



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TXT-35917 APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: NO RECOMMENDATION

1. Title 19.14.090 Temporary Signs is hereby amended as follows:

(I) TEMPORARY OFF-PREMISE SIGN

(1) General Standards

- (a) Signs shall be flush to a wall of an existing building or perimeter wall. All four sides of the sign shall be affixed minimally to the wall.
- (b) Signs are permitted in C-1, C-2, C-PB, C-M and M Zoning Districts only.
- (c) No signs shall be erected in the public right-of-way.
- (d) Signs shall not be permitted in the Off-Premise Sign Exclusionary Zone as defined in Title 19.14.100(E).

(2) Maximum Number. One sign per parcel

(3) Maximum Area. 672 square feet

(4) Illumination Permitted. No

(5) Materials. All signs shall be constructed of durable materials. Banners and wraps are permitted.

(6) Distance Separation. Does not apply.

(7) Certificate Required.

- (a) A temporary sign certificate is required pursuant to Title 19.14. The certificate application shall be accompanied by a site or location plan which clearly depicts the location of the proposed sign; an elevation of the side of the building or wall where the sign is attached; a description and drawing or picture of the proposed sign; and

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(b) The certificate is valid for 60 days. After the certificate expires, the sign shall be removed. The property owner is permitted to certificate for an off-premise sign, temporary per calendar year. The property owner(s) and certificate holder, if the latter is not the property owner(s), shall be responsible for the maintenance and removal of the sign.

(8) Maintenance. All materials used in sign construction shall be maintained in such a manner as to be free from fading, tearing, peeling, chipping and other states of general deterioration.

(9) Violation, remedies, penalties. Pursuant to Title 19.14.170.

3. Title 19.20.020 Words and Terms Defined is hereby amended by adding a new entry as follows:

Sign, Temporary Off-Premise. Any temporary sign, not otherwise addressed by this Title, advertising or announcing any place, product, goods, services, idea or statement whose subject is not available at, nor is located on, the lot where the sign is erected or placed.

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**** STAFF REPORT ****

APPLICATION REQUEST

This is a request to amend Title 19.14.090 and Title 19.20 to denote applicable zoning districts, provide development standards and define a Temporary Off-Premise Sign.

Note: The item was noticed to amend Title 19.04.10 Table 2, which has been removed from this text amendment.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/20/06	The City Council voted to approve a four-month moratorium retroactive to 10 December 2006, to allow city staff to review and consider amendments to regulations pertaining to off-premise signs. The vote included a suspension of all Special Use Permit reviews for the four-month period.
01/09/08	The City Council adopted Ordinance #5959 to amend Title 19.14 and Title 19.20 to provide standards for Off-Premise Signs. Planning Commission and staff recommended approval.

ANALYSIS

Currently, there is no language in Title 19 that addresses Temporary Off-Premise Signs. This amendment will allow an application for a Temporary Off-Premise Sign. As proposed, a Temporary Off-Premise Sign is defined as any temporary sign, not otherwise addressed by this Title, advertising or announcing any place, product, goods, services, idea or statement whose subject is not available at, nor is located on, the lot where the sign is erected or placed.

The amendment would allow a maximum of one Temporary Off-Premise Sign per parcel. To meet the requirements, a sign will be required to be attached flush to the wall of an existing building or perimeter wall. All four sides of the sign shall be affixed minimally to the wall to eliminate flapping of the material.

The amendment proposes a maximum requirement of 672 square feet for the size of the sign as long as it is attached flush to an existing building or perimeter wall. There is no illumination permitted and the sign shall be constructed with durable materials. Banners and wraps are permitted. The sign will be permitted in C-1 (Limited Commercial), C-2 (General Commercial), C-PB (Planned Business Park District), C-M (Commercial/Industrial District) and M (Industrial).

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A temporary sign certificate is required pursuant to Title 19.14. The certificate application will be required to be accompanied by a site or location plan which clearly depicts the location of the proposed sign, an elevation of the side of the building or perimeter wall where the sign is attached and a description and drawing or picture of the proposed sign. The certificate will be valid for 60 days. After the certificate expires, the sign shall be removed. If the sign is not removed or maintained, the property owner is subject to Violations, Remedies and Penalties detailed in Title 19.14.170. The property owner is permitted to have one certificate for a Temporary Off-Premise Sign per calendar year.

Please note that the approval for a Temporary Off-Premise Sign certificate will be processed over the counter, or administratively, without a detailed staff review (staff report) or public hearing. Since staff will not be required to provide a detailed analysis of the application, this potentially may lead to a saturation of temporary signs in the zones permitted.

FINDINGS

The proposed text amendment will achieve the following:

- Add a definition for Sign, Temporary Off -Premise to Title 19.20.020.
- Add Temporary Off-Premise Sign to the Title 19.14.090 (Temporary Signs) list of signage permitted on a temporary basis with appropriate standards and conditions. Conditions limit this type of temporary signage to the C-1, C-2, C-PB, C-M and M districts.

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Title 19.14.090 (I) Off Premise Sign, Temporary	• Use did not exist	• Permitted with conditions in C-1, C-2, C-PB, C-M and M. • Maximum number and size • Illumination • Materials • Distance Separation • Maintenance • Violations, remedies, penalties
Title 19.20.020 Words and Terms Defined Sign, Off-Premise Temporary	• Use did not exist	• Definition added

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ASSEMBLY DISTRICT

SENATE DISTRICT

<u>NOTICES MAILED</u>	NEWSPAPER ONLY
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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