stresses and anchorage. The application shall be accompanied by the written consent of the owner or lessee of the premises upon which the sign is to be erected. Following the filing of such application, the Building Commissioner shall make a report thereon to the Board of Aldermen and the Board shall review all applications, except as hereinafter provided, to determine their compliance with the terms and provisions of this Chapter. Upon the approval of the application for a permit by the Board, a fee of fifty dollars (\$50.00) shall be paid by the applicant.

B. No sign shall be altered, enlarged or relocated except in conformity to the provisions of this Chapter.

SECTION 505.030: GENERAL REQUIREMENTS

The following provisions shall apply to all signs requiring a permit under this Chapter:

A. Compliance with zoning regulations. No sign shall be erected, constructed or maintained unless same complies in all respects with the provisions of the zoning regulations, Chapter 405 of the city.

B. Height of signs. No sign shall exceed the height of the building located or proposed to be located on the parcel of land involved.

C. Attachment, dimensions. All signs shall be attached or affixed to the building and no sign shall exceed the dimensions for signs prescribed by the City zoning regulations.

SECTION 505.030.5: GARAGE SALES

A. Garage Sales - Individual Resident

1. Any resident of Clarkson Valley shall have the right to advertise for a garage sale, as defined in this code, after obtaining a permit from the City Clerk, subject to the following:

a. The City Clerk shall not issue a garage sale sign permit for a garage sale at the same address which has had a prior garage sale (Wednesday/Saturday of same week constitute one sale) within six (6) months immediately preceding the application;

b. The City Clerk shall notify the Police Department of the time and date of the proposed garage sale;

c. The application for a garage sale sign permit must be received no later than seven (7) days prior to the proposed garage sale;

d. The proposed garage sale must not commence prior to 7 a.m. Central Standard or Central Standard Daylight Savings Time and cease operations at sunset on the date of the sale;

e. The applicant shall be entitled to erect one (1) sign on the premises on which the garage sale is taking place and three (3) additional off-premises informational or directional signs related to the garage sale. Said signs shall not be erected any sooner than twenty-four (24) hours prior to said garage sale. Any sign installed pursuant to this subsection shall not exceed four (4) square feet.

f. The City Clerk shall issue a garage sale sign permit if the applicant complies with the following regulations:

i. Completes and files a garage sale sign application with the City Clerk containing all required information;

ii. Obtains from the City Clerk five (5) temporary "no-parking" signs to be installed on the opposite side of the street nearest the residence having the garage sale at fifty feet (50') intervals at least one-hour prior to the commencement of the garage sale;

2. The resident shall be responsible for retrieving and otherwise take down the temporary "no-parking" signs posted pursuant to sub-section A.1.f.ii within a two (2) hour period immediately following the termination of the garage sale.

B. Garage Sales - Subdivision

1. A subdivision in Clarkson Valley shall have the right to advertise for a garage sale, as defined in this code, after obtaining a permit from the City Clerk, subject to the following:

a. The City Clerk shall not issue a garage sale sign permit for a subdivision garage sale more than one (1) time (Wednesday/Saturday of same week constitute one sale) in a calendar year;b. The City Clerk shall notify the Police Department of the time and date of the proposed garage sale;c. The application for a garage sale sign permit must be received no later than seven (7) days prior to the proposed garage sale;d. The proposed garage sale must not commence prior to 7 a.m. Central Standard or Central Standard Daylight Savings Time and cease operations at sunset on the date of the sale;e. The subdivision shall be entitled to erect one (1) sign at each of their entrances (if there is more than one). Said signs shall not be erected any sooner than twenty-four (24) hours prior to said garage sale. Any sign installed pursuant to this subsection shall not exceed four (4) square feet.f. The City Clerk shall issue a garage sale sign permit if they comply with following regulations:

i. Completes and files a garage sale sign application with the City Clerk containing all required information and permit fee;ii. Designated agent obtains from the City Clerk the "no parking" signs to be placed along those streets in the designated areas as may be determined by the Police Department.

2. It shall be the responsibility of the Subdivisions' designated agent(s) to retrieve the "no parking" signs posted pursuant to subsection B.1.f.ii. within the two (2) hour period immediately following the termination of the garage sale.

SECTION 505.040: EXEMPTIONS

No permit shall be required for the signs hereinafter listed; provided however, that such exemption shall not be construed to relieve the owner of the sign from compliance with the zoning regulations of the City and from responsibility for its erection and maintenance in a safe manner and,

provided further, that the signs hereinafter listed under Subsections (A) through (E) shall not exceed four (4) square feet in area:

A. Real estate signs advertising the sale or rental of the premises upon which the sign is located. Only one (1) such sign shall be located on each lot offered for sale or lease.

1. OPEN HOUSE: Additional signs shall be permitted for informational or directional use in order to promote an "open house" intended to promote the premises for sale or lease to the general public, subject to the following restrictions:

a. Additional signs for informational or directional use promoting an "open house" regarding any premises offered for sale or lease shall not be installed any sooner than the day of the commencement of the open house;b. For the purposes of this section, an "open house" may only have a seven (7) hour duration;c. Any signs erected pursuant to the provisions of this subsection shall be removed 3 hours after the expiration of the "open house".

B. Temporary construction signs, including engineers' and architects' signs and other similar signs in connection with construction operations being conducted on the premises upon which the signs are to be located.

C. Municipal signs erected by the City or other public agency for street or other directions.

D. The Board of Aldermen may grant a permit for a sign related to public convenience or noteworthy private purpose.

1. The permit requirements of this section shall not apply to any signs erected to promote an annual subdivision meeting as long as said signs are not erected more than seventy-two (72) hours prior to the meeting and are removed within twenty-four (24) hours after said meeting.

E. Any resident of the City of Clarkson Valley may erect signs and advertise for the location of a lost pet or lost personal item without a permit as long as the resident follows the regulations contained herein governing "Personal Convenience Sign Templates", and adheres to the rules and regulations established by the City Building Commissioner for the management of said sign:

1. Personal Convenience Sign Template is hereby defined as a temporary sign allowable under this sub-section (E):

a. The maximum size of the sign shall be two (2) feet by (2) feet, resulting in a maximum sign surface area of four (4) square feet; b. The sign shall not be erected on private property without the consent of the property owner; c. The sign shall not be erected or positioned in a dangerous manner, or in a manner to interfere with pedestrian or vehicular traffic, or in a manner which impedes the effectiveness of vehicular traffic signs or electric signals.

F. Political signs are exempt from regulation, except that no political sign shall exceed four (4) square feet in outline area per facing.

SECTION 505.050: UNSAFE AND UNLAWFUL SIGNS AND ADVERTISING DEVICES

A. The following signs and advertising devices are hereby declared to be unlawful:

1. A revolving sign. 2. A sign advertising an article or product not manufactured, assembled, processed, repaired or so. 3. A sign relating to the lease, hire or sale of a building or premises other than the building or premises upon which the sign is displayed. 4. A sign advertising a service not rendered on the premises upon which the sign is located. 5. The exterior use of any advertising device as herein defined.

B. When any sign becomes insecure, in danger of failing or otherwise unsafe, or if any sign or advertising device shall be unlawfully installed or maintained in violation of this Chapter, the City Board of Aldermen, the City Building Commissioner, or his duly authorized agents, shall have the authority to remove same immediately and recoup from the owner of said sign the reasonable costs of said removal, provided however, that notice shall be given by the City Building Commissioner, or his authorized agents, in writing to the owner of such sign and the owner of property upon which same is located, which such notice shall be sent to the last known address of said owners promptly upon removal of such sign.

SECTION 505.060: EXISTING SIGNS

No sign approved and erected prior to the date of adoption of the ordinance from which this Chapter was derived shall be repaired, altered or moved, nor shall any sign or any part thereof which is blown down, destroyed or removed be re-erected, reconstructed, rebuilt or relocated unless in compliance with all of the applicable requirements of this Chapter.

SECTION 505.070: SEPARATE OFFENSES

Each day a violation of this Chapter shall be continued after notice as provided in Section 505.050 shall constitute a separate offense under this Chapter.

SECTION 505.080: SIGN REGULATIONS FOR "A" SEMI-RURAL DISTRICT

A. Temporary signs not exceeding four (4) square feet in outline area pertaining to the lease, hire or sale of a building or premises located within the City are permissible and said signs shall be removed as soon as the premises are leased, hired or sold. Not more than one (1) temporary sign of the above character per building or premises shall be permitted upon any lot and any other temporary signs pertaining to the lease, hire or sale of a building or premises shall comply with the restrictions contained in Section 505.040(A) of this Code. No other signs except as detailed in this section shall be permissible in "A" Semi-Rural District.

B. Permanent signs pertaining to public convenience, information or awareness which shall not exceed four (4) square feet in area, shall not extend more than eight (8) feet above the elevation of the ground and shall not exceed four (4) feet in width shall be permissible.

SECTION 505.090: SIGN REGULATIONS FOR "C" OFFICE DISTRICT

A. Subject to other provisions of this Subsection, each developed lot may have no more than one (1) freestanding business sign facing each roadway on which the lot has frontage regardless of the number of buildings upon the lot. However, each building, regardless of the number of lots upon which it may be located, shall have no more than one (1) freestanding business sign facing each roadway on which its lot or lots has frontage. No freestanding business sign shall exceed four (4) square feet in outline area per facing; nor exceed a width of four (4) feet; nor extend more than six (6) feet above the elevation of the adjacent street or elevation of the average finished ground elevation along the side of the building on the property facing the street, whichever is higher.

B. Each lot may have no more than one (1) freestanding information sign facing each roadway on which the lot has frontage. Such freestanding information sign shall not exceed four (4) square feet in outline area per facing; shall not exceed a width of four (4) feet; and shall not extend more than six (6) feet above the elevation of the adjacent street or elevation of the average finished ground elevation along the side of the building on the property facing the street, whichever is higher.

C. Directional signs.

1. Directional signs shall not exceed four (4) square feet in outline area per facing. Freestanding directional signs shall not extend more than ten (10) feet above the elevation of the adjacent street or elevation of the average finished ground elevation along the side of the building facing the street, whichever is higher.2. No directional sign shall be located on or over a public right-of-way without approval of the appropriate government entity.3. The height of all directional signs shall not exceed ten (10) feet when located within the minimum front yard setback.

D. Each building may have a business sign. Such sign shall not exceed four (4) square feet in outline area and shall be a flat sign permanently affixed to the face of the building.

E. Miscellaneous.

1. Sign illumination shall be so arranged as not to cast light directly from any source of illumination on any public right-of-way or on adjoining properties in the "A" Semi-Rural District.2. No sign shall be illuminated by intermittent light sources.3. Pennants, fringes, lights, sound equipment or similar devices for attracting attention shall not be permitted. This does not prohibit the display of the National, State or Corporate Flags.4. A temporary project information sign shall be permitted at each main entrance to a Zone "C" Office District development. No such sign shall exceed four (4) square feet in outline area per facing, nor exceed a width of four (4) feet nor extend more than ten (10) feet above the elevation of the adjacent street. The sign may be located on any platted lot or common ground of a development or any unplatted portion of the development identified as part of a particular development on an approved preliminary subdivision plat or site development concept plan, site development section plan, or site development plan. Said temporary project information sign shall be removed within thirty (30) days of project completion as evidenced by issuance of a valid occupancy permit.5. All business signs shall be located as not to impair the visibility of any official highway sign or marker and no business sign shall be so placed as to unnecessarily obstruct the visibility of any other business sign.6. The paragraphs in this Subsection shall prevail in the event of a conflict between any of its provisions and any provision of the Municipal Code, as amended, or other ordinances.

F. For sale/lease signs. Each lot may have no more than one (1) temporary sign pertaining to the lease, hire or sale of a building or premises within the City not exceeding four (4) square feet in outline area per facing; shall not exceed a width of four (4) feet; and shall not extend more than six (6) feet above the elevation of the average finished ground elevation along the side of the building on the property facing the street; whichever is higher.