

Appendix E – to be codified as Section 27-441
Overlay zone for the Massard/Zero Street Corridor.

(a) *Area of applicability.* The regulations adopted by these 2008 amendments to the zoning code shall apply to all real properties zoned with designations other than residential and physically contiguous to the right-of-way lines (both sides of the street) of the hereinafter designated sections of Zero Street and Massard Road. The regulations shall be applicable to all portions of said tracts of real property which are located within three hundred (300) feet of the right-of-way line. The regulations apply on Massard between the railroad right-of-way on the north and Forest Wood Way on the south. The regulations apply on South Zero Street/Highway 255 between Massard Creek on the west and Painter Lane on the east.

(b) *Signage regulations.*

(1) *Monument sign defined.* When used herein, "monument sign" shall refer to a ground mounted sign having no more than two (2) faces and being constructed of materials of the same type and in design similar to the principal structure located on the lot on which the sign is located.

(2) *Signage per lot.* Each separately owned lot is allowed no more than one (1) monument sign; provided, any such lot having frontage on two (2) public streets, is allowed no more than two monument signs. In addition to the allowed monument sign(s), each such lot is allowed signs of a maximum total of six (6) square feet to provide traffic directions. No monument sign shall be installed closer than ten (10) feet to the property line of the lot.

(3) *Sign size.* Each monument sign shall be a maximum of six (6) feet high (inclusive of the base and the display area) and shall not be more than one (1) square foot in area per linear foot of lot frontage with a maximum area of seventy-five (75) square feet in area per sign. As to the monument sign for a retail center or business park, as defined in zoning code section 27-2, the sign area and height may be increased by an additional twenty (20) percent if only identification of the name and/or logo of the retail center or business park (and not individual tenants) is used on the monument sign.

(4) *Wall sign allowance.* Each separately owned lot is allowed no more than one (1) wall sign for each separate structure on the lot. The wall sign area for the principal structure shall not exceed twenty (20) percent of the wall area on which the sign is located. The wall sign area for each accessory structure shall not exceed five (5) percent of the wall area on which the sign is located. On any lot having frontage on two (2) public streets, each separate structure is allowed no more than two (2) wall signs.

A second wall sign is permitted on a principal structure with frontage on one (1) public street and a third wall sign is permitted on a principal structure having frontage on two (2) public streets if the following conditions are met: