

**Proposed City of Mission Sign Regulations
March 2017**

Definition	Sign Permit Required?	Single-Family Residential	Multi-Family Residential	Civic Buildings (Schools, Churches, etc.)	C1 - CP-1 (Light Commercial)	C-2A, MS1, MS2 (Downtown)	C-O / CP-O (Office)	All Others (Heavy Commercial / Industrial)	
Major Types									
Wall Signs	Any sign attached to and erected parallel to and within one (1) foot of the face or wall of a building, including signs painted on the walls of buildings. Awnings which are backlighted shall be considered wall signs.	Yes	No	No	Per tenant: 2 signs allowed Limit 1 per façade 32 sqft max area	Per tenant: 3 signs allowed 1 per façade not more than 5% of area of each façade	Per tenant: 3 signs allowed 1 per façade not more than 10% of area of each façade	Per building: 3 signs allowed 1 per façade not more than 5% of area of each façade	Per tenant: 3 signs allowed 1 per façade not more than 10% of area of each façade Allowed 1 additional non-illuminated wall sign, max. 9sqft in area at each major entrance to multi-tenant
Monument Signs	A detached sign where the width of the base of the sign is a minimum of one-half (½) the width of the widest part of the sign face or where the base consists of two (2) or more supports so that the top edge of the sign face of a monument sign is ten (10) feet or less above the ground. The materials of the base of a monument sign shall be one (1) of the following: masonry, wood, anodized metal, stone or	Yes	1 at each entrance to a subdivision / project. Max 6' height Max. 50 sqft per sign.	1 at each entrance to a subdivision / project. Max 6' height Max. 50 sqft per sign.	1 allowed in lieu of a wall sign Max. 6' to 8' height based on a setback formula	1 allowed in lieu of a wall sign 6' to 10' height based on a setback formula Shopping centers do not need to surrender a wall sign	No (YES-where minimum distance from the right-of-way line to the closest building is equal or greater to 15 feet)	1 allowed in lieu of a wall sign Max. 6' to 10' height based on a setback formula	1 allowed in lieu of a wall sign Mac. 6' to 10' height based on a setback formula Shopping centers do not need to surrender a wall sign
Projecting Signs	Any sign, including a time and/or temperature instrument located on the face of the building, extending more than one (1) foot from the face of the building to which it is attached.	Yes	No	No	No	1 allowed in lieu of a wall sign, subject to same area restrictions; Min. 7' above ground Max. 3' from wall	1 allowed in lieu of a wall sign, subject to same area restrictions; Min. 7' above ground	No	1 allowed in lieu of a wall sign, subject to same area restrictions; Min. 7' above ground
Under Canopy (Pedestrian)		Yes	No	No	No	One at each exterior ground floor entry beneath awnings, canopies, etc. Max. 3sqft per sign.	One at each exterior ground floor entry beneath awnings, canopies, etc. Max. 3sqft per sign. Min. 7' above ground	No	One at each exterior ground floor entry beneath awnings, canopies, etc. Max. 3sqft per sign.

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<p align="center">Window Signs</p>	<p>Not Defined A non-illuminated sign of a permanent nature applied directly on either the interior or exterior surface of building's glazed surface including but not limited to windows and doors.</p>	<p align="center">Yes</p>	<p>No except in the Downtown District: (YES) Limited to covering 50% of glazing</p>	<p>No except in the Downtown District: (YES) Limited to covering 50% of glazing</p>	<p>No except in the Downtown District: (YES) Limited to covering 50% of glazing</p>	<p>No except in the Downtown District: (YES) Limited to covering 50% of glazing</p>	<p>No except in the Downtown District: (YES) Limited to covering 10% of glazing</p>	<p>No except in the Downtown District: (YES) Limited to covering 50% of glazing</p>	<p>No except in the Downtown District: (YES) Limited to covering 50% of glazing</p>
<p align="center">Temporary Signs</p>	<p>A sign that by its nature or content is intended for posting for a short period of time, is typically constructed from non-durable materials such as paper, cardboard, cloth, plastic and/or wallboard, is not permanently installed, and does not constitute a structure subject to the City's Building Code or Zoning Code provisions.</p>	<p align="center">No (YES-Excluding temp signs in R-1, R-2, R-3 residential zones from having to get a permit and charitable institutions and entities from permit fees)</p>	<p align="center">No limitation on number; Aggregate square footage of 48 sqft, with no sign exceeding 16sqft Sign may be up for 60 days, then sign must be removed for 60 days (Limit posting to no more than 90 days per calendar year per business. The allowable lengths of posting are as follows: Consecutive Days (3,7,15,30, or 60) Non-Consecutive Days (30 or 60) Maximum Sign Height 6', required setback of 3' from the property line. Real estate signs (property for sale or lease) excluded from limitations on duration. For multi-family only: One 50sqft banner sign for 60 days displaying "now leasing", "now renting", etc. for two months every three years</p>						

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Minor Types									
ATM	Not Defined	No	No	No	No	Where ATMs are allowed: 3 signs, 1 per face, 8 sqft per sign. 1 additional non-illuminated sign, 4sqft.			
Construction Identification	Signs at construction sites that are either: a. Posted at the entrance to the job site explaining rules for contractors and others entering the site; or b. Signs posted on construction site or painted onto construction trailers actively being used on the site, provided such signs are limited to the name, logo, address and phone number of a contractor working at the site. This provision is not intended to allow any signs that advertise a particular project, developer, owner or other business, nor is it intended to allow any sales, leasing or hiring information to be displayed.	No	Excluded From Regulation						
Directional	Not Defined	No	1 sign allowed for each entrance to a building site; each key intersection; each entrance to drive-through. Ground-mounted: Max. 5' height, Max. 4sqft area per sign. Wall-mounted: Max. 2sqft area per sign. Max. 25% area used to display owner / tenant / etc. No sign permits required.						
Entrance Directory	Signs on or adjacent to doors of commercial or industrial buildings displaying information such as the names and address of the occupant, the hours of operation or instructions for deliveries. Such signs shall not exceed four (4) square feet in area, shall not contain letters exceeding six (6) inches in height and shall not be illuminated. Where multiple tenants share the same door, the sign may display the names and address of each tenant.	No	No	No	No	Excluded From Regulation			
Interior Neon	Not Defined	No	No	No	No	1 sign. Max 10sqft. Signs below 3sqft do not require a sign permit.			
Marquee	Any sign attached flat against or under the marquee or permanent sidewalk canopy of a building but not on the upper surface of a marquee or canopy.	Yes	No	No	No	Yes	No (YES)	No	Optional instead of wall signs

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Menu Board	Not Defined	Yes	No	No	No	Where drive-through services are allowed: 2 signs, Max. 8' height, Max. 32sqft area per sign Drive-in establishments: 1 sign per stall, 8sqft area per drive-in sign, 32sqft area per walk-up sign, , Max. 6" lettering height.			
Project Identification	One (1) construction site identification sign of professional quality may be permitted during the development of any project. Such sign may identify the project, the owner or developer, future tenants, the architects, engineers, realtors, contractors and subcontractors involved, funding sources and may contain related information including, but not limited to, sale or leasing information. [...] All such signs shall be removed prior to issuance of any certificate of occupancy, temporary or final, for the last building in each phase of the project. Sign permits shall not be required for such signs.	No	1 sign. Max 6" height, Max. 32sqft area per sign, 10' setback from right-of-way						
Residential Signs	Signs not exceeding four (4) square feet in area that are customarily associated with residential use, limited to signs giving property identification names or numbers, names of residents, signs on mailboxes or newspaper tubes, signs posted on private property relating to private parking or signs warning the public against trespassing or danger from animals.	No	Excluded From Regulation	Excluded From Regulation	Excluded From Regulation	No	No	No	No
Vehicle Signs	Signs painted on or otherwise permanently attached to currently licensed motor vehicles, which vehicles are not primarily used as signs.	No	Excluded From Regulation						

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Prohibited Types									
Attention-Attracting	Any device with flashing, blinking, rotating or moving action or any banner, searchlight or balloons designed or intended to attract the attention of the public to an establishment or to a sign.	No	No	No	No	No	No	No	No
Electronic Message	Not defined; prohibited except for "time and temperature instruments" (Adding Fuel Prices)	No	No	No	No	No	No	No	No
Off-Premise	A sign which displays any message directing attention to a business, product, service, profession, commodity, activity, event, person, institution or any other commercial message, which is generally conducted, sold, manufactured, produced, offered or occurs elsewhere than on the premises where such sign is located.	No	No	No	No	No	No	No	No
Outdoor Advertising	A sign, generally known as outdoor advertising, mounted on a semi-permanent structure and depicting information not directly related to the property upon which it is placed. Except where a specific distinction is drawn, the term "billboard" includes "poster panel".	Yes	Special Use Permit	Special Use Permit	Special Use Permit	Special Use Permit	Special Use Permit	Special Use Permit	Special Use Permit
Pole	A sign which is supported by one (1) or more poles, uprights or braces in the ground so that the bottom edge of the sign face is more than ten (10) feet above the ground. (Remove exemption w.i. 1000' of Metcalf Ave & Johnson Drive)	No	No	No	No	No	No	No	No
Roof	Any sign erected, constructed and maintained wholly upon or over the roof line.	No	No	No	No	No	No	No	No

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Snipe	Any sign of a material such as cardboard, paper, pressed wood, plastic or metal which is attached to a fence, window, tree, utility pole or temporary structure or any sign which is not securely fastened to a building or firmly anchored to the ground.	No	No	No	No	No	No	No	No
Other Prohibitions			Signs in the public right of way; abandoned or obsolete (old tenant / business) signs; signs that are demonstrably false or misleading (i.e. zoning)						