

**17.445.095 Master sign district.**

A. To achieve a more consistent and coordinated signage pattern in areas with high-traffic commercial [and/or Employment Center](#) zones, a property(s) meeting the following criteria may establish a master sign district:

1. Located in the regional commercial (RC) zone, [Rural Employment Center Zone \(REC\), or 12 Trees Employment Center Zone \(TTEC\)](#);
2. A minimum of twenty acres based upon net developable acreage of the property(s); and
3. Located abutting a public arterial, collector and/or sub-collector.

B. In addition to the other standards prescribed in this chapter, a master sign district may include one monument sign per main access not to exceed one per roadway and/or two in total. To include this additional signage, the district must meet the following criteria:

1. Each monument sign may not exceed two hundred square feet per face and may not have more than two faces;
2. No one business may comprise more than fifty square feet of each sign face;
3. Each face must include aesthetic features (masonry, tile or other components) which include no individual business advertising and constitute a minimum of twenty percent of the total square footage of the face;
4. No additional monument signs may be allowed within the master sign district regardless of additional existing or proposed accesses;
5. Such a monument sign(s) shall not be calculated toward the total square footage limitations prescribed by Section [17.445.050](#);
6. Such a monument sign(s) shall not be limited by the height requirements of Section [17.445.050\(H\)](#), but shall not exceed twenty-five feet in height.

C. An application for master sign district must include the following submittals:

1. Signature of all property owners within the district boundaries;
2. A master signage plan is required including the size, location and configuration of all proposed and/or previously approved signage.

D. A master signage district must be approved through a Type III process consistent with the requirements of Title 21 of this code. All signage approved through a previous performance based development, conditional use permit, variance or other approval that allowed greater signage quantities, square footage or configurations than allowed by this chapter must be amended as follows:

1. The approval shall be amended by the same review authority and process as the original approval;
  2. As a condition of such amendment, all future redevelopment that includes a change in signage (excluding sign refacing) must meet the prescriptive requirements of this chapter.
- E. To ensure compatibility with surrounding properties and existing or future traffic conditions, the director may require/recommend additional landscaping, screening or architectural features as a condition of master sign district approval.

(Ord. 415 (2008) § 211, 2008)

**17.445.100 Landscaping.**

Freestanding signs shall be landscaped in accordance with Chapter 17.385.

(Ord. 415 (2008) § 212, 2008: Ord. 216 (1998) § 4 (part), 1998)