

ARTICLE 5

SIGN REGULATIONS

5.1 – INTENT

5.1.1 This article provides content-neutral sign standards that allow legitimate signage for agricultural, residential, professional office, business, and industrial activities while promoting signs that:

5.1.1a Reduce intrusions and protect property values;

5.1.1b Minimize undue distractions to the motoring public;

5.1.1c Protect the tourist industry by promoting a pleasing community image; and

5.1.1d Enhance and strengthen economic stability.

5.2 – SCOPE

These provisions apply to the display, construction, erection, alteration, location, and maintenance of all new and existing signs within the City of Munfordville.

5.3 – EXEMPT SIGNS

5.3.1 The following signs are exempt from the provisions of this Article and are, therefore, exempt from the requirement to obtain a sign permit.

5.3.1a Signs not visible beyond the boundaries of the property upon which they are located.

5.3.1b Government signs that are placed by government officers in the performance of their professional/elected duties.

5.3.1c Temporary or permanent signs erected by public utility companies or construction companies in the performance of their professional duties.

5.3.1d Vehicle signage when painted directly on a vehicle or attached magnetically.

5.3.1e Temporary signage of three (3) square feet or smaller placed on or after April 15 and removed by the last day of May. Temporary signage of three (3) square feet or smaller placed on or after the first day of October and removed by November 15.

5.3.1f Temporary signs for a new business for up to 30 consecutive days from the first day of business. Exempt signage shall only be displayed on the property where the new business is located.

5.3.1g Signage placed by realtors in the performance of their professional duties.

5.3.1h Window signage.

5.4 – PERMIT REQUIREMENTS

5.4.1 No sign regulated by this Ordinance (except those specifically exempted in Section 5.4.6 below) shall be displayed, erected, relocated, or altered unless all necessary permits have been issued by the Munfordville Zoning Administrator. Applicants shall submit an application form to the department before any permit may be issued.

5.4.2 The City of Munfordville has created a local historic district overlay. Applicants shall obtain a Certificate of Appropriateness from the Munfordville Board of Architectural Review for signage proposed within the Local Historic District Overlay (HDO). Applications are available at Munfordville City Hall and online at the city's website.

5.4.3 Signs shall only be erected or constructed in compliance with the approved permit.

5.4.4 Applicants shall obtain a building permit for the footer of freestanding and monument signs. Applicants shall also obtain an electrical permit for signs that require electrical service.

5.4.5 Signs permitted as an accessory to a legal, nonconforming use shall be subject to the regulations of the zone in which the nonconforming use is located.

5.4.6 Signs exempt from permit requirements – The following signs shall not require a permit.

5.4.6a Incidental signs

5.4.6b Historic markers

5.4.6c Change of copy on any sign where the framework or other structural elements are not altered

5.5 – NONCONFORMING SIGNS

A legal, nonconforming sign may continue in existence as long as it is properly maintained in good condition.

5.5.1 These provisions shall not prevent the repair or restoration to a safe condition of any sign, but a nonconforming sign shall not be:

5.5.1a Changed to another nonconforming sign except where only the face or copy is changed

5.5.1b Structurally altered so as to increase the degree of nonconformity of the sign

5.5.1c Expanded or enlarged

5.5.1d Reestablished after its removal

5.5.1e Moved to a new location on the building or lot

5.6 – ILLEGAL SIGNS

All illegal signs shall be subject to immediate enforcement action as outlined in ARTICLE 6 of the Munfordville Zoning Ordinance.

5.7 – GENERAL REQUIREMENTS

All signs in all zones shall meet the following requirements:

5.7.1 Illuminated signs shall be located in a fashion which prevents all direct rays of light from shining beyond the property lines of the lot on which the sign is located.

5.7.2 No light, sign, or other advertising device shall be designed or erected to imitate or resemble any official traffic sign, signal, or device or use any words, phrases, symbols, or characters implying the existence of danger, or the need to stop or maneuver the vehicle.

5.7.3 No sign shall be attached to or painted on the surface of any tree, utility pole, or streetlight.

5.7.4 Projecting signs shall have at least seven (7) feet of clearance above a road or sidewalk.

5.7.5 Neon or other lighted tubing signs shall not be permitted except where such lighting is used behind solid lettering to produce a “halo” effect, or where it is used indirectly. Neon lighting shall not be used to outline buildings, structures, or ornamental features.

5.7.6 No sign, except for government signs, shall be located within the sight triangle of any intersection. Refer to design standards of the Hart County/Munfordville Subdivision Regulations.

5.7.7 No sign shall be placed in or project into the public or private street right-of-way, except as specifically permitted herein.

5.7.8 Freestanding, monument, and projecting face sign area shall be computed as follows:

5.7.8a Double-faced signs shall have only one face counted in calculating the area.

5.7.8b Sign with more than two faces shall have the area calculated by summing the area of all sign faces and dividing by two (2).

5.7.8c The area enclosing the perimeter of each cabinet shall be calculated to determine the area.

5.7.8d The perimeter of the measurable area shall not include embellishments (e.g., pole covers, framing, or decorative roofing) provided there is no written copy on such embellishments.

5.7.8e Maximum height shall be measured from the finished grade at the center of the sign and shall include the sign’s base.

5.7.9 Every sign, including those for which a permit is not required, shall be maintained in good condition at all times.

5.8 – PERMITTED SIGNS CENTRAL BUSINESS DISTRICT (B-1)

The following signs shall be permitted:

5.8.1 One (1) wall sign, canopy sign or awning sign per street frontage with a maximum of two (2) signs per building. The maximum allowed area for all signage in this category is thirty-two (32) square feet or fifteen percent (15%) of the wall area to which the sign, canopy or awning is attached, whichever is greater. Awnings shall have at least seven (7) feet of clearance when fully extended. When a building contains two or more separate businesses, these requirements shall be applied separately to

the wall area of the portion of the building occupied by the individual business.

5.8.2 One (1) wall sign per tenant or lessee not exceeding two (2) square feet in area.

5.8.3 Portable sign – One (1) portable sign shall be permitted for each business entrance subject to the following restrictions:

5.8.4 Maximum surface area of the sign shall be six (6) square feet per face, maximum height of the sign shall be three (3) feet, and maximum width of the sign shall be two (2) feet

5.8.5 A minimum thirty-six (36) inches wide pedestrian travel-way shall be maintained on the sidewalk. Signs may be designed with a changeable face and shall be removed from the public sidewalk when the business is closed.

5.8.6 Temporary signs – Shall include banners, streamers, tethered balloons, and inflatable signs and objects. One (1) temporary sign per street frontage shall be allowed subject to the following conditions:

5.8.6a Shall not exceed fifty (50) square feet per sign where non-rigid materials are used

5.8.6b Shall not exceed thirty-two (32) square feet per sign where rigid materials, such as wallboard or plywood, are used

5.8.6c Shall comply with the applicable regulations for the zone in which they are located

5.8.6d Shall not remain in place for a period of more than fourteen (14) continuous days

5.8.6e Shall not be displayed for more than a total of eight (8) times in any calendar year

5.8.6f Shall not be placed within the public right-of-way or the sight triangle at intersections

5.8.7 - Electronic message display systems are prohibited on all signs in B-1 zones

5.9 – PERMITTED SIGNS IN B-2 AND I-1 ZONES

The following signs shall be permitted:

5.9.1 One (1) freestanding or monument sign per street frontage with a maximum of two (2) signs per lot

5.9.2 Freestanding signs shall not exceed seventy-five (75) square feet in area, twenty-five (25) feet in height, and shall have a minimum setback of ten (10) feet. When street frontage permits two (2) signs, the two freestanding signs may be combined into one (1) freestanding sign that shall not exceed fifty (50) square feet in area. For buildings with more than one occupying business this freestanding sign may list all businesses within the building.

5.9.3 Monument signs shall not exceed sixty (60) square feet in area, eight (8) feet in height, and shall have a minimum setback of ten (10) feet.

5.9.4 One (1) wall sign, canopy sign or awning sign per street frontage with a maximum of two (2) signs per building. The maximum allowed area for all signage in this category is thirty-two (32) square feet or fifteen percent (15%) of the wall area to which the sign, canopy or awning is attached, whichever is greater. Awnings shall have at least seven (7) feet of clearance when fully extended. When a building contains two or more separate businesses, these requirements shall be applied separately to the wall area of the portion of the building occupied by the individual business.

5.9.5 One (1) wall sign per tenant or lessee not exceeding two (2) square feet in area

5.9.6 One (1) attraction board either attached to the wall or attached to the permitted freestanding sign not to exceed thirty-two (32) square feet in area and eight (8) feet in height.

5.9.7 One (1) menu board for every property that includes a drive-thru lane, walk-up window or drive-up curbside. Menu boards shall not exceed fifty-five (55) square feet in area and shall have a maximum height of eight (8) feet.

5.9.8 Temporary signs shall include banners, streamers, tethered balloons, and inflatable signs and objects. One (1) temporary sign per street frontage shall be allowed subject to the following conditions:

5.9.8a Shall not exceed fifty (50) square feet per sign where non-rigid materials are used

5.9.8b Shall not exceed thirty-two (32) square feet per sign where rigid materials, such as wallboard or plywood, are used

5.9.8c Shall comply with the applicable regulations for the zone in which they are located

5.9.8d Shall not remain in place for a period of more than fourteen (14) continuous days

5.9.8e Shall not be displayed for more than a total of eight (8) times in any calendar year

5.9.8f Shall not be placed within the public right-of-way or the sight triangle at intersections

5.9.9 One (1) marquee per theatre

5.9.9a A marquee shall not exceed thirty-two (32) square feet in area, shall not project more than eight (8) feet from the building face to which it is attached, and shall have a minimum clearance of eight (8) feet.

5.9.10 Electronic message display systems may be incorporated into one (1) freestanding or wall sign for each property located within the B-2 zone.

5.10 – MANUFACTURED HOME PARKS

5.10.a One (1) freestanding sign per park entrance. Sign shall not exceed thirty-two (32) square feet in area, eight (8) feet in height, and shall have a minimum setback of twenty (20) feet from any street.

5.10.b One (1) nameplate wall sign per mobile home that shall not exceed one (1) square foot in area

5.11 – PROHIBITED SIGNS IN ALL ZONES

5.11.1 The following signs and/or sign features shall be prohibited in all zones:

5.11.1a Mobile signs

5.11.1b Roof signs that extend higher than the top of the roof

5.11.1c Rotating or moving signs

5.11.1d Abandoned signs

5.11.1e Streamers, pennants, and tag signs or similar signs or devices except when attached to a permitted temporary sign

5.11.1f Any sign which emits any noise or odor

5.11.1g Freestanding signs which overhang any part of a building

5.11.1h Flashing or blinking signs

5.11.1i Billboards with an electronic message display system

5.11.1j Signs in a public right-of-way

5.11.1k Handbills

5.11.1l Billboards or signs over 200 square feet

5.12 – SIGNS REQUIRING A CONDITIONAL USE PERMIT IN ALL ZONES

5.12.1 Signs painted directly on a building.

5.13 – SIGNS ALLOWED WITH CONDITIONAL USES

5.13.1 Buildings used for religious or educational activities

5.13.1a One (1) freestanding sign not exceeding thirty-two (32) square feet in area and eight (8) feet in height

5.13.1b One (1) two-sided bulletin board with moveable type, not exceeding twelve (12) square feet in area and eight (8) feet in height

5.13.1c One (1) wall sign per building not exceeding thirty-two (32) square feet in area

5.13.1d Incidental signs which shall not exceed two (2) square feet in area and do not require sign permits

5.13.2 Home occupation – One (1) wall sign not exceeding six (6) square feet in area

5.14 – ADVERTISING ON INTERSTATE HIGHWAYS

No billboard shall be permitted adjacent to interstate or limited-access highways except in conformance with the setback requirements established by the Federal Bureau of Public Roads, the Kentucky Transportation Cabinet, and the requirements of this Ordinance with respect to the zoning district involved.

5.15 – MAINTENANCE STANDARDS

Every sign, including those signs for which a permit is not required, shall be maintained in good condition at all times. When a business ceases to exist (closed for six (6) months), all signs related to the business must be removed, painted over and maintained, or covered and maintained.

5.16 – PENALTIES FOR VIOLATION

Violation of the provisions of these sign regulations shall constitute a misdemeanor which shall be subject to the fines and penalties as set forth in ARTICLE 6 for violation of this Ordinance.

5.17 – SUBSTITUTION CLAUSE

The owner of any sign which is otherwise allowed by this chapter may substitute noncommercial speech in lieu of any other commercial speech or noncommercial speech. This substitution of copy may be made without any additional approval or permitting. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech or favoring of any particular noncommercial speech over any other noncommercial speech. This provision prevails over any more specific provision to the contrary.

5.18 – DEFINITIONS

The definitions contained in this section shall be applied in the interpretation of all sections within ARTICLE 5 of this Ordinance, except where the context clearly indicates otherwise. Words used in the present tense shall include the future tense, singular number shall include the plural, and plural include the singular.

ABANDONED SIGN – Signage that has been neglected and fallen into disrepair.

ATTRACTION BOARD – Copy is changed manually or electronically on a regular basis.

AWNING SIGN – Applied directly to the surface of an awning; defined as a shelter supported entirely on a wall and made of non-rigid material supported by a frame.

BANNER SIGN – Made of non-rigid material with no enclosing framework.

BILLBOARD – Signage intended for lease to a variety of businesses, organizations, and/or individuals. In such case, the sign itself shall be the income generator and the primary commercial use of the property.

BULLETIN BOARD – Allows the manual or electronic change of copy and is used to notify the public of noncommercial events or occurrences such as church services, political rallies, civic meetings, or similar events.

CANOPY SIGN – Applied directly to the surface of a canopy; defined as a permanently roofed shelter covering a sidewalk, driveway, or similar area. Canopies may be supported by a building, columns, poles, braces, or a combination of both.

DOUBLE-FACED SIGN – Two (2) faces either set parallel or up to a 45-degree angle. Any two sign faces set at an angle greater than forty-five (45) degrees shall be considered two (2) separate signs.

ELECTRONIC MESSAGE DISPLAY SYSTEM – Copy which uses rotating reflective discs, direct illumination, rotating veins, light emitting diodes (LEDs), liquid crystal diodes (LCDs), or other digital devices and is changed by a central computer.

FARM – A tract of at least ten (10) contiguous acres used for the production of agricultural or horticultural crops. Agricultural and horticultural crops shall be defined as, but not limited to, livestock, livestock products, poultry, poultry products, grain, hay, pastures, soybeans, tobacco, timber, orchard fruits, vegetables, flowers, ornamental plants, vineyards, and wineries.

FLASHING OR BLINKING – Intermittent or sequential illumination for the purpose of attracting attention to the sign.

FREESTANDING SIGN – Attached to the ground by columns, poles, braces, or other means and not attached to any building.

GOVERNMENT SIGN – Temporary or permanent, erected by government employees or officers in the performance of their professional/elected duties.

HANDBILL – Printed or written material, circular, leaflet, pamphlet, or booklet designed for distribution on vehicles or other property, excluding postal distribution, which advertises merchandise, commodities, or services.

ILLEGAL SIGN – Does not meet the requirements of this zoning ordinance and has not been identified as a legal, nonconforming sign.

ILLUMINATED SIGN – Emits or reflects artificial light from any source.

- (a) **DIRECTLY ILLUMINATED** – Lighted by an unshielded light source (including neon tubing) which is visible as a part of the sign and where light travels directly from the source to the viewer's eye.
- (b) **INDIRECTLY ILLUMINATED** – Light source projects light onto the exterior of the sign surface or onto the building where the sign is located.

(c) INTERNALLY ILLUMINATED – Light source is within the sign, with a transparent or translucent background or cover which silhouettes letters or designs.

INCIDENTAL SIGN – Not exceeding two (2) square feet in area.

INTERSTATE SIGN – Sign that is designed to be seen from an interstate highway.

MARQUEE SIGN – Used in conjunction with a theatre, is attached to the building, and projects from the building.

MENU BOARD – Freestanding signs placed at properties where there is a drive-thru lane, walk-up window or drive-up curbside.

MOBILE SIGN – Affixed to a frame having wheels or capable of being moved. Mobile signs do not have a permanent foundation and cannot withstand the wind-load stress requirements of the adopted building code as they are designed to stand free from a building. The removal of wheels from such a sign or temporarily securing a sign of this type shall not prevent it from being classified as a mobile sign within this definition. This includes signage placed in a truck bed or on a trailer designed to be pulled behind a vehicle.

MONUMENT SIGN – Attached to a permanent foundation or decorative base and not attached to or dependent for support from any building, pole, post, or similar upright.

NONCONFORMING SIGN – Legally erected but does not comply with the current regulations for the zone in which it is located.

NON-ILLUMINATED SIGN – Does not emit or reflect artificial light from any source.

PORTABLE SIGN – Small sign, easily transported by hand, placed outside during business hours and brought into the business after hours, usually tent style or A-frame.

PROJECTING SIGN – Attached to a building, extends more than twenty-four (24) inches.

ROOF SIGN – Projects above the cornice of a flat roof or the ridgeline of a gabled or hipped roof. In determining the top edge of the roof, calculation shall not include cupolas, pylons, chimneys, or other projections above the roofline.

ROTATING OR MOVING SIGN – Any portion of which moves by mechanical means or the wind; does not refer to changing copy with an electronic message display system.

SIGN – Any copy, including material used to differentiate the copy from the background, which is applied to a surface as a means of identifying, advertising, announcing, or illustrating products, services, and/or events.

SIGN CLEARANCE – The vertical distance between the lowest point of any sign and the grade at the base of the sign.

SIGN COPY – Any word, figure, number, symbol, or emblem affixed to a sign.

SIGN HEIGHT – The vertical distance measured from the highest point of the sign, including the frame and any embellishments, to the bottom of the base of the sign.

SIGN SETBACK – The horizontal distance between any street right-of-way and a sign. The measurement shall be taken at the closest point between the right-of-way and any part of the sign.

SIGN SURFACE – That part of the sign on which the message is displayed.

SQUARE FOOT – A unit of area equal to one (1) foot by one (1) foot square.

STREET FRONTAGE – Property line that lies adjacent to street right-of-way.

TEMPORARY SIGN – A banner, pennant, poster, or advertising display constructed of paper, cloth, canvas, plastic sheet, cardboard, wallboard, plywood, or other like materials and that appears to be intended to be displayed for a limited period of time. They are intended to be displayed for not more than fourteen (14) continuous days or more than eight (8) times per calendar year.

VEHICLE SIGNAGE – Signage painted directly on a vehicle or attached magnetically.

WALL SIGN – Attached directly to a building; includes mansards, canopies, awnings, and signs attached to a roof which do not project above the roofline.

WINDOW DISPLAY – Merchandise or other objects placed inside a building to be viewed from outside the building.

WINDOW SIGN – Attached to or located within three (3) feet of the interior of a window and which can be seen through the window from the exterior of the structure.

ARTICLE 6

ADMINISTRATION: JURISDICTION – VIOLATIONS – FEES

6.1 – ZONING ADMINISTRATOR

A Zoning Administrator designated by the city shall enforce the provisions of this Ordinance.

The Zoning Administrator shall keep accurate records in a permanent file for the issuance of Building Permits, Certificates of Occupancy, inspections, violations, stop orders, and condemnations. If the Administrator finds any provision of this ordinance being violated, the person or persons responsible for such violations shall be notified by the Administrator through registered mail said notification shall order the discontinuation of any illegal use of land, building and/or structures.

In the event of the issuance of a discontinuation order the Zoning Administrator shall be required to inform the planning commission of his action. Said information shall be in writing and shall be issued to the planning commission on or before each monthly meeting.

Any permit or certificate of occupancy issued in conflict with the provisions of this ordinance shall be null and void.

The appointment and remuneration of the Zoning Administrator is provided for in the Munfordville Personnel Classification Plan and the Munfordville Personnel Pay Plan.

6.2 – CLARIFICATION OF ADMINISTRATIVE JURISDICTIONS

The following is a recapitulation of the administrative agencies, with jurisdiction and the extent of their jurisdictions concerning the administration of this Zoning Regulation:

6.2.a The Munfordville Zoning Administrator has initial authority for the literal enforcement of this Ordinance. She or he has no discretionary authority to allow any departure from the literal conformance with this Ordinance.

6.2.b The Munfordville Board of Zoning Adjustment has authority to hear appeals from decisions by the Administrative Officer and to make literal interpretations of the pertinent provisions to correct any possible misinterpretation by the Munfordville Administrative Officer. The Munfordville Board of Adjustment also has the authority to make only

those departures from a literal conformance which is specifically delegated to it.

6.2.c The Hart County Circuit Court has jurisdiction to determine all questions and issues properly brought before it on appeal from the decisions of the Board of Zoning Adjustment or the Hart County Planning Commission.

6.3 – BUILDING PERMITS REQUIRED PRIOR TO CONSTRUCTION OR ALTERATION

It shall be unlawful to commence the excavation for or the construction of any building, including accessory building, or to commence the building or alteration of any building, including accessory buildings before the Zoning Administrator has issued a permit for such work. All building permit applications must meet all applicable requirements. Fees shall be doubled for construction started prior to obtaining a building permit. Legal action will also be undertaken to require any work to cease. There may also be fines for illegal construction

6.3.1 Exceptions No building permit or certificate of occupancy shall be required in the following cases:

6.3.1a Recurring maintenance.

6.3.1b Installation of required improvements in accordance with the approved plan.

6.3.2 Procedures

6.3.2a Applications – In applying to the Zoning Administrator for a building permit, the application shall meet all requirements of this and other applicable ordinances. The city or County Health Officer's Certificate approving the water and sewage facilities must accompany the application.

6.3.2b Issuance – If the proposed construction or alteration conforms with all applicable ordinances and regulations and has been approved by the appropriate body, the Zoning Administrator shall issue a building permit authorizing construction or alteration.

If the proposed construction or alternation fails to conform, the Zoning Administrator shall refuse to issue a building permit, and shall cause delivery of written notice to the applicant stating the reason for refusal.

The Zoning Administrator shall act upon all applications for building permits within two (2) weeks from the date of their submission.

6.3.3 Restraint of Construction Without Permit – If no permit has been issued, and a builder begins, or continues to build, a order enjoining restraining order may be obtained upon application to the appropriate court, and evidence of the lack of a building permit shall a prima facie case for the issuance of the order.

6.3.4 Validity – The issuance of a building permit shall not waive any provisions of this ordinance.

6.3.5 Duration – A building permit shall become void one (1) year from the date of issuance unless substantial progress has been made by the date on the construction or alteration authorized therein.

6.4 – CERTIFICATE OF OCCUPANCY

No land or building or part thereof hereafter erected or altered shall be used until the Zoning Administrator shall have issued a certificate of occupancy stating that such land, building, or part thereof and the proposed use thereof, are found to be in conformity with the provision of this Ordinance. Within three (3) days after notification that a building or premises, or part thereof is ready for occupancy or use it shall be the duty of the Zoning Administrator to make a final inspection thereof and to issue a certificate of occupancy if the land, building, or part thereof are found to conform with the provisions of this Ordinance; or if such certification is refused, to state in writing the cause for such refusal to the applicant at the address indicated on the application.

6.5 – VIOLATIONS

6.5.1 Remedies - In case any building or structure is, or is proposed to be erected, constructed, reconstructed, repaired, converted or maintained, or any building, structure or land is, or is proposed to be used in violation of this regulation, the Munfordville Zoning Administrator, or any other appropriate party who would be damaged by such violation, in addition to other remedies, may institute an injunction, mandamus or other appropriate action or proceeding to prevent the work or occupancy of such building, structure or land, in any court of competent jurisdiction.

6.5.2 Penalties - Any person, or group of persons, including a member of legislative and administrative body of the city violating any provision of this Regulation shall, upon conviction, be fined not less than ten dollars (\$10) nor more than five hundred dollars (\$500) for each conviction. Each day of violation shall constitute a separate offense.

6.6 – SCHEDULE OF FEES

6.6.1 A schedule of fees, charges and expenses and a collection procedure for appeals from the Munfordville Board of Zoning Adjustment action, variances, conditional use permits, zoning and sign permits, certificates of compliance, and requests for zone changes, may be established by the Munfordville City Council. No action shall be taken on any item pending at the Hart County Planning Commission or the Munfordville Board of Adjustment unless or until preliminary charges and fees have been paid in full.

6.6.2 The Hart County Planning Commission and Munfordville Board of Adjustment requests must be accompanied by the Hart County Clerk filing fee to file the Certificate of Land Use Restriction. Contact the Hart County Clerk's office for a list of fees.

6.6.3 Zoning Administrator Required Review Fee Schedule – The fees below are for the City of Munfordville's review and approval process. The Hart County Planning Commission may charge additional fees when their review is required. All fees subject to change in accordance with local, state and federal laws.

- **ZONING ADMINISTRATOR REVIEW: Developments + Additional fee for Planning Commission review may be required for these types of developments.**

Commercial Developments	\$ 100.00
Industrial Parks	\$ 100.00
Residential Development	\$ 100.00
Mobile Home Parks	\$ 100.00

- **ZONING ADMINISTRATOR REVIEW: Buildings + Building, Plumbing, HVAC, and/or Electrical Inspection fees may be required.**

Dwellings	\$ 100.00
Rooms Added	\$ 50.00
Garage	\$ 50.00
Commercial Building	\$ 100.00

- | | |
|--|---------------------|
| Move Structure (+performance bond) | \$ 10.00 |
| • ZONING ADMINSTRATOR REVIEW ONLY: Signs and Misc. | |
| Utility Building | \$ 100.00 |
| Permanent Signs or Billboards | \$ 100.00/\$300.00 |
| Portable Signs | \$ 50.00 |
| Demolitions (+ performance bond) | \$ 100.00 |
| Porch, Deck | Review Only, No Fee |
| • BOARD OF ADJUSTMENT REVIEW: | |
| Zoning Ruling Appeal | \$ 125.00 |
| Variance Request | \$ 100.00 |
| Conditional Use Permit | \$ 100.00 |

ARTICLE 7
LEGAL STATUS

7.1 – CONFLICT WITH OTHER ORDINANCES AND PRIVATE DEEDS

In case of conflict between this Ordinance, and any part thereof, and the whole or part of any existing or future ordinance of the city of the whole or part of any existing or future private covenants of deeds, the most restrictive in each case shall apply.

7.2 – SEVERABILITY

If any section, clause, provision or portion of this Ordinance shall be held to be invalid, or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the Ordinance which not in itself unconstitutional.

7.3 – EFFECTIVE DATE

This Ordinance No. _____ shall take effect after its passage and upon publication, with the effective date of _____. Duly adopted on this the ____ day of _____, 20____, and having been read on _____ (FIRST READING) and _____ (SECOND READING).


Juan A. Bent