

CHAPTER 3

SUPPLEMENTARY USE AND BULK REGULATIONS

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10-3-1: FENCES, WALLS AND HEDGES: Fences shall include walls, hedges, buffer strips, and similar structures consisting of an artificially constructed barrier intended to provide privacy or limit access to a zoning lot or a portion of a zoning lot;

- A. For the purpose of minimizing traffic hazards at street intersections by improving visibility for converging vehicles, obstructions higher than two feet (2') above the adjacent top of the curb elevation shall not be permitted to be planted, placed or erected on any corner lot within the triangular portion of land designated as "restricted area" in figure 1 of section 10-1-7. In the absence of said curb the evaluation of the adjacent pavement surface on the Right of Way nearest the lot line shall govern. (Amended Ord. 1557; 2-3-2015)
- B. No barbed wire or other such sharp pointed fence and no electrically charged fence shall be erected or maintained except in the industrial district or when deemed necessary for the public safety.
- C. No permanent fence or retaining wall shall be constructed or erected within any public street or alley right-of-way unless authorized by the Village Board. Fences erected on public easement or across ditches shall be so constructed that drainage shall not be obstructed and, in event of necessity for removal and/or replacement of such fence for or other improvement

shall be the responsibility of the property owner.

- D. Fences, walls and hedges in any district must be constructed entirely upon the property of the applicant or upon property of which the applicant has written permission to use.
- E. Fence height-in residential rear and side yards, the maximum height of any fence shall be six feet with the side yard stopping at front corner of primary structure. A fence located in a residential district shall not exceed four feet in height for the front yard. The foregoing limitations shall not be applicable to fencing which is part of a backstop, tennis court, or recreational application, however, the installation of such structures in residential districts shall require approval of the zoning administrator.
 - 1. Fence height limitations are not applicable to fences built in conjunction with public utility substation facilities; municipal facilities; water and/or sewage treatment plant facilities; however, fences installed in such applications in residential districts may be require screening and shall require approval of the zoning administrator.
 - 2. Fence height shall be measured at the highest point, not including columns or posts, of the fence section as measured from the grade on the side of the fence nearest the abutting property or street location. Columns or posts shall not extend more than 18 inches above the built height of the fence. Columns or posts shall be separated by a horizontal distance of at least four feet, except at gates. Any retaining wall or berm below the fence shall be considered as part of the overall fence height.
- F. Temporary fences may be installed around construction sites and work and erected or maintained per applicable building code.
- G. The following fence types are permitted in all zoning districts: masonry or stone walls; ornamental iron; wood; vinyl; or other materials approved by the zoning administrator upon application.
- H. The following fence types are prohibited in all zoning districts:
 - 1. Fences constructed primarily of barbed or razor wire
 - 2. Fences carrying an electrical current
 - 3. Fences constructed of any readily flammable material such as paper, cloth, canvas, or tarpaulin
 - 4. Fences topped with barbed wire, metal spikes, concertina wire, or similar material in any residential district.
 - 5. Fences constructed of concertina wire or comparable material
 - 6. Snow fences, chicken wire, livestock and farm style fences, any such material deemed as temporary.
- I. Construction of Fence:

1. All fence posts and supporting fence members shall be erected so that upon construction completion the supporting members will face to the interior of the premises served by the fence.
2. All chain link fencing shall be installed knuckle side up. The use of spikes, broken glass or sharp pointed instrument or materials intended or likely to cause injury to any person coming into contact with same is prohibited.
3. Multiple fence installations along the same lot line shall be installed so the outermost fence will screen any other fence installed.

J. OTHER REQUIREMENTS:

No fence shall be placed or retained in a manner which obstructs vision at any intersection or public or private streets or ways.

No fence shall block access from doors or windows and shall be located at least two feet from building walls or structures except where fences project from the building wall or structure.

Fence construction shall not alter or impede the natural flow of water in any stream, creek, drainage swell, ditch, or impair in any manner the natural movement of water across a zoning lot.

- K. Any person, firm or corporation violating any Section of said Title, Chapter or Section shall fined not less than \$100.00 nor more than \$1,000.00 per each and every offense.

10-3-2: HOME OCCUPATIONS: In any district where home occupations are permitted, the establishment and continuance of a home occupation shall be subject to the following requirements:

A. Such use shall be conducted entirely within a dwelling and carried on by the inhabitants there and no others.

B. Such use shall clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not change the residential character thereof.

C. The total area used for such purposes shall not exceed the equivalent of one-half (½) the floor area, in square feet of the first floor of the user's dwelling unit, if any; otherwise, the main floor of such dwelling unit.

D. There shall be no advertising, display or other indications of home occupation on the premises, except the customary sign or nameplate for identification purposes only.

E. There shall not be conducted on the premises the business of selling stocks of merchandise, supplies, or products, provided that incidental retail sales may be made in connection with other permitted home occupations.

F. There shall be no exterior storage on the premises of material used in the home occupation, nor of any highly explosive or combustible material.

G. There shall be no offensive noise, vibration, smoke, dust, odors, heat, or glare noticeable at or beyond the property line.

H. A home occupation, including studios or rooms for instruction, shall provide additional off-street parking area reasonably adequate to accommodate needs created by the home occupation of not less than one parking space for each three hundred (300) square feet of floor area devoted to the home occupation. Such parking shall be provided on the same lot as the home occupation.

I. For the purpose of this Section, provided all requirements contained herein are met, the following shall be considered home occupations:

1. Professional office except as otherwise provided,
2. Art studio;
3. Dressmaking or millinery,.
4. Teaching, with musical instruction limited to two (2) pupils at a time;
5. Beauty parlors;

J. A home occupation shall not include the following: clinic, hospital, mortuary, funeral home, nursing home, barber shop, tea room, tourist home, antique shop, animal hospital, restaurant, veterinarian's office, or use similar to any of the foregoing excluded uses.

10-3-3: LIGHTING CONTROLS: Any light used for the illumination of signs, parking areas, swimming pools, or for any other purpose shall be arranged in such manner as to direct the light away from the neighboring residential properties and away from the vision of passing motorists except lighting deemed necessary for the public safety and welfare.

10-3-4: PARKING, OFF-STREET - ACCESS TO LOTS:

A. Location of Parking Lots. Parking areas whether open or enclosed shall be provided upon the same lot containing the use for which they are required, or on separate lots as follows:

1. Within a two hundred foot (200') radius in all residential and business districts.
2. Within a five hundred foot (500') radius in I- Industrial Districts. The nearest parking lot boundary must be within a five hundred foot (500') radius of the nearest boundary of the lot on which an industrial or manufacturing operation is located in an I- Industrial Districts.
3. Such separate lots shall be classified as "parking lots" or " parking garages" in determining whether they are permitted in a particular district.
4. Such separate lots and the lot containing the use for which they are required shall be held under unified ownership or control as required for a lot.

B. Space Requirements. Each off-street parking space shall not be less than ten feet (10') wide,

twenty feet (20') long.

C. Access Ways.

1. Unobstructed and direct access ways shall be provided from off-street parking to a street or alley, which access ways shall have a minimum width of at least eight feet (8') to a private garage, and ten feet (10') to a parking lot. The alignment of access ways shall intersect the abutting street lines approximately at right angles (variations not to exceed twenty (20) degrees).
2. All parking aisles and parking spaces shall be entirely within the lot lines, and not on a public right-of-way.
3. All parking areas on the MR, B, and I Districts shall be properly drained and paved with either black top (asphalt) or concrete.
4. Required open or enclosed parking areas in any SR and MR Districts shall not be located in any required front yard or required side yard adjacent to a street. Where off-street parking is provided between any building and a street, in order to accommodate pedestrian and vehicular traffic, the building shall be set back at least fifty feet (50') from the lot line.
5. No part of an off-street parking area required for any building or use for the purpose of complying with the provisions of this Title shall be included as a part of an off-street parking space similarly required for another building or use.

10-3-5: SIGN REGULATIONS

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- 10-3-5-2 Interpretation and construction of terms
- 10-3-5-3 Definitions
- 10-3-5-4 Sign area and dimension computations
- 10-3-5-5 Nonconforming signs; amortization of nonconforming signs
- 10-3-5-6 Signs exempt from regulation
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- 10-3-5-12-1 Outdoor advertising signs (billboards)
- 10-3-5-12-2 Accessory signs
- 10-3-5-12-3 Accessory signs in residential districts
- 10-3-5-12-4 Accessory signs in business and industrial districts
- 10-3-5-12-5 Additional standards and requirements applicable to attached accessory signs

- 10-3-5-12-6 Additional standards and requirements applicable to freestanding accessory signs
- 10-3-5-13 Sign permit procedures
- 10-3-5-14 Temporary signs
- 10-3-5-15 Design, construction, and maintenance requirements for all signs
- 10-3-5-16 Compliance requirements for all signs
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- 10-3-5-19 Notice procedures
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- 10-3-5-21 Appeals
- 10-3-5-22 Penalties
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10-3-5-1: APPLICABILITY: This ordinance shall be applicable to all signage of whatever type within the corporate limits of the Village of East Alton. A sign may be erected, affixed, placed, painted, or otherwise established in the Village of East Alton only in compliance with the provisions of this ordinance, and any sign not expressly permitted by this ordinance shall be deemed prohibited within the Village of East Alton.

10-3-5-2: INTERPRETATION AND CONSTRUCTION OF TERMS:

(a) Interpretation. In the interpretation and application of this ordinance, all provisions shall be considered to be minimum requirements and shall be construed liberally to achieve the purposes of this ordinance. This ordinance shall not be deemed to limit, repeal, or abrogate any other powers or authorities of the Village of East Alton under any other ordinance of the Village, the laws of the State of Illinois, or any law of the United States. It shall also not be deemed to abrogate or repeal any other ordinance of the Village of East Alton or any statute or regulation of the State of Illinois or the United States regarding signage or sign control. In any circumstance where the requirements of this ordinance differ from the requirements of any other applicable ordinance, statute, or regulation, the more stringent requirement shall prevail, and this ordinance shall be administered in a manner which is consistent with the other zoning, subdivision, and land use ordinances of the Village of East Alton. The standards set forth in this ordinance have been established in accordance with and to implement and carry out the Comprehensive Plan of the Village of East Alton.

(b) Construction of terms.

- (1) Unless the context clearly indicates otherwise, the terms used in this ordinance shall have the meaning ascribed to them in section 10-3-5-3; terms which are not defined in section 10-3-5-3 shall have the meanings respectively ascribed to them in the zoning, subdivision, and building code ordinances applicable to the Village of East Alton; any term not defined in section 10-3-5-3 or in the zoning, subdivision, and building code ordinances of the Village of East Alton, shall have the definition ascribed to it in the New Illustrated Book of Development Definitions (1993 Edition). Any term which is not

defined by any of the foregoing sources shall have the ordinary and common meaning ascribed to such terms, unless the context would clearly require otherwise.

(2) For purposes of this ordinance, the following rules of construction shall apply:

(A) *Tense*: Words used in the present tense include the future tense.

(B) *Singular and plural*: Words used in the singular number include the plural number and the plural number includes the singular number, unless the context of the particular usage clearly indicates otherwise.

(C) *Mandatory meaning*: The words “shall”, “will”, and “must” are mandatory in nature implying an obligation or duty to comply with the particular requirement or provision.

(D) *Gender*: Words used in the male gender include the female gender.

(E) *Days*: Any reference to days shall mean calendar days, unless otherwise specified.

(F) *References*: Any reference to a section shall mean a section of this ordinance, unless otherwise specified.

(G) The word “person” means any individual, firm, association, corporate body or other entity.

(H) A general term which follows or is followed by an enumeration of specific terms shall not be limited to the enumerated class of terms, unless expressly stated.

10-3-5-3: DEFINITIONS:

Note: Section references are illustrative only and defined terms may appear in other portions of the ordinance.

Accessory Sign. A sign which is related to the business or activity of the establishment located upon a particular zoning lot or premises and which is physically located on the zoning lot. (Section 10-3-5-12)

Animated Sign. Any sign which flashes, revolves, rotates, or swings by mechanical means or which uses a change of lighting to depict action or to create a special effect or scene. This term does not include electronic changeable copy signs or time and temperature signs. (Section 10-3-5-8)

Attached accessory sign. Any sign which is physically affixed to a building or other non-sign structure upon the premises. Typical examples of attached accessory signs are canopy; building;

marquee; awning; wall or flush mounted; roof, integral; projecting and suspended signs. (Section 10-3-5-12)

Awning. Any roof-like structure made of cloth, metal, or other material attached to a building and erected over a window, doorway, etc., and which can be constructed either permanently or so as to permit it being raised or retracted to a position against the building when not in use. (Section 10-3-5-9, 10-3-5-12)

Banner. Any temporary sign of lightweight fabric or similar material which is rigidly mounted on a pole or a building by a rigid frame or ropes at two or more opposite sides. National flags, state or municipal flags, or the official flag of any institution or business shall not be considered banners. (Section 10-3-5-14)

Beacon. Any light with one or more beams directed into the atmosphere or directed at one or more points not on the same zoning lot as the light source; also, any light with one or more beams that rotate or move. (Section 10-3-5-8)

Billboard (outdoor advertising sign). Any single or double-faced sign that is permanently fixed or placed on particular premises and that is used for the display of messages or advertising not associated with the establishment located on said premises. A billboard typically has provision for changing the message/advertising thereon. (Section 10-3-5-12)

Building marker. Any sign indicating the name of a building and date and incidental information about its construction, which sign is cut into a masonry surface or made of bronze or other permanent material. (Section 10-3-5-7)

Building sign. Any sign attached to any part of a building, as contrasted to a freestanding sign.

Canopy Sign. Any sign which is a part of or attached to an awning, canopy, or other fabric-like or plastic protective structure which is extended over a door, window, or entranceway. A marquee is not a canopy. (Section 10-3-5-9, Section 10-3-5-12)

Changeable copy sign. A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign. A sign on which the message changes more than eight times per day shall be considered an animated sign and not a changeable copy sign for purposes of this ordinance. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not a changeable copy sign for purposes of this ordinance. An electronic changeable copy sign is separately defined for purposes of this ordinance and is not a changeable copy sign for purposes of this ordinance. (Section 10-3-5-12)

Commercial message. Any sign, wording, logo, or other representation that directly or indirectly names, advertises, or calls attention to a business, product, commercial activity, or commercial services. (Section 10-3-5-6, 10-3-5-7)

Construction sign. As used in this ordinance, a sign advertising the development or improvement of a property by a builder, contractor, or other person furnishing services, materials, or labor to said premises, which sign is intended for a limited period of display, is erected on the same lot as the work being done, and identifies the name of the building or development, the intended purpose of the building or development, and/or the expected completion date. (Section 10-3-5-7)

Directional sign. Any sign with no commercial message that indicates the direction to churches, hospitals, colleges, and similar institutional uses. (Section 10-3-5-7)

Electronic changeable copy sign. Any sign on which the copy moves and changes on a lamp bank. The message on this sign type shall not run continuously without stopping to permit reading by an oncoming/passing vehicle operator. The message must remain stationary for at least one second on streets where the speed limit is 55 miles per hour or greater, or at least two seconds on streets where the speed limit is less than 55 miles per hour.

Any sign that does not meet the time and speed criteria given above shall be considered a flashing sign. (Section 10-3-5-12)

Establishment. Either of the following:

- (a) An institutional, business, commercial, or industrial activity that is the sole occupant of one or more buildings or premises on a zoning lot; or
- (b) An institutional, business, commercial, or industrial activity that occupies a portion of a building or premises on a zoning lot such that:
 - (1) The activity is a logical and separate entity from the other activities within the building or premises and not a department of the whole; and
 - (2) The activity has either a separate entrance from the exterior of the building, or a separate entrance from a common and clearly defined entryway that has direct access to the exterior of the building.

Flag. Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols used as a symbol of a government, political subdivision, or other entity. (Sections 10-3-5-6, 10-3-5-7)

Flashing Sign. A type of animated sign which contains an intermittent, blinking, scintillating, or flashing light source, or which includes the illusion of intermittent or flashing light, or an externally mounted intermittent light source. An electronic changeable copy sign is not a flashing sign, except as defined above. (Section 10-3-5-8)

Flush-mounted sign (wall sign). Any sign attached to or erected against any wall, awning, canopy, or marquee with the exposed face of said sign in a plane approximately parallel to the plane of the wall, etc., and not projecting more than 18 inches. Such signs shall not be painted directly on any exterior wall. (Section 10-3-5-12)

Freestanding accessory sign. Any sign which is permanent in nature and is not attached to any other structure upon the premises. (Section 10-3-5-12)

Freestanding sign. Any sign which is placed on or anchored in the ground with one or more supports that are not part of a building or other structure. (Section 10-3-5-12)

Frontage. The lineal extent of the zoning lot abutting a street or public roadway, or the lineal extent of the zoning lot abutting a public parking area if the lot has no street frontage.

Governmental Sign. Any sign erected by or on behalf of a governmental body to post a legal notice, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic. (Section 10-3-5-6)

Historical or memorial sign. Any sign which commemorates a historical person, structure, place, or event; or which denotes, honors, celebrates, or acknowledges a historical person, structure, place, or event. Includes plaques, markers and tablets. (Section 10-3-5-7)

Identification sign. Any sign used to display the name, address, logo, or other identifying symbol of the establishment, individual, family, business, institution, service, or organization occupying the premises; the profession of the occupant; the name of the building on which the sign is attached; or directory information in group developments or buildings with multiple tenants. (Section 10-3-5-7)

Incidental or instructional sign. A sign, generally informational but with no commercial message that has a purpose secondary to the use of the zoning lot on which it is located, such as "no parking", "entrance", "loading only", "telephone", and other similar directives, and which is maintained for informational, direction, safety, and convenience. No sign with a commercial message legible from a position off the zoning lot on which the sign is located shall be considered incidental. (Section 10-3-5-7)

Information Board. Any changeable copy sign displaying messages of an informational nature in which the copy may be arranged or rearranged by hand. (Section 10-3-5-7)

Lot. Any piece or parcel of land or a portion of a subdivision of land; the boundaries of which have been established by some legal instrument of record, that is recognized and intended as a unit for the purpose of the transfer of ownership (whether immediate or future). The term lot may or may not be synonymous with lot of record.

Marquee. Any permanent, roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building which is generally designed and constructed to provide protection from the weather. (Section 10-3-5-12)

Marquee Sign. Any sign attached in any manner to, or made a part of, a marquee. (Section 10-3-5-12)

Nonconforming sign. Any sign that does not conform to size, height, location, design, construction, or other requirements of this ordinance as a result of adoption of this ordinance or any subsequent amendment to this ordinance. (Section 10-3-5-5)

Outdoor advertising sign (billboard). Any single or double-faced sign that is permanently fixed or placed on particular premises and that is used for the display of messages or advertising not associated with the establishment located on said premises. A billboard typically has provisions for changing the message/advertising thereon. (Section 10-3-5-12)

Pennant. Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind. (Section 10-3-5-8, 10-3-5-14)

Portable sign. Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including but not limited to signs designed to be transported by means of wheels; converted to A or T-Frames; menu and sandwich board signs; gas or hot-air filled balloons; umbrellas used for advertising; signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operation of the business. (Section 10-3-5-8, 10-3-5-14)

Premises. Any zoning lot plus all the structures and uses thereon.

Principal building. The building in which is conducted the principal use of the zoning lot on which it is located. Zoning lots with multiple principal uses may have multiple principal buildings, but storage buildings, garages, and other clearly accessory uses shall not be considered principal buildings.

Projecting sign. Any sign end-mounted or otherwise attached to an exterior wall of a building which forms an angle with said wall. (Sections 10-3-5-12)

Real estate sign. Any sign displayed for the purpose of offering for sale, lease, or rent the property on which such sign is erected, affixed, or otherwise established. (Section 10-3-5-7)

Residential Sign. Any sign located in a district zoned for residential uses that contains no commercial message except advertising for goods or services legally offered on the premises where the sign is located, if offering such service at such location conforms to all requirements or any applicable zoning ordinance. (Section 10-3-5-7)

Roof sign. Any sign erected and constructed wholly on and over the roof on a building, supported by the roof structure, and extending vertically above the highest portion of the roofline of the establishment to which it is attached. Roof signs are generally prohibited. (Section 10-3-5-8, 10-3-5-12)

Roof sign integral. Any sign erected or constructed as an integral or essentially integral part of a normal roof structure of any design no part of which extends vertically above the highest portion of the roof. Such signs shall not be painted directly on any roof. (Section 10-3-5-12)

Sign. Any object, device, display, or structure, or part thereof, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including but not limited to words, letters, pennants, banners, emblems, trademarks, trade names, insignias, numerals, figures, design, symbols, fixtures, colors, illumination, or projected images, or any other attention-directing device.

Sign area: The total surfaces area of the entire sign, including all parts and appurtenances thereof (except principal supports, the total cross-sectional area of which does not exceed one square foot and on which there is no display of advertising material or any lighting). In the case of any sign having display surfaces which are not continuous (e.g., separated letter displays or separated display surfaces), sign area shall include a theoretical display surface equal to the area of the smallest enclosure into which the combined non-continuous display surfaces can be fitted, and including intermediate structural supports. (See Figure 3 in Section 10-1-7). (Section 10-3-5-4)

Sign area allowance. The combined total of the areas of all signs which may be displayed on a particular zoning lot under the terms of this ordinance. (Section 10-3-5-1, 10-3-5-12, 10-3-5-14)

Suspended sign. Any sign which is suspended from the underside of a horizontal plane surface and is supported by such surface. (Section 10-3-5-12)

Temporary sign. Any sign that is displayed for a limited period of time and is not permanently mounted. (Section 10-3-5-7, 10-3-5-9, 10-3-5-14)

Time and temperature sign. A sign which may be a freestanding accessory or attached accessory sign displaying the time and/or temperature continuously or on an alternating basis. (Section 10-3-5-12)

Wall sign (flush mounted sign). Any sign attached to or erected against any wall, awning, canopy, or marquee with exposed face of said sign in a plane approximately parallel to the plane of the wall, etc., and not projecting more than 18 inches. Such signs shall not be painted directly on any exterior wall. (Section 10-3-5-12)

Warning sign. Any on-site sign with no commercial message that displays information pertinent to the safety or legal responsibilities of the public, such as signs warning of "high voltage", "no trespassing", and similar directives. (Section 10-3-5-6, 10-3-5-7)

Window sign. Any sign which is painted on, affixed to, or designed to be visible through a window, excluding displays of merchandise. (Section 10-3-5-7)

Zoning lot. A parcel of land in single ownership which is of sufficient size to meet the minimum zoning requirements for area, coverage, and use as required by applicable zoning regulations. (Section 10-3-5-11, 10-3-5-12, 10-3-5-13)

Section 10-3-5-4: SIGN AREA AND DIMENSION COMPUTATIONS:

(a) *Computation of area of individual signs.* The area of a sign face (which is also the sign area of a flush mounted or wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof, which will encompass the extreme limits of the writing representation, emblem, or other display, including any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, decorative fence, or wall when such fence or wall otherwise meets any applicable zoning regulations and is clearly incidental to the display itself.

(b) *Computation of area of multi-faced signs.* The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from anyone point. When two identical sign faces are placed back-to-back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are a part of the same sign structure and are not more than 42 inches apart, the sign area shall be computed by the measurement of only one of the faces.

(c) *Computation of height.* The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of (1) existing grade prior to construction or (2) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot be reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the zoning lot, whichever is lower.

(d) *Zoning Lots with multi-frontage.* Zoning lots fronting on two or more streets are allowed the permitted sign area for each street frontage. The total sign area that is oriented toward a particular street, however, may not exceed the portion of the zoning lot's total sign area that is derived from that street frontage or building frontage.

10-3-5-5: NONCONFORMING SIGNS; AMORTIZATION OF NONCONFORMING SIGNS:

(a) A nonconforming sign which is in existence on the effective date of this ordinance and which either is (1) prohibited or (2) a type of sign allowed without a permit, but which fails to meet the requirements of this ordinance for such signs, shall either be removed or brought into compliance with this ordinance.

(b) A nonconforming sign which is of a type which would be allowed by this ordinance only by permit, and which was legally in existence on the effective date of this ordinance, and was constructed in accordance with the applicable laws and ordinances in effect on the date of construction, but which, by reason of its height, is not in compliance with the provisions of this ordinance, shall be a nonconforming sign.

(c) A nonconforming sign shall be subject to compliance with the following requirements:

- (1) Normal maintenance of a nonconforming sign shall be allowed and required, including changing of copy, nonstructural repairs, such as repainting or electrical repairs, and incidental alterations which do not increase the degree or extent of the nonconformity of the sign.
- (2) No structural alteration, enlargement, or extension of a nonconforming sign shall be allowed.
- (3) No relocation of nonconforming sign upon the premises shall be allowed.
- (4) Nonconforming signs must not constitute a nuisance, or a hazard to the public, vehicular traffic, or pedestrian traffic.
- (5) If damage to a nonconforming sign from any cause occurs which is less than 50 percent of either the original or replacement value, whichever is less, the nonconforming sign may be rebuilt or repaired to its original condition in its original location and may continue to be displayed.
- (6) If the activity on the premises where the nonconforming sign is located is discontinued for a continuous period of less than 90 days, the nonconforming sign shall be allowed to remain; however, any defunct sign must be removed as otherwise provided in this ordinance. For purposes of this paragraph, business or activities which are seasonal in nature shall not be considered discontinuance.
- (7) Any nonconforming sign shall be brought into compliance with this ordinance or removed if either of the following occurs:
 - (A) If damage to the nonconforming sign from any cause occurs and is greater than 50 percent or more of either the original or replacement value, whichever is less; or
 - (B) If the business or other activity on the premises to which the sign usage relates is discontinued for a continuous period of 90 days or more.

10-3-5-6: SIGNS EXEMPT FROM REGULATION: The following signs are exempt from regulation, provided that such signs shall be subject to building code requirements, illumination limitations, and design, construction, and maintenance requirements provided in this ordinance (Section 10-3-5-15, 10-3-5-16)

(a) Governmental signs.

(b) Any public notice or warning required by a valid and applicable federal, state, or local law, regulation, or ordinance.

(c) Works of art with no commercial message.

(d) Lights and decorations with no commercial message, which are temporarily displayed on traditionally accepted civic, patriotic, or religious holidays, provided that such displays shall not have a duration of longer than eight weeks during any consecutive 16-week period and that such displays do not constitute a nuisance or a hazard to the public, to vehicular traffic, or to pedestrian traffic.

(e) Hand carried signs.

(f) Signs located on the interior of buildings, courts, lobbies, stadia, or other structures which are not intended to be seen from the exterior of such building or structure, and which cannot be seen legibly from a distance of more than 20 feet beyond the property line of the zoning lot on which such sign is located.

(g) Signs affixed to vehicles and trailers used in the normal transport of goods or persons where the sign is incidental and accessory to the primary use of the vehicle or trailer.

(h) Signs affixed to windows of vehicles displaying information on the terms of sale for said vehicles.

(i) Signs not legible from a public or private street.

(j) Traffic control signs on private property, such as "STOP" which meet Illinois Department of Transportation standards and contain no commercial message of any sort.

10-3-5-7: SIGNS ALLOWED WITHOUT A PERMIT: The following signs are permitted in all zoning districts and may be installed without obtaining a permit, provided that they meet the standards of section 10-3-5-7:

(a) Incidental, instructional, directional, or warning signs, provided that such signs contain no commercial message other than a business logo or name. Such signs shall be erected for the convenience of the public to identify entrances, exits, parking areas, no parking areas, restrooms, public telephones, walkways, and similar features or facilities. Such signs shall include those regulating property such as "no trespassing" and similar signs.

(b) Flags, emblems, or insignia of corporate, political, professional, fraternal, civic, religious, or educational organizations in nonresidential districts or an institutional use permitted in residential districts.

(c) Temporary signs of the following types (other types of temporary signs may be allowed under the provisions of section 10-3-5-14.

- (1) Temporary real estate and construction signs which are removed within fourteen (14) days of the completion of construction or the sale or lease of property. Construction signs shall be limited to identification of the architects, engineers, contractors, and other individuals or firms involved with the construction, and/or announcing the character or purpose of the building or improvement, but not advertising any product. Real estate signs shall be limited to indicating the sale, rental, or lease of the premises on which they are located or on private property with the property owner's written permission.
- (2) Temporary yard or garage sale signs which are posted for no longer than three (3) days per sale. Such signs shall be confined to the premises on which the sale is conducted or on private property with the property owner's permission.
- (3) Temporary "open house" or similar real estate signs which are placed on an occasional basis on private property on premises other than that being offered for sale, rental, or lease, provided that such signs shall not be displayed for longer than eight (8) continuous hours at any single location, shall be of a directional nature, shall only be placed with the express permission of the owner of the property on which the sign is located, and shall not be displayed more than twice within any consecutive seven-day period at the same location.

(d) Historical or memorial signs.

(e) Identification signs including, but not limited to:

- (1) Name and address plates located on the building or zoning lot to which the sign pertains. Such signs shall be in addition to the numbering of buildings and lots which are regulated under Title 8 Chapter 3 of the Village Code of the Village of East Alton.
- (2) Directory signs in developments with multiple occupants.
- (3) Building name and address signs for buildings with multiple occupants.
- (4) Building markers, cornerstones, plaques, and/or integral signs carved into stone or inlaid so as to become part of the building.

(f) Signs painted or attached to vending machines, gas pumps, ice machines, or similar devices which indicate the contents of the machine, the name or logo of the supplier, the price, or operating instructions.

(g) Institutional signs, public interest signs, and information boards for institutional uses (for example, churches, schools or cemeteries) in nonresidential districts and in residential districts

where such uses are permitted, listing activities or events taking place on the premises where the sign is located or publicizing a charitable or non-profit event of general public interest. Public interest signs shall be permitted only for 14 days before and seven days after the event. All such signs shall be located on the premises of the institution and shall not obstruct the vision of motorists. Public interest signs may not contain a commercial message of any type.

(h) Window signs painted on or attached to a window in a nonresidential district.

(i) Noncommercial signs located on private property containing no commercial message and consisting of constitutionally protected speech which expresses the political, religious, or personal views or opinions of the property owner or resident.

(j) Political campaign signs on private property. Such political signs on residential property may be displayed during any period of time when in compliance with all other sections of this ordinance. (Section 10-3-5-7-1) (65 ILCS 5/11-13-1)

10-3-5-7-1: STANDARD – APPLICABLE TO SIGNS ALLOWED WITHOUT A PERMIT:
The following standards shall apply to all signs which are allowed without a permit:

TABLE INSET:

Type (District)	# Permitted	Area per sign* (sq. feet)	Setback* (feet)	Height (feet)	Illumination**
Directional Signs (All Districts)	Not Limited	3	R.O.W.	6	Allowed
Incidental or Instructional Signs (All Districts)	Not Limited	6	N/A	8	Allowed
Warning Signs (Residential Districts)	Not Limited	4	N/A	8	Allowed
Warning Signs (Non-Residential Districts)	Not Limited	6	N/A	8	Allowed
Window Signs (Business and Industrial Districts)	Aggregate limited to 25% of window	N/A	N/A	N/A	Allowed
Historical, Memorial Markers (All Districts)	1/lot	4	R.O.W.	6	Allowed
Flags, Emblems, Insignia (All Districts)	1/frontage	60	R.O.W.	35	Allowed
***Temporary Real	1/frontage	20	R.O.W.	6	None

Estate, Yard and Garage Sale, and Construction Signs (All Residential Districts)					
***Temporary Real Estate & Construction Signs (Business & Industrial Districts)	1/frontage	60	R.O.W.	12	None
***Temporary Campaign Signs (All Residential Districts)	Not limited	16	R.O.W.	6	None
***Temporary Campaign Signs (Business and Industrial Districts)	Not limited	32	R.O.W.	12	None
Identification Signs (All Residential Districts)	1/building or lot	3	R.O.W.	6	Allowed
Identification Signs (Business and Industrial Districts)	2/building or lot	6	R.O.W.	6	Allowed
Vending Machine Signs (All districts)	Not limited	18	N/A	6	Allowed
Information Boards (All Districts)	1/building or lot	32	15	8	Allowed
Noncommercial Protected Speech Signs (All Districts)	N/A	N/A	R.O.W.	N/A	N/A

Abbreviations:

N/A: Not Applicable

R.O.W.: Right-of-Way

*In addition to the setback requirements listed, signs located at an intersection (public or private streets, alleys, entryways, drives must meet the line of sight requirements of section 10-3-5-15 (j).

**Illumination must be shaded, shielded or directed so as to avoid the creation or continuation of any nuisance to the public or adjoining property, and to avoid creating a traffic hazard.

Illumination shall not blink, flash or flutter or have other devices which have a changing light intensity, brightness, or color.

***R.O.W.: Requires of setback from the right of way of not less than five feet from public or private village streets and not less than ten feet from state or county streets, roadways or highways.

Note: See general standards and requirements at section 10-3-5-15 & 10-3-5-16.

10-3-5-8: PROHIBITED SIGNS: Unless otherwise permitted under other provisions of this ordinance, the following signs are prohibited in all zoning districts:

- (a) Wind-blown devices, such as pennants, streamers, spinners, balloons, gas-filled figures and other similar devices, except as advertising or notice for a temporary event or special promotion as permitted under the temporary sign standards of this ordinance.
- (b) Portable signs, but not including such signs which cannot be read from the public right-of-way, or those which are permitted as a temporary sign under the provisions of this ordinance. Portable changeable copy signs are prohibited, except as a temporary sign under the limitations of this ordinance and such signs may not be converted to a permitted permanent sign by the removal of wheels or other means of portability.
- (c) Signs which project over a public right-of-way, except that wall signs may project not more than 18 inches over a public right-of-way in zoning districts which permit structures to be built at the property line adjoining the street, and except projecting signs as permitted under the provisions of this ordinance. (Also, see section 10-3-5-9)
- (d) Signs on vehicles that are parked in a location which is visible to the public and for a period of time which indicates that the principal use of the vehicle is for advertising rather than transportation.
- (e) Signs which are affixed to trees, rocks, or other natural features.
- (f) Signs of any type which imitate traffic control devices.
- (g) Roof signs as defined in section 10-3-5-3. (See section 10-3-5-12-5(b) for allowable roof mounted signs.)
- (h) A series of two or more signs placed in a line parallel to a public or private street, or in a similar fashion, all carrying a single commercial message, part of which is contained on each sign.
- (i) Beacons.
- (j) Signs which move or have any moving parts.
- (k) Strings of lights not permanently mounted to a rigid background, except as otherwise permitted by this ordinance.
- (l) Flashing signs, except those permitted under other provisions of this ordinance.
- (m) Signs painted directly on the surface of any exterior wall of any building.

(n) Defunct or abandoned signs, including their posts or other supports, that advertise or identify an activity, business, product, service, occupancy, or use no longer conducted on the zoning lot or premises where the defunct or abandoned sign is located.

10-3-5-9: SIGNS IN THE PUBLIC RIGHT-OF-WAY OR ON PUBLIC PROPERTY: Signs shall not be permitted in the public right-of-way or on public property, except as follows and subject to the following requirements:

(a) Permanent Signs:

- (1) Public or governmental signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic, or carry out some other governmental purpose.
- (2) Bus stop signs erected by a public transit company.
- (3) Informational signs of a public utility regarding its poles, lines, pipes or facilities.
- (4) Awning, projecting, suspended, canopy, or marquee signs projecting over a public right-of-way except as permitted in section 10-3-5-7, or as allowed by permit.

(b) Temporary signs for which a permit has been issued under the temporary sign provisions of this ordinance (section 10-3-5-14).

(c) Emergency signs erected by a governmental agency, public utility company, or contractor doing authorized or permitted work within the public right-of-way.

(d) Any sign installed or placed on public property, except in conformance with the requirements set forth above, shall be forfeited to the public and subject to confiscation. In addition to other remedies provided for hereunder, the Village shall have the right to recover from the owner or person placing a sign improperly installed or placed on public property the full cost of removal and disposal of such sign. Note: See general standards and requirements at sections 10-3-5-15 and 10-3-5-16.

10-3-5-10: SIGNS REQUIRING A PERMIT: No signs, except those which are expressly exempt (Section 10-3-5-5), or are allowed as a temporary sign not requiring a permit (Section 10-3-5-14 (c)), shall be installed until a sign permit has been obtained for the sign under the procedures of this ordinance. The type, size, height, illumination, setback, and number of signs permitted shall be in conformance with standards set forth in this ordinance.

10-3-5-11: MASTER OR COMMON SIGNAGE PLAN REQUIREMENT. From and after the effective date of this ordinance, no permit shall be issued for any individual permanent sign requiring a permit unless and until a master or common signage plan for the zoning lot and premises on which the sign will be erected has been approved.

(a) The master or common signage plan shall include the following information:

- (1) A site layout plan in accordance with standards established by the Planning commission and/or Zoning Board of Appeals.
- (2) Specifications for each sign proposed to be located on the premises and for each existing sign located on the premises in sufficient detail to determine that the height, area, setback, and other requirements of this ordinance have been met.
- (3) Accurate location(s) on the site layout plan for each existing and proposed sign.
- (4) Lighting or illumination method and scheme, if any.
- (5) Provisions for share usage of any freestanding sign or signs.

(b) A master or common signage plan shall be part of any development plan presented under the zoning or subdivision ordinances of the village and may be processed simultaneously with such submittals. The master or common signage plan must be approved prior to the issuance of any sign permit.

(c) A master or common signage plan may be amended from time to time by filing a new plan which complies with all requirements of this ordinance. Minor changes or adjustments in the master or common signage plan may be approved by the zoning administrator or other officer designated by the Village, provided that such changes comply in all respects with the provisions of this ordinance.

(d) Subsequent to the approval of a master or common signage plan, no permanent sign shall thereafter be erected, fixed, placed, painted, or otherwise established on the subject premises other than in conformance with the plan which may be enforced in the same manner as any other provision of this ordinance. In the event of any conflict between the provisions of the plan and the provisions of the ordinance, the ordinance shall control.

10-3-5-12: STANDARDS APPLICABLE TO SIGNS REQUIRING A PERMIT: All signs of a permanent nature which are required to have a permit under the provisions of this ordinance shall conform to the standards set forth herein.

10-3-5-12-1: OUTDOOR ADVERTISING SIGNS (BILLBOARDS):

(a) *Definition.* An outdoor advertising sign (billboard) is any single or double-faced sign that is permanently fixed or placed on a particular premises and used for the display of messages or advertising not associated with the establishment located on the premises. A billboard typically has provision for changing the message/advertising thereon. (See section 10-3-5-2)

(b) *Districts where allowed.* Except as hereinafter provided, outdoor advertising signs shall be allowed only in B-2 and Industrial Zoned Areas.

(c) The maximum sign area of any outdoor advertising sign, including any extension(s), shall not exceed 300 square feet.

(d) *Height.* No outdoor advertising sign shall exceed 45 feet in height.

(e) Spacing Requirements.

(1) *Between Signs.* No outdoor advertising sign shall be erected, fixed, or otherwise installed within a 500-foot radius of another outdoor advertising sign.

(2) *Adjoining residential district or institution.* No outdoor advertising sign shall be erected, fixed, or otherwise installed closer than 300 feet to any residentially zoned property or property containing an institution, such as a school, church, or similar usage.

(f) Relationship to accessory freestanding signs on same premises.

(1) Lots with one street frontage. No outdoor advertising sign may be erected, fixed, or otherwise installed on a zoning lot which contains any accessory freestanding sign, unless the installation of the outdoor advertising sign is approved by the Zoning Board of Appeals.

(2) Lots with two or more street frontages. No outdoor advertising sign may be erected, fixed, or otherwise installed on a zoning lot which contains more than one accessory freestanding sign, unless the installation of the outdoor advertising sign is approved by the Zoning Board of Appeals.

(g) *Setback requirement.* The supporting posts or other structure of any outdoor advertising sign shall meet the minimum principal building setback requirements of the zoning district in which it is located. In addition, no sign portion of an outdoor advertising sign shall project closer than 25' feet to the street right-of-way or closer than 5' feet to any other property line; measured horizontally. In addition, outdoor advertising signs located at intersections (public or private streets, alleys, entryways, drives) must meet the line of sight requirements of section 10-3-5-15)

(h) *Mounting back-to-back.* Outdoor advertising sign structures may be mounted back-to-back when they share a common support. The total sign area of any such outdoor advertising structure shall be computed as provided in section 10-3-5-4.

(i) *Illumination.* Illumination of outdoor advertising signs shall be limited as follows:

(1) Only white light is permitted to be used for illumination of an outdoor advertising sign which is located within 300 feet of any residential zoning district.

(2) No red, yellow, green, or other colored light shall be used at any location in a manner which would cause confusion or interfere with vehicular traffic.

- (3) No outdoor advertising sign shall have blinking, flashing, or fluttering lights or other illuminating devices which have a changing light intensity, brightness, or color.
- (4) Illumination from any outdoor advertising sign must be shaded, shielded, or directed so as to avoid the creation or continuation of any nuisance to the public or surrounding properties or the creation of traffic hazards.

(j) *Hazardous outdoor advertising signs prohibited.* No outdoor advertising sign shall be erected, located, or maintained so as to interfere with any line of sight for any; vehicular or pedestrian traffic. No outdoor advertising sign shall be erected, located, or maintained so as to interfere with, obstruct the view of, or cause confusion with any authorized traffic sign signal or device. No outdoor advertising sign shall be erected, located, or maintained in any manner which would prevent free access to or egress from any door, window, fire escape, or driveway; and no such outdoor advertising sign shall be erected in a manner which would create any sort of hazard to any other nearby structure

(k) *Electronic changeable copy sign prohibited.* Outdoor advertising signs may not consist of an electronic changeable copy sign, nor may they include any component which consists of an electronic changeable copy sign.

10-3-5-12-2: ACCESSORY SIGNS:

(a) An accessory sign is one which is related directly to the business or activity of the establishment located upon a particular zoning lot or premises and which is physically located on the zoning lot. An accessory sign may be attached or freestanding.

(b) An attached accessory sign is one which is physically affixed to a building or other non-sign structure upon the premises. Typical examples include, but are not necessarily limited to, canopy and awning signs, building signs, marquee signs, flush mounted (wall) signs, roof (integral) signs, projecting signs, and suspended signs.

(c) A freestanding accessory sign is one which is permanent in nature and is not attached to any other structure upon the premises. The standards set forth in this section shall apply to all accessory signs

10-3-5-12-3: ACCESSORY SIGNS IN RESIDENTIAL DISTRICTS:

(a) Accessory signs in residential districts shall be limited to development identification signs which state the name or otherwise identify a residential subdivision or other residential development. Such development identification signs shall be limited to one pair of such signs per development entry.

(b) The maximum area of each such pair of signs (or one sign if there is only one sign at the entry) shall be 50 square feet. The height of such sign shall not exceed six feet and such sign shall be located no closer than the right-of-way of the street adjoining the entry.

(c) No such sign shall be installed or positioned in such a manner as to create any type of interference with, obstruction of the view of, or confusion with any authorized traffic sign, signal, or device, or so as to create any other type of hazard to traffic or line of sight. In addition, such signs located at intersections (public or private streets, alleys, entryways, drives) must meet the line of sight requirements of section 10-3-5-15(j). Such signs may be illuminated, provided that no colored light shall be used which would in any manner interfere or confuse vehicular traffic or create a nuisance to the public or nearby properties or cause a traffic hazard.

10-3-5-12-4: ACCESSORY SIGNS IN BUSINESS AND INDUSTRIAL DISTRICTS:

(a) *Maximum area.* The maximum accessory sign area permitted on any one zoning lot in any business or industrial zoned district shall not exceed one square foot per one foot linear frontage of the zoning lot for the first 100 feet of such frontage, plus one-half square foot of sign area per one foot of frontage in excess of 100 feet of such frontage, provided that the maximum combined sign area displayed by any establishment(s) on any zoning lot in any zoning district shall not exceed 300 square feet of signage, except as otherwise allowed herein. If any zoning lot has frontage on two or more streets, each side having frontage shall be considered separately for purposes of determining compliance with the provisions of the foregoing limits, however, the sign area allowances shall be aggregated so as to allow any establishment on such zoning lot to display on any one frontage a greater area of signs than would otherwise be permitted by this section for one such frontage. Where there are multiple establishments on a single zoning lot, the individual establishment signage allowance shall be determined by the agreement of the establishments on the zoning lot, or if there is no such agreement, pro rata, based on the ratio of the square footage of the establishment to the square footage of the zoning lot.

(b) *Planned unit developments.* Signage in any planned unit development (business, industrial, or residential, or combination) shall conform to the same standards as would be applicable within the zoning district which most closely approximates the usage of the site within the planned unit development where the sign is to be located.

(c) Shopping centers, strip malls, and multi-occupant structures and developments.

- (1) *Application for approval.* In order to be considered for signage approval, the landlord, developer, or development officer of a shopping center, strip mall, or multi-occupant structure or development must submit a sign plan, including the submission of complete, detailed drawings containing all of the below information for each sign for review and request for approval of signage for the entire development to the building and zoning department. Such sign plan shall supplement the master or common signage plan requirement of section 10-3-5-11, and shall encompass all signage in connection with the development including attached and freestanding accessory signage and directional signs. Specific information regarding signage for the development must be submitted with the

application, including placement, location, square area and dimensions, motif, materials, degree and type of illumination, content of sign and content within the development. The landlord, developer, or development operator shall submit along with the sign plan and application for approval, evidence of lease or other legally binding leasehold provisions which enforce the sign plan as a condition precedent to all relevant leases and requiring conformance thereto by all current and future occupants of the development. Any material modification of the sign plan for the shopping center or development after approval has occurred will require resubmission of a revised sign plan by the landlord, developer, or development operator. So long as the sign plan is adhered to by the shopping center or development, a change in individual occupancies or simple name upon a sign within the shopping center or development from time to time following original approval of the sign plan will not require reapplication for the installation of signage for such simple alteration.

- (2) *Nonconforming signs for multi-occupant structures.* The provisions of subsection (a) regarding signage allowances and restrictions apply to all businesses within the Village, including shopping centers, strip malls, and multi-occupant structures and developments. However, upon application as described above, the Zoning Board of Appeals may also approve certain nonconforming signs to be exhibited by such multi-occupant developments. Such approval of nonconforming signs may be nonconforming only in that they do not conform to the maximum size limitations of subsection (a) and therefore vary from this subsection only in the exhibition of greater signage area. A nonconforming sign must otherwise fully comply with all Village signage restrictions and will otherwise fall under the mandates set forth in section 10-3-5-5. Additionally, signage of shopping centers, strip malls, and multi-occupant structures and developments must comply with any and all additional signage requirements pursuant to this section. Except as provided in this subsection, all signs within a shopping center or multi-occupant development or structure shall otherwise comply with all requirements of the applicable sections of this ordinance. Applications for signage of shopping centers and multi-occupant developments or structures not approved by the Zoning Board of Appeals shall not be entitled to the benefit of this subsection and may be forced to adhere to the maximum size limitations of subsection (a). A shopping center or multi-occupant development or structure shall not be permitted to exhibit any sign until approval by the building and zoning department of an original or revised sign plan. Approval of a nonconforming sign shall allow such sign to be exhibited, repaired, or replaced with an identical or substantially similar sign without resubmission of a new application to the Zoning Board of Appeals so long as all requirements of this subsection are met and the sign plan and sign size and area are adhered to.
- (3) *Temporary signs.* The foregoing notwithstanding, temporary signs otherwise complying with this ordinance may be utilized at a location which is required to temporarily remove permanent signage due to construction or other cause beyond the control of the owner or occupant of the premises on which the signage is located. Such temporary signs shall serve solely a replacement function, shall not increase the amount of signage on the premises, and shall be displayed only for the length of time during which the cause for

the removal of the permanent signage exists. Permanent signage must be restored within 30 days from the date such construction or other reason for removal of permanent signage has ended. Removal of a permanent sign that is a nonconforming sign under the provisions of this paragraph shall not cause a loss of nonconforming status, provided that the sign is remounted in the same location and same manner as prior to removal and continues to meet all other requirements of section 10-3-5-5.

(4) *Design requirements.*

(A) Letters may not overlap with top or bottom edge of the building fascia and must be a minimum of six inches from the edge of the building fascia or backing frame. The width of the entire store sign cannot exceed 80 percent of the store frontage.

(B) Letter sizes are not to exceed 24 inches in height or width.

(C) No signs shall exceed a maximum brightness of 200-foot lamberts.

(D) Flashing, blinking, moving, flickering, animated or audible signs will not be permitted.

(E) Paper signs or stickers utilized as signs, as well as signs of a temporary character or purpose will not be permitted for longer than allowable by this ordinance.

(F) All electrical signs shall bear the UL label and their installation must comply with the local building and electrical codes.

(G) Interior illumination of signs shall be even across the letter face. Easy access to neon tubes for servicing shall be provided. Signs shall be free of light leakage.

(5) *Construction requirements.*

(A) No exposed conduit, tubing, crossovers, or wiring raceways will be permitted.

(B) All conductors, transformers, cabinets and other equipment must be concealed.

(C) All bolts, fastenings and clips shall be of hot dipped iron, stainless steel, aluminum, brass, bronze or black iron materials

(D) No sign maker's labels or identification will be permitted on the exposed surface of signs, except those required by local ordinances which shall be in an inconspicuous location.

(E) Threaded rods or anchor bolts shall be used to mount sign letters spaced outward from the background panel. Angle clips attached to letter sides will not be permitted.

- (F) The size, design, color, materials, specific location, content, type of construction, method of mounting, and illumination of each sign shall be subject to the approval of the Building & Zoning Department or Zoning Board of Appeals.

10-3-5-12-5: ADDITIONAL STANDARDS AND REQUIREMENTS APPLICABLE TO ATTACHED ACCESSORY SIGNS: In addition to the square footage limitations set forth above, the following additional standards and requirements are applicable to all attached accessory signs:

(a) *Minimum allowable square footage.* Regardless of the frontage of any zoning lot, there shall be a minimum sign allowance equal to 25 square feet for each zoning lot. The minimum sign allowance shall include all attached accessory signs in combination.

(b) *Height.* The height of any attached accessory sign, regardless of type, shall be limited to the top of the wall or structure to which the sign is attached, except that signs may be mounted on the roof or top of a building or structure on a premises so long as the sign does not extend vertically beyond the highest portion of the roof line of the structure or establishment on which such sign is mounted, and no higher. Roof signs, as defined in section 10-3-5-3 are prohibited. Roof signs, integral, are permitted, but must comply with the definitional requirements for such signs. (See definitions for roof sign and roof sign, integral.) (See section 10-3-5-8(h))

(c) *Number.* There shall be no more than one suspended sign per entry to any establishment.

(d) *Wall or flush mounted signs.* Wall or flush mounted signs shall be installed no more than 18 inches from the wall upon which they are installed and shall be installed in a manner which does not create a hazard to the public.

(e) *Projecting and suspended signs.* Projecting signs (which shall include suspended signs, awnings, and canopy signs) shall not project more than six feet from any wall, building, or structure to which they are attached. No such sign shall project over any street, alley, driveway, or closer than two feet to the curb or edge of any street, alley, or driveway. Suspended signs shall not exceed six square feet in area. All projecting signs shall maintain a minimum clearance above the grade over which they are located of not less than nine feet. Projecting signs shall not extend over public sidewalks, except in zoning districts where buildings are permitted to be built to the property line of the zoning lot, without setback, in which case such signs shall only extend into or over public sidewalk right-of-way a distance of not more than four feet.

(f) *Movement prohibited.* No attached accessory sign shall be animated or revolve, rotate, or mechanically move in any manner. Movement of such signs is prohibited.

(g) *Illumination.* Attached accessory signs may be illuminated, subject to the following:

- (1) Only white light may be used to illuminate a sign which is located within 300 feet of a residentially zoned district.

(2) No red, yellow, green, or other colored light shall be used at any location in such a manner as to confuse or interfere with vehicular traffic.

(3) No sign shall have blinking, flashing, or fluttering lights, or other illuminating devices which have a changing light intensity, brightness, or color, provided that this provision shall not apply to any message on any electronic changeable copy sign. Beacon lights and illumination by flame are prohibited.

(4) Light from any illuminated sign must be shaded, shielded, or directed so as to avoid the creation or continuation of any nuisance to the public or surrounding properties, or the creation of traffic hazards.

(h) *Hazardous attached accessory signs prohibited.* No attached accessory sign shall be erected, located, or maintained so as to interfere with any line of sight for any vehicular or pedestrian traffic. No attached accessory sign shall be erected, located or maintained so as to interfere with, obstruct the view of or cause confusion with any authorized traffic sign, signal, or device. No attached accessory sign shall be erected, located, or maintained in any manner which would prevent free access to or egress from any door, window, fire escape, or driveway. No such attached accessory sign shall be erected in a manner which would create any sort of hazard to any other nearby structure.

(i) *Electronic changeable copy signs.* No attached accessory sign which consists of an electronic changeable copy sign shall be located or installed on any resident zoned lot, or adjacent to a residential zoned lot, except with the permission of the Zoning Board of Appeals. Such signs shall meet all of the other requirements for attached accessory signs and, additionally, shall be required to be located and operated in a manner which will not interfere with traffic or create any nuisance for the public or surrounding properties by virtue of its degree of illumination or other characteristics. Time and temperature signs are not considered electronic message or changeable copy signs for purposes of this provision.

Note: See general standards and requirements at sections 10-3-5-15 and 10-3-5-16

10-3-5-12-6: ADDITIONAL STANDARDS AND REQUIREMENTS APPLICABLE TO FREESTANDING ACCESSORY SIGNS. In addition to the requirements limiting the square footage of signage of any zoning lot set forth above, freestanding accessory signs are subject to the additional requirements set forth in this section. The purpose of these additional requirements is to prevent visual clutter resulting from an excessive number of signs located within an insufficient space such that the effectiveness of the signage as a means of communication is diminished.

(a) *Single sign size limitation.* No single freestanding accessory sign shall be larger than indicated in the following schedule:

TABLE INSERT:

Zoning District	Square Footage
B-1	20
B-2	60
B-3	85
Industrial	120

(b) Height. No single freestanding accessory sign shall have a height which exceeds the standards set forth below:

TABLE INSERT:

Zoning District	Height in Feet
B-1	8 feet
B-2	12 feet
B-3	18 feet
Industrial	30 feet

(c) *Setback requirements.* No freestanding accessory sign shall be located in or over any public right-of-way and no such sign shall be located so as to create any impediment to vision of traffic in the area of such a sign. In addition, freestanding accessory signs located at intersections (public or private streets, alleys, entryways, drives) must meet the line of sight requirements of section 10-3-5-15(j)). A freestanding accessory sign located on any zoning lot which is not on a public right-of-way shall be located not less than 10' feet inside the property line of such zoning lot.

(d) *Spacing between signs.* In order to maintain the effectiveness of signage, spacing shall be maintained between signs located along the same street/right-of-way or other frontage so as to prevent the diminution of the effectiveness of such signs as a result of their number or density within a given frontage. In all business and industrial zoned districts, not less than 50 feet shall separate each freestanding accessory sign. The foregoing notwithstanding, each zoning lot shall be entitled to not less than one freestanding accessory sign per zoning lot.

(e) *Minimum allowable signage.* Regardless of the sign area standard set forth above, each zoning lot shall be entitled to one freestanding accessory sign which does not exceed 25' square feet in size.

(f) *Illumination.* Freestanding accessory signs may be illuminated, subject to the following:

- (1) Only white light may be used to illuminate a sign which is within 300 feet of a residentially zoned district.

- (2) No red, yellow, green, or other colored light shall be used at any location in such a manner as to confuse or interfere with vehicular traffic.
- (3) No sign shall have blinking, flashing, or fluttering lights, or other illuminating devices which have a changing light intensity, brightness, or color, provided that this provision shall not apply to any message on any electronic changeable copy sign. Beacon lights and illumination by flame are prohibited.
- (4) Light from any illuminated sign must be shaded, shielded, or directed so as to avoid the creation or continuation of any nuisance to the public or surrounding properties, or the creation of traffic hazards.
- (5) Electronically animated signs may be allowed only by special permit of the Zoning Board of Appeals.

(g) *Movement prohibited.* No freestanding accessory sign shall revolve, rotate, or mechanically move in any manner. Movement of such signs is prohibited.

(h) *Hazardous freestanding accessory signs prohibited.* No freestanding accessory sign shall be erected, located, or maintained so as to interfere with any line of sight for any vehicular or pedestrian traffic. No freestanding accessory sign shall be erected, located, or maintained so as to interfere with, obstruct the view of, or cause confusion with any authorized traffic signs, signal, or device. No freestanding accessory sign shall be erected, located, or maintained in any manner which would prevent free access to or egress from any door, window, fire escape, or driveway. No such freestanding accessory sign shall be erected in a manner which would create any sort of hazard to any other nearby structure.

(i) *Electronic changeable copy signs.* No accessory freestanding sign which consists of an electronic changeable copy sign shall be located or installed on any zoning lot, except with the permission of the Zoning Board of Appeals and such signs must meet the definitional requirements of this ordinance for electronic changeable copy signs (section 10-3-5-3). Such signs shall meet all of the other requirements for accessory freestanding signs and, additionally, shall be required to be located and operated in a manner which will not interfere with traffic or create any nuisance for the public or surrounding residents by virtue of its degree of illumination or other characteristics. Time and temperature signs are not considered electronic message or changeable copy signs for purposes of this provision.

Note: See general standards and requirements at sections 10-3-5-15 and 10-3-5-16.

10-3-5-13: SIGN PERMIT PROCEDURES: From and after the effective date of this ordinance, permits for all signs of a permanent nature which are required to have a permit, including outdoor advertising signs (billboards), and accessory signs (attached and freestanding), shall be issued in accordance with the provisions of this section.

(a) **Application:** Any person seeking a sign permit shall file an application with the Village of East Alton. The application shall be in a form prescribed by the Building and Zoning

Department and/or Zoning Board of Appeals, but minimally, shall contain the following information:

- (1) Name, address, and telephone number of applicant.
- (2) Location where sign is to be located on the zoning lot.
- (3) Master or common signage plan (section 10-3-5-11)
- (4) Permanent property (parcel) identification number and proof of ownership for the zoning lot where sign is to be located.
- (5) A drawing of the proposed sign showing its dimensions, area, overall height, illumination, method of support/attachment and message or depiction to be placed upon the sign.
- (6) The location of any nearby traffic control devices.
- (7) One application and permit may include multiple signs on the same zoning lot.
- (8) Such other information as the Building and Zoning Department and/or Zoning Board of Appeals may reasonably require to determine compliance of the application with the provisions of this ordinance.

(b) *Review and action on application.* A completed sign permit application shall be reviewed by the zoning administrator or such other official of the Village as designated by the President and Board of Trustees of the Village of East Alton. No application shall be deemed received for review until it is complete in all particulars and all information required has been submitted by the applicant. A submitted application shall be reviewed within 21 days of its initial submission for completeness. If it is found to be incomplete, the reviewing official shall notify the applicant of any incomplete items or deficiencies within the said 21-day period. An incomplete application is not deemed filed for purposes of review under this section. Within 21 days of the submission of a fully complete application for a sign permit, the reviewing officer shall either:

- (1) Issue the sign permit, if the sign(s) that is the subject of the application conforms in every respect to the requirements of the ordinance, unless the sign is one which requires the approval of the Zoning Board of Appeals. If the sign application requires the approval of the Zoning Board of Appeals, the Zoning Board of Appeals will consider the application at its next regular meeting following referral, provided that the application must be referred not less than ten days, prior to a regular meeting of the Zoning Board of Appeals for consideration at that meeting. If this time requirement is not met, this application will be considered at the next subsequent regular meeting of the Zoning Board of Appeals. The Zoning Board of Appeals shall issue its decision within 30 days of the first regular meeting at which it considers the application. Failure to approve within the foregoing time limit shall constitute approval of the application.

- (2) Reject the sign application and refuse to issue a permit, if the sign(s) that is the subject of the application fails in any manner to conform to the requirements of the ordinance. In case of a rejection, the reviewing officer shall specify the reason or reasons for the rejection and will notify the applicant within the 21-day submission period or within 10 days thereafter. By agreement of the applicant and the reviewing officer or Zoning Board of Appeals, the foregoing time limits may be extended or waived.

(c) *Construction/installation.* An applicant, upon issuance of a sign permit, shall have six months from the date of issuance of the permit to construct or install the sign for which the permit has been issued. In the event the construction or installation is not substantially complete within six months from the date of its issuance, it shall automatically lapse and become void and a new application must be submitted for the installation of the sign.

Following completion of the construction or installation of the sign, the applicant shall notify the reviewing official to request an inspection of the installation. If the construction or installation is complete and in full compliance with the ordinance and with all applicable building and electrical codes, the reviewing officer will certify such completion and compliance on the sign permit for the sign.

In the event construction or installation is not in compliance with the ordinance and/or other applicable codes, the reviewing officer shall give the owner or applicant notice of the deficiencies and allow an additional 30 days from the date of inspection for the deficiencies to be corrected. In the event the deficiencies are not corrected by such date, the sign permit shall automatically lapse.

In the event the construction is complete and in compliance with the ordinance and/or other applicable codes by such compliance date, the reviewing officer shall issue the certification as described above.

(d) *Duration.* Once a sign permit is issued for a particular sign, the sign permit shall continue so long as the sign is maintained in the manner set forth in this ordinance and all other requirements of the ordinance are met.

(e) *Lapse of sign permit.* A sign permit shall lapse automatically if the establishment of activity on the zoning lot or premises to which the sign relates is discontinued for a period of 90 days or more.

(f) *Transferability.* A current and valid sign permit shall be freely assignable to a successor as owner or occupant of the property upon which the sign is located.

(g) *Modification.* Before any sign for which a permit has been issued is modified or altered in any manner, other than merely changing the message content of the sign, an application for a new sign permit shall be filed and processed as set forth in this section.

10-3-5-14: TEMPORARY SIGNS: Temporary signs, other than those provided for in section 10-3-5-7, may be displayed within the Village of East Alton only under the provisions and subject to the limitations set forth in this section.

(a) *Definition of temporary sign for purposes of section 10-3-5-14.* A temporary sign is any object, device, display, structure, or part thereof, which will be utilized as a sign for a short period of time, not to exceed 30 days in length. It shall include, but not be limited to, banners, pennants, tethered balloons, inflatable signs, portable or mobile marquee, or mobile changeable copy signs, and vehicles bearing any message or sign. It is the intent of this ordinance that temporary signs are not to be used on a continuous or permanent basis upon any zoning lot or premises within the Village of East Alton and that such signs are to be used only in conjunction with a special event such as a grand opening or celebration or to announce a public event to the community.

(b) *Limits on display and use.* Any one particular temporary sign may not be displayed or used for more than 10 consecutive days at any one time. Temporary signage may not be displayed or located on a zoning lot or other premises for more than 30 days in any 90-day period. For this requirement, the same type of temporary sign shall be considered the same sign, and the use of different temporary signs on the same zoning lot or premises shall be considered the same temporary signage.

The foregoing notwithstanding, temporary signs otherwise complying with this ordinance may be utilized in connection with any bona fide “going out of business” sale for which a license has been issued under the provisions of the Fraudulent Sale Act (815 ILCS 350) for the duration of such license on the premises where such sale is being conducted.

(c) *Temporary signs not involving public right-of-way.* Temporary signs located on a building or on a zoning lot which do extend into or over a public pedestrian or vehicular right-of-way shall meet the following requirements:

- (1) All such signs must be properly designed and engineered to withstand the average prevailing winds during the month of the event and to meet applicable minimum wind load requirements of the Village of East Alton building code.
- (2) The installation and attachment of such signs shall be in an approved manner and shall be subject, at the discretion of the Village of East Alton, to inspection. All such signs shall be installed in a safe and secure manner which does not pose any danger to public safety. All temporary signs spanning a location where vehicular traffic is likely to pass beneath the temporary sign shall have a clearance of not less than 15 feet. In locations where pedestrian traffic may occur beneath the temporary sign, there shall be a clearance of not less than 9’ feet beneath the temporary sign.
- (3) No such temporary sign shall obstruct any fire escape, window, or door, or be placed in such a manner so as to interfere with any openings required for ventilation, nor create any hindrance to fire department or emergency agency equipment or personnel on the performance of any required fire suppression, rescue, or emergency operations.
- (4) All such temporary signs shall be constructed of fire retardant material or treated so as to be fire retardant.

- (5) A letter of permission from the proper utility company or companies and/or property owner must be obtained and submitted to the village prior to the installation of any temporary sign which connects to or uses the property of such utility company or property owner for attachment or support of a temporary sign.
- (6) There shall be no more than one banner type temporary sign per 500 feet or less of frontage of the subject zoning lot upon which the banner is to be installed. No single banner shall exceed 80 square feet in size, and it shall be mounted in a manner so as to provide not less than 9 feet height clearance over pedestrian walkways and not less than 15 feet to clear vehicular drives. Permission of the Zoning Board of Appeals is required to place a banner type temporary sign which exceeds 80 square feet in size. There may not be more than 1 non-banner temporary sign per 200 feet of zoning lot frontage at any one time.
- (7) All such temporary signs located at intersections (public or private streets, alleys, entryways, drives) must meet the line of sight requirements of section 10-3-5-15(j)). Such signs shall meet the same size, height, setback, spacing, and illumination requirements as are applicable to freestanding accessory signs in section 10-3-5-12-6, except as otherwise provided in this section.

(d) *Temporary signs located across or above public right-of-way or on public property.* Any temporary sign which is proposed to be located across and/or above a public street or pedestrian or vehicular right-of-way, or on public property must receive the prior permission of any governmental agency with jurisdiction over the right-of-way or property. Such permission must be filed with the Village of East Alton prior to the installation of any such temporary sign. In addition, any such temporary sign may only be installed with the permission of the Village of East Alton Zoning Administrator or other officer designated by the President and Board of Trustees of the Village of East Alton. Such temporary signs may be installed for not more than 14 days prior to the event being announced by the temporary sign and must be removed within seven days following the event. Such temporary signs shall be limited to announcement of a noncommercial or community event of general interest to the public and shall be limited to a banner type sign. Such temporary signs shall be subject to the following requirements:

- (1) All such signs must be properly designed and engineered to withstand the average prevailing winds during the month of the event, and to meet the minimum wind load requirements of any building code applicable within the Village of East Alton.
- (2) The installation and attachment of such signs shall be in an approved manner and shall be subject, at the discretion of the Village of East Alton, to inspection. All signs shall be installed in a safe and secure manner which does not pose a hazard or any danger to public safety. All temporary signs spanning a location where vehicular traffic is likely to pass beneath the temporary sign shall have a clearance of not less than 15 feet. In locations where pedestrian traffic may occur beneath the temporary sign, there shall be a clearance of not less than 9 feet beneath the temporary sign.

- (3) All temporary signs shall be constructed of fire retardant material or treated so as to be fire retardant.
- (4) A letter of permission from the proper utility company and/or governmental agency with a jurisdiction must be obtained and submitted to the Village prior to the installation of any temporary sign which connects to or uses the property of any utility or property under the jurisdiction of any such agency for attachment or support of a temporary sign.
- (5) Any person seeking permission to install a temporary sign across and/or above public right-of-way or public property shall furnish to the Village of East Alton a certificate of insurance and a copy of a policy of public liability insurance, in a form satisfactory to the Village of East Alton, naming the Village of East Alton, its officers, and its employees as additional insured and insuring the Village, its officers, and employees against any liability for personal injury or property damage arising from the display, installation, use, or removal of any such temporary sign. The insurance coverage to be furnished shall be in an amount not less than \$1,000,000.00 per occurrence. In addition, any such person seeking permission for such a temporary sign shall agree to indemnify and hold harmless the Village of East Alton, its officers, and its employees from any and all claims of personal injury or property damage arising from the installation, display, use, or removal of any such temporary sign.
- (6) An application to install a temporary sign to be located across, upon, and/or above public right-of-way, or on public property shall be filed with the Village of East Alton not less than 30 days prior to the desired commencement of such display of the temporary sign. The application shall be in a form prescribed by the Village and shall be accompanied by an application fee in an amount established by resolution of the Board of Trustees of the Village of East Alton. The application shall include all required permissions, the required certificate of insurance, and the copy of the policy of insurance naming the Village as insured. Provision of a certificate of insurance alone is not sufficient.

Note: See general standards and requirements at sections 10-3-5-15 and 10-3-5-16.

10-3-5-15: DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS FOR ALL SIGNS: All signs, including exempt signs, signs allowed without a permit, permitted signs in the public right-of-way or on public property, signs requiring a permit, nonconforming signs, and temporary signs (to the extent applicable to signs of a temporary nature), shall be designed, constructed, and maintained in accordance with the following standards.

(a) *Other codes.* All signs shall comply with applicable provisions of the building codes of the Village of East Alton, including the electrical code provisions with reference to any illumination or electrical components of a sign, and any other applicable local, state, or federal regulation.

(b) *Permanence.* Except for temporary signs, all signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by