

**ORDINANCE NO. 3504**

“AN ORDINANCE AMENDING STILLWATER CITY CODE BY AMENDING CHAPTER 23, LAND DEVELOPMENT CODE, ARTICLE VII, SIGNS, DIVISION 2, DISTRICT SIGN REGULATIONS”

(AMENDMENTS HIGHLIGHTED BY STRIKETHROUGH AND UNDERLINING)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA:

**SECTION 1:** That the Stillwater City Code, Chapter 23, Land Development Code, Article VII, Signs, Division 2, District Sign Regulations, be amended to read as follows:

**DIVISION 2. DISTRICT SIGN REGULATIONS**

**Sec. 23-195. RSL and RSS Large and Small Lot Single-Family and RT Two-Family Residential Districts.**

- (a) *Sign types permitted by right.* The following signs are permitted by right in the single-family (RSL and RSS) and two-family (RT) residential districts:
- (1) Nameplate signs.
  - (2) Real estate signs.
  - (3) Construction signs.
  - (4) Bulletin board signs for public, charitable or religious institutions.
  - (5) Home occupation signs.
  - (6) Subdivision signs.
  - (7) Development signs.
- (b) *Number of signs permitted.* The following number of signs are permitted at the stated increments:
- (1) Nameplate, building sign: one sign per parcel.
  - (2) Real estate and construction signs: one per firm involved with the sale or construction of the property.
  - (3) Home occupation signs: one sign per parcel.
  - (4) Subdivision sign: one sign per entrance.
  - (5) Development sign: one per development as defined by the property boundary or final plat.
- (c) *Maximum gross surface area.* No sign shall exceed the following maximum gross surface area:
- (1) Nameplate signs: two square feet.
  - (2) Building signs: three square feet.
  - (3) Real estate signs: six square feet per face per parcel.
  - (4) Construction signs: six square feet.
  - (5) Home occupation signs: no larger than two square feet in size attached to the principal structure.
  - (6) Subdivision sign: 40 square feet.
  - (7) Development sign: not more than 100 square feet in area announcing the sale of lots and/or houses in a subdivision may be located on such development. Such sign shall be removed at the end of three years from the date of issuance or permit, or when 75 percent of the lots in the subdivision have been sold, whichever occurs sooner.
- (d) *Maximum height.* No sign shall extend more than ten feet above the ground.
- (e) *Required sign setback.* All signs shall be ten feet from all property lines unless otherwise indicated.
- (f) *Illumination.* No sign shall be illuminated except that bulletin board and subdivision signs may be externally illuminated with incandescent or fluorescent light.

**Sec. 23-196. RM Multifamily Residential District.**

- (a) *Sign types permitted by right.*
- (1) Nameplate signs.
  - (2) Building signs.
  - (3) Real estate signs.
  - (4) Construction signs.
  - (5) Bulletin board signs for public, charitable or religious institutions.
  - (6) Monument signs.
  - (7) Wall signs.
  - (8) Home-based business signs.
  - (9) Banner signs.
  - (10) Subdivision signs.
- (b) *Number of signs permitted.*
- (1) Nameplate or bulletin board signs: only one sign per parcel.
  - (2) Monument or wall signs: only one sign per parcel.
  - (3) Monument signs: one per parcel. Corner lots with two frontages may have one monument sign per frontage.
  - (4) Temporary real estate and construction signs: one per firm involved with the sale or construction of the property.
  - (5) Home occupation signs: one sign per parcel.
  - (6) Banner signs: maximum of three signs.
- (c) *Maximum gross surface area.* No sign shall exceed the following maximum gross surface area:
- (1) Nameplate signs: two square feet in gross surface area.
  - (2) Building signs: three square feet in gross surface area.
  - (3) Wall signs: 25 square feet.
  - (4) Monument signs: not more than 48 square feet in gross surface area.
  - (5) Real estate signs: six square feet per face per parcel.
  - (6) Construction signs: six square feet.
  - (7) Home occupation signs: no larger than two square feet in size attached to the principal structure.
  - (8) Banner signs: 21 square feet.
  - (9) Development sign: not more than 100 square feet in area announcing the sale of lots and/or houses in a subdivision may be located on such development.
- (d) *Maximum height.* No sign shall extend more than ten feet above the ground.
- (e) *Required sign setback.* All signs shall be ten feet from all property lines unless otherwise indicated.
- (f) *Illumination.* No sign shall be illuminated except that bulletin board and identification signs may be externally illuminated with incandescent or fluorescent light.
- (g) *Exception.* If a property located within an RM (Multifamily Residential) zoning district abuts a state highway, the signage regulations for CG (Commercial General) zoning districts shall apply. For land that meets these criteria, signage shall only be allowed on the property frontages immediately adjacent to the state highway.

**Sec. 23-197. O Office District.**

- (a) *Sign types permitted by right.* All permitted types except pole signs, projecting signs, billboards, and gasoline canopy signage.
- (b) *Sign types permitted by specific use.* Electronic message center signs.
- (c) *Number of signs permitted.*
- (1) Monument signs: one per parcel per street frontage.
  - (2) Other permitted structural signs:

- a. one wall sign per business.
- (3) Home occupation sign.
- (4) Subdivision signs.
- (d) *Maximum gross surface area.* Unless otherwise indicated, the total surface area of a single sign shall not exceed 200 square feet.
- (e) *Maximum height.* No sign shall extend more than 25 feet above the ground, provided no portion of any sign shall protrude above the roof or eaves line of the principal structure.
- (f) *Required sign setback.*
  - (1) Front yard: no minimum setback is required.
  - (2) Side yard when abutting a residential district: ten feet.
- (g) *Illumination.* No sign shall be externally illuminated.

**Sec. 23-198. CS Commercial Shopping District.**

- (a) *Sign types permitted by right.* All permitted types, except billboards and projecting signs.
- (b) *Sign types permitted by specific use.* Electronic message center signs when adjacent to a residential zoning district.
- (c) *Number of signs permitted.* The permitted number of signs are as follows:
  - (1) Monument or pole signs: one per parcel per street frontage.
  - (2) Other permitted structural signs:
    - a. One wall sign per each side of the structure except when multiple businesses share an exterior wall, in which case one wall sign per business.
  - (3) Gasoline island canopy signs:
    - a. Canopy fascia: no more than two signs per canopy fascia. In no case shall the canopy signage project above, below or beyond the perimeter of the fascia to which it is attached.
    - b. Spanner and sign boards: no limit; however, they shall conform to requirements herein. All spanner and sign boards shall be permanently mounted on or between the canopy support poles and in all cases below the canopy.
- (d) *Maximum gross surface area.*
  - (1) The total surface area of a single sign shall not exceed 200 square feet. Monument signs may be an additional 20 square feet of gross surface area in addition to the requirements herein.
  - (2) Signs located on a rear wall which faces a public right-of-way shall not exceed 40 square feet in area, and shall not be a changeable copy sign.
  - (3) Gasoline island canopy signs.
    - a. *Canopy fascia.* The total gross surface area of all signs on a common fascia shall not exceed 30 percent of the area of the canopy fascia on which they are attached.
    - b. *Spanner and sign boards.* The total gross surface area of all spanner and sign boards shall not exceed a total of 50 square feet of double faced signage per gasoline island canopy.
- (e) *Maximum height.* No sign shall extend more than 30 feet above the ground.
- (f) *Required sign setback.* The required sign setback is ten feet.
- (g) *Illumination.* Signs may be illuminated either internally or externally.

**Sec. 23-199. CB Commercial Business District.**

- (a) *Sign types permitted by right.* All permitted types and portable signs, except billboards, and gasoline island canopy signage. Banner signs shall be prohibited except for the purpose of providing temporary identification for a new business for a period not to exceed 30 days.
- (b) *Sign types permitted by specific use.* Electronic message center signs when adjacent to a residential zoning district.
- (c) *Number of signs permitted.* The permitted number of signs are as follows:
  - (1) Monument or pole signs: one per parcel per street frontage.
  - (2) Other permitted structural signs:

a. One wall sign per each side of the structure except when multiple businesses share an exterior wall, in which case one wall sign per business.

~~One of each sign type per street frontage per business, with the total number of pole signs limited to one per street frontage.~~

- (d) *Maximum gross surface area.* The following limitations apply:
- (1) Window signs. The gross surface area shall not exceed 25 percent of the window area to which the sign is attached. The term "window area" means that area of transparent surface, whether door, window or transom, that is continuous and not separated by more than four inches of nontransparent material.
  - (2) A single sign shall not exceed 200 square feet.
- (e) *Maximum height.* No sign shall extend above the highest point of the building with which it is associated or upon which it is located.
- (f) *Required sign setback.* No minimum setback.
- (g) *Awnings, canopies and marquees.* All signage shall only be located on that part of the awning, canopy or marquee which is parallel to the public right-of-way.
- (h) *Illumination.* Signs may be illuminated either internally or externally.

### **Sec. 23-200. CG Commercial General District.**

- (a) *Sign types permitted by right.* All permitted types except billboards.
- (b) *Sign types permitted by specific use.* Electronic message center signs when adjacent to a residential zoning district.
- (c) *Number of signs permitted.*

The permitted number of signs are as follows:

(1) Monument or pole signs: one per parcel per street frontage.

(2) Other permitted structural signs:

(a) One wall sign per each side of the structure except when multiple businesses share an exterior wall, in which case one wall sign per business.

~~One of each sign type per street frontage per business, with the total number of pole signs limited to one per street frontage.~~

(3) Gasoline island canopy signs:

a. Canopy fascia: no more than two signs per canopy fascia. In no case shall the canopy signage project above, below or beyond the perimeter of the fascia to which it is attached.

b. Spanner and sign boards: no limit; however, they shall conform to requirements herein. All spanner and sign boards shall be permanently mounted on or between the canopy support poles and in all cases below the canopy.

- (d) *Maximum gross surface area.* A single sign shall not exceed 200 square feet.
- (e) *Maximum height.* No sign shall extend more than ten feet above the highest point of the principal structure or more than 35 feet above ground level, whichever is less.
- (f) *Required sign setback.* In general, there shall be no required setback; however, any sign that exceeds 200 square feet in gross surface area shall maintain the same setback that is required for the principal structure, and where these regulations require specific setbacks for specific types of signs, those setbacks shall be followed. In no case shall a sign project over a public right-of-way.
- (g) *Illumination.* Signs may be illuminated either internally or externally.

### **Sec. 23-201. IL Light Industrial District and IG General Industrial District.**

- (a) *Sign types.* All permitted types except billboards in IL and advertising signs.
- (b) *Structural types.* Awning, monument and pole signs. In the IL district, banner signs are also permitted.
- (c) *Number of signs permitted.* The permitted number of signs are as follows:
- (1) Awning signs: two signs per building facade. The term "facade" means all vertical exterior wall surfaces facing the same general direction.
  - (2) Pole and monument signs: one monument or pole sign per street frontage.

- (d) *Maximum gross surface area.* The maximum gross surface area is follows:
  - (1) Awning signs: 15 percent of the total area of the facade upon which the signs are attached, provided that no sign shall exceed 300 square feet.
  - (2) Other signs shall not exceed 200 square feet.
- (e) *Maximum height.* The maximum height is as follows:
  - (1) Awning signs: may not project above the highest point of the wall on which they are located.
  - (2) Monument signs: may not exceed 15 feet in height above the ground.
  - (3) Pole signs: no part of the sign may project above the highest point of the building for which it serves and in no case exceed 35 feet above the ground.
- (f) *Required sign setback.* The required setback for signs are as follows:
  - (1) Monument and pole signs: ten feet.
  - (2) Where these regulations require specific setbacks for specific types of signs, those setbacks shall be followed.
- (g) *Illumination.* Signs may be illuminated either internally or externally.

**Sec. 23-202. A Agriculture District and P Public District.**

- (a) *Sign types.* All permitted types, except for advertising signs.
- (b) *Structural types.* All types, except portable signs.
- (c) *Number of signs permitted.* The permitted number of signs are as follows:
  - (1) Monument or pole signs: one per parcel per street frontage indicating only the name of the agriculture enterprise or public use and any associated accessory activity.
  - (2) Other permitted structural signs: a total of one sign per facade of a business.
- (d) *Maximum gross surface area.* A single sign shall not exceed 200 square feet. Signs located on a rear wall which faces a public right-of-way shall not exceed 40 square feet in area, and shall not be a changeable copy sign.
- (e) *Maximum height.* No sign shall extend more than 30 feet above the highest point of the principal structure or more than 50 feet above ground level, whichever is less.
- (f) *Required sign setback.* In general, there shall be no required setback; where these regulations require specific setbacks for specific types of signs, those setbacks shall be followed. In no case shall a sign project over a public right-of-way.
- (g) *Illumination.* Signs may be illuminated either internally or externally.

PASSED, APPROVED, AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
WILLIAM H. JOYCE, MAYOR

(SEAL)  
ATTEST:

\_\_\_\_\_  
TERESA KADAVY, CITY CLERK

APPROVED AS TO FORM AND LEGALITY THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
KIMBERLY CARNLEY, CITY ATTORNEY

First Reading:  
Second Reading: