



APPENDIX A

COMPREHENSIVE ZONING ORDINANCE

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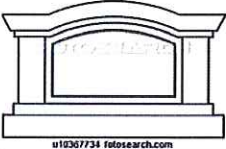
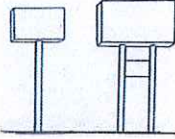


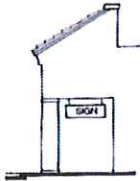
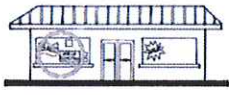

SECTION 7.1 PURPOSE AND INTENT

The purpose of this Section is to reinforce and enhance the character of St. Francisville as an attractive and unique community, and to reflect the architectural resources and natural features of the community. To accomplish this, the standards shall govern the location, size, setback and height of signs for each of the use districts established in this Ordinance, and for specific uses. These regulations are intended to ensure safe construction, unity in scale and design, to reduce hazards at intersections, and to protect the property values of the entire community.

SECTION 7.2 SIGN TYPES

The following Table 7.1, Sign Types identifies the categories, types and general descriptions of signs permitted in the Town of St. Francisville. Any other type of sign not listed in Table 7.1 or in Section 7.3 is prohibited. Additional sign definitions can be found in Section 2.2 of this Ordinance.

TABLE 7.1: SIGN TYPES

SIGN CATEGORY	SIGN TYPE	DESCRIPTION	IMAGE
FREESTANDING SIGNS	Monument Sign	A permanent sign mounted on the ground and designed with a continuous structural element of approximately the same dimension from the ground to the top of the sign.	
	Pole Sign	A permanent sign mounted on the ground, where the structural element is significantly narrower than the sign.	
	Incidental Sign	Signs that direct patrons and citizens into or out of a site. These signs are intended merely to enhance the safe ingress and egress of pedestrians or vehicles.	
BUILDING SIGN	Façade Sign	A permanent sign mounted on or otherwise affixed to the side of a building and projecting no more than one foot from the surface it is mounted to.	
	Hanging Sign	A permanent sign mounted on or otherwise affixed to the side of a building and projecting generally perpendicular to the surface it is mounted on. Examples of typical applications are under a canopy, or beside a door.	
	Window Sign	A permanent sign applied to a window of a building but intended to be viewed and read from the exterior of the building.	
	Awning Sign	A permanent sign applied to the surface of an awning, which is affixed to a building or structure.	

SECTION 7.3 SIGN PERMITS AND EXCEPTIONS

- A. It shall be unlawful to erect, alter or relocate any sign without first obtaining a sign permit. When a sign permit has been issued, it shall be unlawful to change, modify, alter or otherwise deviate from the terms and conditions of said permit without prior approval of the building inspector.
- B. The following activities and signs shall not require a sign permit:
 - 1. The changing of advertising copy or message on signs, which are specifically designed for the use of replaceable copy.



2. One (1) general identification sign per building entrance such as a nameplate, street number, or occupant identification sign on common entrances, not to exceed six (6) square feet.
3. One (1) on-site bulletin board or identification sign for public, charitable, educational or religious use not to exceed thirty-two (32) square feet.
4. Symbolic flags or insignias limited to fifty (50) total square feet in area.
5. Decorative flags, banners and bunting authorized by the Board of Aldermen for community-wide celebration, conventions or commemorations. Banners that advertise events must be removed within twenty-four (24) hours after the last day of the event to which they pertain. The maximum surface of said banners shall be eight (8) square feet in a residential district and thirty-two (32) square feet in a non-residential district.
6. Memorial signs, tablets, or cornerstones, names of buildings, or similar engravings when consisting of a cut masonry surface or when constructed or bronze or other non-combustible materials.
7. Up to four (4) incidental signs or symbols (e.g. entrance, exit, caution, slow, no trespassing) located on and pertaining to a parcel or property not to exceed two (2) square feet in area per sign.
8. Identification signs at the entrance drive of residences, estates, farms, ranches and plantations, which do not exceed two (2) square feet in area.
9. Political signs may be placed on private property after the qualifying deadline for the election. A candidate shall remove his/her political signs from private property within five (5) days of the end of his/her bid for office, or the completion of the election.
 - a. In residential zoning districts: the total sign area of political signs shall not exceed eight (8) square feet with a maximum of two (2) signs per lot;
 - b. In all other zoning districts: the total sign area of political signs shall not exceed sixteen (16) square feet.
10. Real estate/for sale signs; one (1) non-illuminated, double-faced, temporary real estate or for sale sign per street frontage not exceeding the following:
 - a. In residential zoning districts six (6) square feet where the property being advertised has a front lot line of less than five hundred (500) lineal feet, or sixteen (16) square feet where the property being advertised has a front lot line of five hundred (500) lineal feet or more.
 - b. All other districts sixteen (16) square feet.
11. One construction sign per street frontage located on property where construction is actually in progress under a current building permit. This shall be a ground sign not to exceed sixteen (16) square feet for residential structures and thirty-two (32) square feet for non-residential structures. This sign shall be removed before a certificate of occupancy is issued.
12. Window signs that identify or advertise activities, services, goods or products available within the building and that collectively covers less than twenty percent (20%) of the window glass surface area.



13. Signs incorporated on machinery or equipment at the manufacturer's or distributor's level that identifies or advertises only the product or service dispensed by the machine or equipment, such as signs customarily affixed or vending machines, newspaper racks, telephone booths or gasoline pumps.
 14. Directional and regulatory signs erected by an agency of government or any lawfully constituted utility.
 15. Signs that fall under a previously approved Sign Master Plan and also meet all the conditions of this ordinance.
- C. Signs with unusual structural features, or any sign so designated by the Building Official, shall be designed, signed and certified by an engineer registered in the State of Louisiana, who shall submit sufficient data to enable the Building Official to determine whether the sign complies with all applicable codes and Ordinances.
- D. A sign permit shall become null and void if the sign for which the permit was issued has not been completed within a period of six (6) months after the date of issuance.

SECTION 7.4 SIGN STANDARDS

A. Signs for Residential Districts and Uses

1. No building signs are allowed in residential districts or for residential uses unless they are exempt from permits according to Section 7.3.
2. Two freestanding signs are permitted for each subdivision, neighborhood or complex entrance subject to the following:
 - a. No sign area shall exceed thirty-two (32) square feet.
 - b. No sign and associated structure shall exceed seven (7) feet in height.
 - c. The total sign area for the entire subdivision, neighborhood or complex shall not exceed sixty-four (64) square feet.
 - d. The sign and associated structure shall not create a physical or visual hazard.
 - e. An acceptable legal entity shall be provided to assure maintenance of the signs.

B. Signs for Non-Residential Districts and Uses

1. One (1) building sign shall be allowed for each street frontage of each premise. Corner lots and double frontage lots may not transfer allowable sign area from one frontage to another.
2. One (1) freestanding sign shall be allowed for each street frontage of each premise. Corner lots and double frontage lots may not transfer allowable sign area from one frontage to another.
3. Sign Area – The sign area for all permitted signs in all non-residential districts shall be limited to the following:
 - a. Permitted sign area shall be a minimum of ten (10) square feet and a maximum of one (1) square foot for each two (2) linear feet of structure frontage, not to exceed fifty (50) square feet with the exception of multiple occupancy lots and structures.



- b. Sign area is not transferable between freestanding and building signs.
4. *Height and Projection*
- a. Free-standing signs shall not exceed six (6) feet above natural ground level at the sign structure base.
 - b. Building signs shall not extend higher than the building surface upon which they are mounted.
 - c. Building signs shall not project more than twelve (12) inches from the building surface upon which they are mounted.
5. *Multiple-Occupancy Lots or Buildings*
- a. Only one (1) freestanding sign shall be allowed for each street frontage of a multiple occupancy lot or building. This sign may contain names and data on some or all tenants, occupants, or activities.
 - b. Each activity or establishment shall be permitted one (1) building sign per street frontage. The permitted sign area shall be based on the portion of the structure occupied with a minimum of ten (10) square feet and a maximum of one (1) square foot for each two (2) linear feet of structure frontage, not to exceed fifty (50) square feet.
 - c. When more than one (1) freestanding and/or building sign is proposed on a multiple occupancy structure, the applicant may choose to submit a Master Sign Plan for review and approval by the Building Official.
6. *Complex Signs* – Complexes such as shopping centers, special activity centers or campuses shall be allowed an additional twenty (20) square feet of sign area **to identify the name or logo of the center, district or campus**. This additional twenty (20) square feet may be used on either a freestanding sign or building sign, but not both and it is not transferable to any sign other than the Complex Sign.
7. *Gasoline Pricing Signs* – One (1) sign advertising the price of gasoline is permitted . The sign area should not exceed fifty (50) square feet.
8. *Temporary Event Signs or Banners* – A temporary event sign or banner may be allowed in addition to all permitted signs subject to the following limitations:
- a. Temporary event signs or banners shall be allowed for a period no longer than 30 days and shall not exceed twenty (20) square feet in total area.
 - b. One (1) temporary event sign or banner is allowed per every hundred (100) feet of street frontage, up to a maximum of three (3) signs or banners
 - c. No off-premise signs shall be permitted.
- C. *Additional Rear of Side Building Sign Exemption*
- 1. A structure or building may qualify for an additional building sign on the side or rear of the building or structure if all of the following conditions are present:



- a. The property is within the St. Francisville Highway 61 Corridor Overlay and the building or structure is located on a lot without street frontage on the side or rear of building where the proposed sign would be located.
 - b. Due to the topography of the highway corridor the side or rear of the building or structure where the proposed sign would be located is visible from Highway 61.
 - c. The side or rear yard of the lot where proposed sign would be located does not abut a residential district.
2. If a building or structure meets the above conditions, one (1) building sign shall be allowed for the building or structure.
 3. Sign Area of additional building or structure sign
 - a. The sign area of the additional building or structure sign shall not exceed twelve (12) square feet.
 - b. The sign area allowed for the additional building sign in 3.a. CANNOT be transferred to the total sign area of the building or structure.

TABLE 7.2: RESIDENTIAL SIGN HEIGHT AND SIGN AREA STANDARDS*

*Additional Sign Standards for signs in the St. Francisville Historic District Overlay are found in Section 4.3.H and additional sign standards for signs in the Highway 61 Scenic Corridor Overlay are located in Section 4.2.F.5.

SIGN TYPE	PERMITTED SIGN HEIGHT	PERMITTED SIGN AREA	ADDITIONAL SIGN STANDARDS
Building Sign (Residential)	N/A	No building signs are allowed in residential districts or for residential uses unless they are exempt from permits according to Section 7.3.	Section 7.4.A.1
Freestanding Sign (for subdivision, neighborhood, or complex entrance)	7 feet	32 square feet; The total freestanding sign area for the entire subdivision, neighborhood or complex shall not exceed sixty-four (64) square feet.	Section 7.4.A.2



TABLE 7.3: NON- RESIDENTIAL SIGN HEIGHT AND SIGN AREA STANDARDS*

*Additional Sign Standards for signs in the St. Francisville Historic District Overlay are found in Section 4.3.H and additional sign standards for signs in the Highway 61 Scenic Corridor Overlay are located in Section 4.2.F.5.

SIGN TYPE	PERMITTED SIGN HEIGHT	PERMITTED SIGN AREA	ADDITIONAL SIGN STANDARDS
Freestanding Sign	6 feet	Minimum: Ten (10) square feet Maximum: One (1) square foot for each two (2) linear feet of building frontage not to exceed fifty (50) square feet.	Section 7.4.B
Building Sign	Building signs shall not extend higher than the building surface upon which they are mounted.	Minimum: Ten (10) square feet Maximum: One (1) square foot for each two (2) linear feet of building frontage not to exceed fifty (50) square feet.	Section 7.4.B
Multiple-Occupancy Lot or Structure Sign	Freestanding Sign: 6 feet Building Sign: Building signs shall not extend higher than the building surface upon which they are mounted.	Minimum: Ten (10) square feet Maximum: One (1) square foot for each two (2) linear feet of structure frontage not to exceed fifty (50) square feet. Each activity or establishment shall be permitted one (1) building sign per street frontage. The size of this sign shall be based on the portion of the building occupied. Only one (1) freestanding sign shall be allowed for each street frontage of a multiple occupancy lot or building.	Section 7.4.B.5
Complex Sign	Freestanding Sign: 6 feet Building Sign: Building signs shall not extend higher than the building surface upon which they are mounted.	Complexes such as shopping centers, special activity centers or campuses shall be allowed an additional twenty (20) square feet of sign area to identify the name or logo of the center, district or campus. This additional sign area may be used on either a freestanding sign or building sign, but not both and it is not transferable to any sign other than the Complex Sign.	Section 7.4.B.6
Gasoline Pricing Sign	Freestanding Sign: 6 feet Building Sign: Building signs shall not extend higher than the building surface upon which they are mounted.	50 square feet	Section 7.4.B.7
Temporary Event Sign or Banner	N/A	20 square feet	Section 7.4.B.8



TABLE 7.4: HIGHWAY 61 OVERLAY DISTRICT SIGN STANDARDS *

*The following standards apply to non-residential signage located in the Highway 61 Scenic Corridor Overlay District. All signage should comply with the provisions of Part VII (Sign Regulations), except as follows:

SIGN TYPE	PERMITTED SIGN HEIGHT	PERMITTED SIGN AREA	ADDITIONAL SIGN STANDARDS
Freestanding Sign	Whichever is greater, twelve (12) feet or the height of the building for which it is associated. In no case shall the sign height exceed twenty-four (24) feet.	Seventy-two (72) square feet	Section 4.2.F.5
Building Sign	Building Sign: Building signs shall not extend higher than the building surface upon which they are mounted.	One (1) square foot for each two (2) linear feet of building frontage up to a maximum of seventy-two (72) square feet.	Section 4.2.F.5
Additional Rear or Side Building Sign Exemption	N/A	Twelve (12) square feet	Section 4.7.C

SECTION 7.5 MASTER SIGN PLAN

- A. When more than one (1) freestanding and/or building sign is proposed on a multiple occupancy structure, the applicant may choose to submit a Master Sign Plan for review by the Building Official.
- B. A Master Sign Plan must provide a coordinated design for all signs in the development and include, at a minimum, criteria and specifications for general appearance, format of message, font size and style, sign height, sign area, lighting, location and construction materials.
- C. Where building signs are located on the wall of a multi-tenant shopping center, they must be located at a generally uniform height on the building wall and may not cover or overhang any architectural feature.

SECTION 7.6 LIMITATIONS

- A. The following signs are expressly prohibited and subject to immediate removal.
 - 1. Any sign erected or painted upon a sloping roof, fence, tree, standpipe, fire escape or utility pole.
 - 2. Any sign that is a copy or imitation of official traffic signals or controls.
 - 3. Signs that flash, or illuminate intermittently, revolve, and animated signs except public service signs.
 - 4. Signs that emit visible smoke, vapor or particles.
 - 5. Inflatable signs.
 - 6. Any sign placed in the public right of way or public utility easement.
 - 7. Separate or add-on signs attached to freestanding signs.



- B. Off-premise signage including: portable marquees; billboards; and commercial messages emblazoned on park benches or transit benches, outdoor furniture, or other sculpted objects shaped like or intended to promote commercial products are subject to the following limitations:
1. Any sign attached or painted onto a vehicle, trailer or portable system parked on or adjacent to the public right-of-way for the principle purpose of advertising is expressly prohibited and subject to removal.
 2. Any off-premise advertising signage erected after the effective date of this ordinance is expressly prohibited and subject to immediate removal.
 3. Off-premise advertising signs that are not prohibited in 7.6.B.1 and 7.6.B.2 and existing on the effective date of this ordinance will be granted a one (1) year amortization period, beginning on the effective date of this ordinance.
 4. At the end of the one (1) year amortization period, all off-premise advertising signs are expressly prohibited and subject to immediate removal.
- C. Other limitations
1. Signs in non-residential zoning districts shall not be located within fifteen feet (15') of a residential zoning district boundary.
 2. Illuminated or neon signs shall not produce glare or reflection onto residential property.
 3. All signs, which are no longer functional or are abandoned, shall be removed or relocated at the owner's expense within thirty (30) days.

SECTION 7.7 NON-CONFORMING SIGNS

- A. Any sign that does not conform in use, height, location, or size with the regulations of this ordinance shall be considered a legal non-conforming sign if the sign meets all of the following conditions:
1. The sign is not located in the Highway 61 Scenic Corridor Overlay District.
 2. The sign is not prohibited in Section 7.6 Limitations.
 3. The sign is legally existing at the time of the passage of this ordinance.
- B. Legal non-conforming signs shall be permitted to continue in such status until such a time as it is either abandoned or removed by its owner, subject to the following limitations:
1. Structural alterations, enlargement or re-erection are permissible only where such alterations will not increase the degree of nonconformity of the signs.
 2. Any legal nonconforming sign shall be removed or rebuilt without increasing the existing height or area if it is damaged, or removed if allowed to deteriorate to the extent that the cost of repair or restoration exceeds fifty (50) percent of the replacement cost of the sign as determined by the Building Official.
 3. The above prohibitions shall not prevent repairing or restoring to a safe condition any part of a sign or sign structure or normal maintenance operations.

SECTION 7.8-7.10 RESERVED