

Exhibit 1

Chapter 22 Signs

Sec. 22-1 Intent and Applicability.

- A. *Intent.* The intent of this Chapter is to regulate and control the location, erection, number, and maintenance of signs and matters relating thereto within the City of Crestwood in order to promote public safety, health, and general welfare of the community, without infringing upon the rights granted by the First Amendment to the Constitution of the United States of America and Article I, Section 8 of the Constitution of the State of Missouri. These regulations are specifically designed to:
1. Provide uniform regulation and orderly development of signs consistent with established policies and ordinances of the City;
 2. Preserve the unique character of the City as reflected in distinct commercial and industrial areas by ensuring signs contribute to an appropriate sense of place.
 3. Enhance the visual quality of commercial and industrial areas by giving visual priority to buildings, open spaces, streetscapes, and landscape;
 4. Ensure safety of pedestrians, motorists or other users of the public rights-of-way and open spaces by ensuring signs are maintained and structurally safe, do not distract or reduce the effectiveness of public safety signs, and do not represent traffic hazards by virtue of their placement and lighting;
 5. Promote economic viability by assuring that the City will be a visually pleasant place to visit, conduct business, and live;
 6. Provide effective and efficient identification and communication for businesses without excessive competition for visual attention;
 7. Protect property values by minimizing adverse effects of signs on adjacent property, which can occur from conditions such as light trespass, obstructing the views and access, or visual clutter and blight;
 8. Allow signs that are compatible with their surroundings and aid in orientation.
 9. Prohibit the placement of signs that contribute to sign clutter or conceal or obstruct adjacent land uses or signs; to preclude signs from conflicting with the principal permitted use of the site and adjoining sites; and to minimize the possible adverse effect of signs on nearby public and private property; and
 10. Reduce visual clutter that may otherwise be caused by the proliferation, improper placement, illumination, animation, excessive height, and excessive size (area) of signs which compete for the attention of pedestrian and vehicular traffic.
- B. *Applicability.* This Chapter shall apply in the following scenarios:
1. All new signs and replacement of existing signs shall require a sign permit demonstrating compliance with these sign standards, unless exempt from a permit by Section 22-4 (Permit Requirements and Exceptions) of this Chapter;
 2. Ordinary maintenance, care or repair of existing signs, or change of copy without altering the essential construction elements of an existing sign shall not require a permit for zoning and design standards, but any electrical or building code issues may require permitting; and
 3. New commercial or industrial development, redevelopment, or rehabilitation involving multiple buildings or buildings comprising multiple tenants and any development subject to site plan or development plan review in conjunction with

Chapter 26, Article IV, Division 4, Section 26-168 (“PD” Planned Development), or Chapter 26, Article IV, Division 9 (Site Plan Approval) as required by the zoning district provisions of Chapter 26, Article IV, Division 5, Section 26-190(B) (Supplementary District Regulations).

Sec. 22-2 Definitions.

Terms used in this Chapter, unless the context otherwise indicates, shall have the following meanings:

Animated Signs

Signs that flash or move or otherwise change at intervals more frequently than once each six (6) seconds. Any sign that utilizes the appearance of movement using lighting to depict action or to create a special effect or scene. (Also see *Electronic Message Centers*)

Attention-Getting Device

Any pennant, propeller, spinner, ribbon, streamer, searchlight, balloon, inflatable sign (static), figurine, statue, or other similar device or ornamentation designed to or having the effect of attracting the attention of potential customers or the general public. An attention-getting device shall be considered a sign and shall meet all requirements of this ordinance for a sign.

Awning or Canopy Sign

Any sign attached to, in any manner or otherwise made a part of any awning or awning-like structure, canopy, or other fabric, plastic, or structural protective cover which projects beyond a building or extends along and projects beyond the wall of the building, generally designed and constructed to provide protection from the weather.



Banner

Any sign constructed of lightweight fabric or similar material. Flags shall not be considered banners.



Beacon

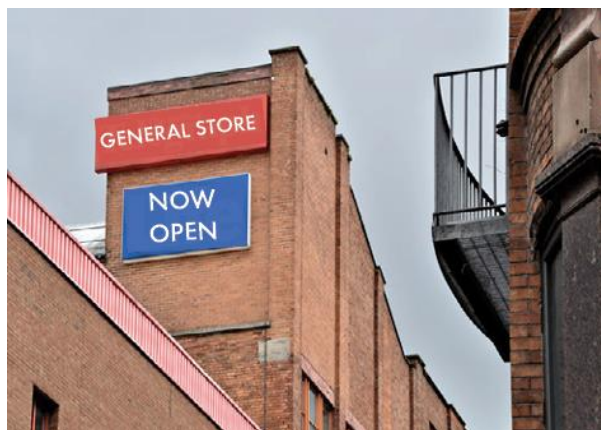
Any light with one (1) or more beams directed into the atmosphere or directed at one (1) or more points not on the same lot as the light source; also, any light with one (1) or more beams that rotate or move.

Billboard

An outdoor sign, advertising an article or product not manufactured, assembled, processed, repaired, or sold upon the premises upon which the sign is located or advertising a service not rendered upon the premises upon which the sign is located.

Box sign

A wall sign in which all components are contained within a frame and not composed of individual letters.



Changeable Copy Sign

A sign or portion thereof with characters, letters, or illustrations that can be changed or rearranged without altering the face or the surface of the sign (not including electronic message centers). A sign on which the message changes more than eight (8) times per day shall be considered an animated sign or electronic message center and not a changeable copy sign for purposes of this Chapter.



Directional Sign

A sign which is designed and erected solely for the purpose of traffic or pedestrian direction and placed on the property (except as otherwise provided for in this Chapter) to direct the public to building locations, parking areas, or specific areas of a property or overall development.



Election Season

The period from thirty (30) days prior to any election voted in by the residents of Crestwood until two (2) days after such election.

Enforcement Official

The Director of Public Services or his/her designee.

Engraved Sign or Tablet

Any sign that is cut into masonry or other surfaces.

Electronic Message Center or Display

Any sign, or portion of a sign, capable of displaying electronic content where the rate of change is electronically programmed and can be modified by electronic processes. An electronic message center or display may include computer programmable, microprocessor, or controlled electronic or digital video displays and the images can be produced from LED technology, fiber optics, light bulbs, or other illumination devices within the display area. Electronic message centers do not include projected images or messages projected onto buildings or other objects.



Erect

To build, construct, attach, hang, place, suspend, affix, or paint signs.

Facing or surface

Any surface of a sign upon, against, or through which the message is displayed or illustrated on the sign.

Flag

A cloth with colors, patterns, and/or symbols, etc.

Flashing Sign

Signs that have flashing lights or intermittent illumination, except as otherwise defined herein, including signs that draw attention to speed limits, stop signs, fire stations, school zones and similar governmental or public uses.

Ground Sign

Any sign which has the top part of its face less than ten (10) feet above the ground and which is erected upon the ground.



Handmade Sign

Any sign made of cardboard, poster board, paper, plywood, or other similar material, including any sign with handwritten text or symbols.

Illuminated Sign

Any sign which has characters, letters, figures, designs, or outlines illuminated by electric lights or luminous tubes as a part of the sign proper. Such lighting may be internal to the sign structure or external to the sign face, but part of the sign structure or mounting.

Incombustible Material

Any material, which will not ignite at or below a temperature of twelve hundred (1,200) degrees Fahrenheit and will not continue to burn or glow at that temperature.

Light Standard Sign

A sign that has the lowest part of its face at least eight (8) feet above the ground and which is designed to be attached to or a part of a light standard principally designed for illuminating a street, parking, or public space area.



Main Traveled Way

The portion of the roadway designed for the movement of persons, including driving lanes, shoulders, auxiliary lanes, and roadside picnic, parking, rest and observation areas, and other areas immediately adjacent and contiguous to the traveled portion of the roadway and for the use of the traveling person, but not necessarily located within the roadway right-of-way.

Marquee sign

Any structure attached to a building often forming a canopy or *porte cochere* over a building entry attached at the building face and suspended from above or supported with posts or columns, or a free-standing structure, with one (1) or more supports, onto which signage is affixed or incorporated.



Monument Sign

A sign generally having a low profile with little or no open space between the ground and the sign and having a significant base constructed of materials such as brick, stucco, stonework, textured wood, tile, or textured concrete, or other similar materials that are compatible with the primary structure on the building.

Nits

Nits are the standard unit of brightness for electronic and digital signage. The nit, also known as “candelas per square meter”, is a unit of measurement for the total brightness over one square meter of an LED display. It is a measure of the light being emitted by the sign in contrast to foot-candles which measure the brightness of the surface area or object that is being lighted.

Non-Conforming Sign

Any sign that does not conform to the requirements of this Chapter.

Obsolete Sign

Any sign that is no longer relating to current activities on a premises or lot.

Occupational Sign

All industrial, commercial and mercantile signs advertising the business on its premises or any of its activities, including permanent theater signs.

Pennant

Any lightweight plastic, fabric, or other material whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind. Flags are not considered pennants for the purposes of this definition.

Pole Sign

Any sign, which has the lowest part of its face, at least ten (10) feet above the ground and which is supported by a freestanding pole except as noted in Subsection 22-3(D)(7) (Standards and Requirements by Sign Type, Pole Signs) herein.



Portable Signs

Any sign not permanently affixed to the ground or other permanent structure. Also, a sign designed to be transported, including, but not limited to: signs designed to be transported by means of wheels, signs converted to A- or T-frames, menu and sandwich board signs, balloons, umbrellas, and signs attached to or painted on vehicles parked and visible from the public right-of-way. Any sign designed to be transported, which has had its means of transportation removed (wheels, trailer, etc.), shall still be considered a portable sign.

Post and Panel Sign

A sign which uses one or more visible posts and is unlighted.



Projecting Sign

Any sign projecting outwardly from the building.

Reader Board

Any sign that has changeable or removable lettering, with the exception of marquee signs.

Residential Subdivision Sign

Any sign placed at or near the entrance of a residential subdivision.

Roof Sign

Any sign painted, erected, constructed and maintained upon the roof of any building, including wall signs or projecting signs attached to a building wall, that extend above the roof line.

Shopping Center

An area containing three (3) or more shops, stores, and other places of business and located in the C-1 local business district or in an approved planned development commercial district or mixed development district under the zoning ordinance and providing off-street parking facilities in common for all businesses and their customers.

Sign

Any letter, figure, design, symbol, trademark, panel, device or structure designed or intended to convey information to the public in written or pictorial form, including without limitation, billboard, banner sign, directional sign, ground sign, monument sign, portable sign, pole sign, wall sign, roof sign, projecting sign, temporary sign, marquee, awning, canopy, when placed out of doors or in show display windows intended to be visible from the outside.

Sign Area

The total area of the space to be used for advertising purposes, including the spaces between open-type letters and figures, including the background structure, or other decoration or addition which is an integral part of the sign. Sign supports shall be excluded in determining the area of a sign.

The total allowable area for a double-faced sign, where the two (2) faces are not substantially parallel, shall be equal to the allowable area for a single-faced sign. See Section 22-3(A) (Design and Location Standards, Computation of Area).

Structural Trim

The molding, battens, cappings, nailing strips, laticing, and platforms which are attached to the sign structure.

Temporary Signs

Signs which are not permanent in nature and typically are installed for a period of ninety (90) days or less.

Vintage Sign

An on-premises sign with unique identifying characteristics that, as designated by the Planning, Zoning, and Architectural Review Commission, contributes to the historical or cultural character of the neighborhood, city, or region and designated in Subsection 22-3(D) (Design and Location Standards, Vintage Signs) of this Chapter.

Wall Sign

Any sign affixed to the front, side or rear wall of any building and parallel to the face of the wall.



Window Sign

Any sign that is intended to be viewed through a show display window.



Yard Sign

A sign made of wood, plastic, or other similar material that is placed in a yard.

Sec. 22-3 Design and Location Standards.

The following standards shall control the design and location for computation of sign area and height.

- A. *Computation of Area.* Except as may be otherwise provided for in this Subsection the computation of sign area shall be as follows:
1. *General Area Calculation.* Signs mounted on or displayed as a standard geometrical shape shall be measured by the standard mathematical formula for that shape. Signs mounted on or displayed as an irregular shape shall be measured by

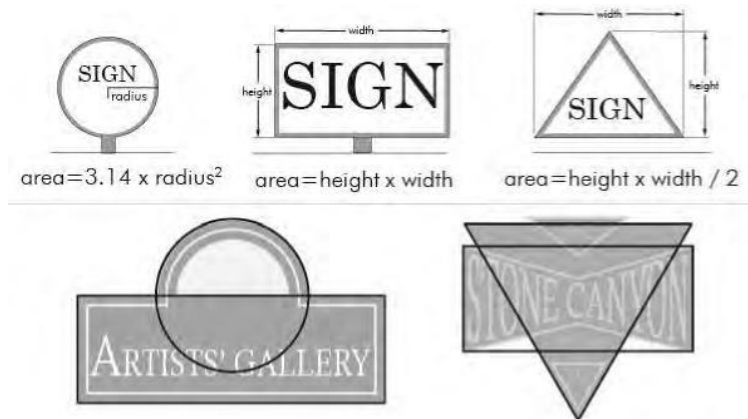


Figure 22-3-1 General Sign Area

Signs are measured based upon the basic shape types or a combination or multiple shapes. Displayed are examples of how a sign is measured and real examples of signs and how they could be measured

the smallest area of up to two standard geometrical shapes that can encompass the entire sign mounting.

2. *Detached Signs.* The area of the sign shall be computed by the entire area of the face of the structure, cabinet, or module enclosed by the border of the frame.
3. *Wall, window, or other building-mounted signs.* Any building-mounted sign mounted on a background shall be measured by the area of the background. If mounted directly on the wall, the area shall be computed by means of the smallest single and continuous perimeter of up to two standard geometric shapes that enclose the outer limits of the writing, emblem, or other display. Gaps in writing, emblems, or other display greater than two times the height of the sign area, when using the same single continuous perimeter above, may be subtracted from the calculation of the sign area but shall be interpreted as two signs. The area of the wall or window area for the purposes of determining an allowed percentage shall be the total surface of the wall or window visible in an elevation view.

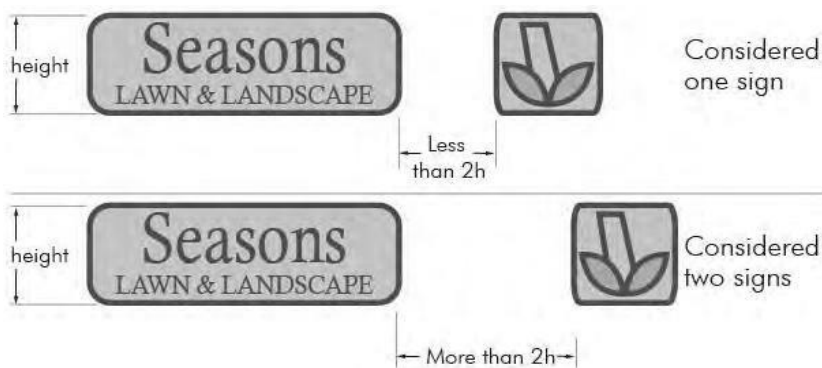


Figure 22-3-3 Building-Mounted Signs

Building-mounted signs can be measured as one sign or two depending on the distance between the two. If the sign distance exceeds two times the height of the sign it is measured at two signs they could be measured.

4. *Double-faced Signs.* Where the sign faces of a double-faced sign are no more than three feet apart at any location, only one face will be measured in computing sign area. If the two faces of a double-faced sign are of unequal area, the area of the sign will be the area of the larger face. In all other cases, the areas of all faces of a multi-faced sign or the surface area of objects will be added together to compute the area of the sign.
- B. *Computation of Height and Location.*
1. *Height.* The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of

a public street or the grade of the land at the principal entrance to the principal structure on the lot, whichever is lower.

2. *Location.*

- a. Signs shall be located on private property, unless otherwise permitted in this Chapter.
- b. No sign shall be located within the forty (40) foot sight distance triangle, of any corner lot as defined in Chapter 26, Article IV, Section 26-142 (Definitions) or within a similar area at the intersection of any property entry drive intersection with a public street.

C. *Quantity of Signs per Business.* Signage related to business locations shall be limited to the quantities stipulated below:

1. Each individual building, or structure, occupied by one (1) business shall be allowed a maximum of two (2) signs, which may be a wall sign, a projecting sign, a ground sign or a pole sign, provided that there shall not be more than one (1) sign per type, except as detailed in subsection (2).
2. For a business located on a lot with multiple street or parking frontage, one (1) wall sign may be permitted on each street/parking side of the building; one (1) projecting sign may be permitted on each street/parking side of the building and one (1) pole sign or ground sign on such lot may be permitted, provided that there shall not be more than two (2) types of signs.
3. Where more than one (1) business has a separate exterior entrance to a building, each business shall be allowed two (2) signs, one (1) of which may be a wall sign and the other of which may be an under-canopy sign or a sign as described under Subsection 22-3(D)(9) (Design and Location Standards, Standards and Requirements by Sign Types, Shopping Center Identification Signs) herein, if applicable.
4. Two (2) non-illuminated signs may be lettered on the glass show window or entry door of each storefront of a business, as described under Subsection 22-3(D)(5) (Design and Location Standards, Standards and Requirements by Sign Types, Window Signs).
5. A canopy or awning sign may be substituted for a permitted wall sign upon determination by the Planning, Zoning, and Architectural Review Commission of a hardship warranting such sign, provided that such sign is in compliance with all of the requirements of this Chapter and such sign:
 - a. Maintains a clearance of at least thirteen (13) feet above grade where there will be vehicular traffic beneath it or maintains a clearance of ten (10) feet above grade where there will be pedestrian traffic beneath it.
 - b. Is painted or is of the same material as the awning or canopy when the sign is applied to cloth or similar material.
 - c. Is not internally illuminated.
6. The limitation as to the number of signs shall not include window signs, directional signs, signs directly relating to the ordering area at a drive-thru restaurant, or monument or ground signs that identify a shopping center, business, park, or multi-tenant development.

D. *Standards and Requirements by Sign Type.* The standards and requirements are provided by sign type as follows:

1. *Seasonal Signs and Displays.* Decorations and displays shall be permitted, subject to the following requirements:
 - a. No such display shall be in place for more than ninety (90) consecutive days.
 - b. No pennants or streamers shall be allowed.
 - c. Such sign or display shall conform with all applicable requirements of this Code.
2. *Banner Signs.* Banner signs, outside of a building, are prohibited except for the following:
 - a. Temporary promotional banners as provided in Subsection 22-3(D)(3) (Design and Location Standards, Standards and Requirements by Sign Types, Temporary Signs);
 - b. Temporary banners as provided for in Subsection 22-3(D)(13) (Design and Location Standards, Standards and Requirements by Sign Types, Special Event Signage) (special events); and
 - c. Banners inside buildings may be used as windows signs, as provided for in Subsection 22-3(D)(5) (Design and Location Standards, Standards and Requirements by Sign Types, Window Signs).
3. *Temporary Signs.*
 - a. Temporary ground signs advertising or announcing a future commercial or industrial development of the property on which such signs are located may be maintained subject to the provisions of this chapter, provided such signs do not exceed one hundred (100) square feet in area or remain longer than six (6) months.
 - b. Temporary ground signs shall be located so that no part of the sign projects within a five (5)-foot setback line from the street right-of-way.
 - c. Temporary banner signs, used outside a building shall be permitted at the discretion of the Director of Public Services. Such banner signs, if approved, shall be permitted in addition to the quantity allowed under Subsection 22-3(C) (Design and Location Standards, Quantity of Signs per Business), for a period of up to thirty (30) days.
 - d. Temporary banner signs used outside a building, regarding promotional events shall be permitted at the discretion of the Director of Public Services. Such banner signs, if approved, shall be allowed in addition to the quantity allowed under Subsections 22-3(C) & (D) (Design and Location Standards, Quantity of Signs per Business, and Standards and Requirements by Sign Types) for a period of up to thirty (30) days.
 - e. Temporary window signs permitted for no more than 30 days.
4. *Wall Signs.* A wall sign shall comply with the following requirements:
 - a. A wall sign shall consist of individual letters with faces and returns of complementary colors. Lettering on all wall signs shall have a minimum return of four (4) inches to provide a three-dimensional style. Such sign shall not project beyond the building for a distance of more than twelve (12) inches and no less than four (4) inches. If illumination is to be provided, the

- sign shall be internally illuminated, or backlighted, so as to prevent glare upon the street or adjacent property.
- b. A wall sign shall be constructed of incombustible materials, except that moldings and capping may be made of wood. A wall sign shall be safely and adequately attached to the building. No wall sign shall cover the doors or windows of a building, or otherwise prevent free ingress and egress to or from any window, door, or fire escape of a building.
 - c. A wall sign shall not extend downward nearer than eight (8) feet to the ground.
 - d. No wall sign shall extend above the roof line.
 - e. A building occupied by a single occupant that is not on a corner lot may have a wall sign with an area up to twenty (20) percent of the area of the front wall of the building on which the sign is to be installed. The maximum permitted sign area on any one (1) building occupied by a single user shall not exceed two hundred fifty (250) square feet.
 - f. A building occupied by a single occupant that is located on a corner lot may have one (1) wall sign on each street frontage, not exceeding the size limitations as set forth in subsection (e) of this section for each sign.
 - g. A building with multiple occupants that is not on a corner lot shall be permitted to have one (1) wall sign no greater than one hundred fifty (150) square feet. In addition, each occupant who has a separate exterior business entrance may erect a wall sign which may be twenty (20) percent of the front wall area of such business, but not greater than one hundred (100) square feet. Such a wall sign may only be located on the portion of the building directly in front of the business said sign is advertising.
 - h. A building with multiple occupants that is on a corner lot shall be permitted to have one (1) wall sign no greater than one hundred fifty (150) square feet, on each street frontage. In addition, each occupant who has a separate exterior business entrance located at the corner of the building may erect one (1) wall sign on each street frontage, of up to twenty (20) percent of the wall area facing the street, but not greater than one hundred (100) square feet for each sign. Such a wall sign may only be located on the portion of the building directly in front of the business said sign is advertising.
 - i. Box wall signs are not a permitted sign, but can be approved by the Planning, Zoning, and Architectural Review Commission on a case-by-case basis.
5. *Window Signs.* All window signage shall comply with the following requirements:
- a. Painting, decals, or vinyl lettering may be located on the door glass, provided that the lettering does not cover more than twenty (20) percent of the door glass within which the lettering is placed.
 - b. The total amount of window signage shall not be greater than twenty (20) percent of the total window area.
 - c. For multiple occupant buildings, the preceding regulations apply to each occupant.

6. *Ground Sign.*
 - a. Unless provided otherwise, no ground sign shall be at any point over ten (10) feet above ground level.
 - b. Every ground sign shall be stoutly constructed and anchored in a secure and substantial manner.
 - c. The ends of all such signs shall be at least six (6) feet from any wall or fence or any obstruction, which would prevent a clear passage around.
 - d. No ground sign shall exceed seventy-five (75) square feet for each face. Not more than one (1) ground sign shall be erected on any one (1) lot or tract of land.
 - e. No ground sign when erected on a lot fronting on intersecting streets shall be erected within sixty (60) feet of the intersection of the streets.
 - f. Ground signs shall be located such that no part of the sign projects beyond a five (5)-foot setback from the street right-of-way.
 - g. In the case of a multiple occupant building, one (1) ground sign shall be permitted.
7. *Pole Signs.*
 - a. Pole signs shall not exceed one hundred (100) square feet for each face, including air space between parts of the sign situated on private property.
 - b. The maximum height of any pole sign shall be two and one-half (2½) times the largest sign face dimension but not higher than twenty-eight (28) feet. The height restriction may be waived or modified by the Director of Public Services if existing signage for an adjacent business would block a proposed sign.
 - c. The pole sign shall be so located that no part of the sign projects beyond a five (5)-foot setback line from the street right-of-way.
 - d. No pole sign shall extend downward nearer than ten (10) feet to the ground or pavement.
 - e. A pole sign shall be constructed of incombustible material.
 - f. Pole signs shall be proportioned so that the ratio of the height-to-width of the sign face is not less than ½:1, or that the ratio of height-to-width does not exceed 1.33:1.
 - g. Double-faced pole signs shall be constructed with parallel faces having identical size and shape so the back of the sign face is not visible.
 - h. The size of a support pole shall be proportioned and harmonious to the overall size of the sign. The support pole shall be a color compatible with the sign face and frame.
 - i. A pole sign may include an electronic message center subject to the provisions of Subsection 22-3(D)(8) (Design and Location Standards, Requirements by Sign Types, Electronic Message Centers) of this Chapter. The size of the electronic message center shall be limited to seventy-five (75) percent of the area of the primary pole sign, not to exceed fifty (50) square feet.
 - j. One (1) pole sign for each building fronting a public street, which is occupied by only one (1) occupant, shall be allowed.

- k. In the case of a multi-occupant building, one (1) pole sign shall be permitted.
8. *Electronic Message Centers or Displays* (hereinafter referred to as *Display*). In order to provide for the safe and appropriate use of electronic message display signs, the installation of signs containing such components, the regulations as follows are intended to ensure that the use of such signs will not have a detrimental effect on the surrounding area or the public welfare and will be consistent with the purpose and intent of this Chapter. The requirements for electronic message centers are only applicable to signs installed after the effective date of this Code Section. Existing electronic message centers which were approved by the Planning, Zoning, and Architectural Review Commission prior to the effective date of this Code section are allowed to continue to operate until such time as the sign becomes non-operational or is substantially modified.
- a. Electronic message display signs shall be subject to the site plan review and approval process or development plan review process of Chapter 26, Article IV, Division 4, Section 26-168 (“PD” Planned Development), or Chapter 26, Article IV, Division 9 (Site Plan Approval) and subject to approval of a conditional use permit in accord with the provisions of Chapter 26, Article IV, Division 10, Section 26-302 (Conditional Use Permit Procedures).
 - b. *Modes of Operation*. The following modes of operation are described for electronic message signs:
 - (1) *Static* – Signs which include no animation or effects simulating animation.
 - (2) *Fade* – Signs where static messages are changed by means of varying light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases in intensity to the point of legibility.
 - (3) *Dissolve* – Signs where static messages are changed by means of varying light intensity or pattern, where the first message gradually appears to dissipate and lose legibility simultaneous to the gradual appearance and legibility of the subsequent message.
 - (4) *Traveling* – Signs where the message is changed by the apparent horizontal movement of the letters or graphic elements of the message.
 - (5) *Scrolling* – Signs where the message is changed by the apparent vertical movement of the letters or graphic elements of the message.
 - (6) *Animation/Video* – Signs that incorporate animation elements to the message display or contain video including such elements that are repeated or change on a recurring basis.
 - c. *Standards*. The following describes standards for the installation and use of electronic message display signs:
 - (1) *Zoning Districts*: Electronic message display signs shall be permitted in the C-1 and PD-C Zoning Districts subject to meeting the standards and criteria described herein and the requirements of Section 22-3(D) (Design and Location Standards, Standards and Requirements by Sign Type) of this Chapter and as may be

applicable to the other requirements for the type of sign in which the electronic message is to be incorporated (i.e. ground, monument, or pole types).

- (2) *Message Displayed:* Electronic Message Displays may display text, a graphic such as a company logo, or a photograph or a combination thereof. No scrolling, animation, video, horizontal or vertical travelling, fade or dissolve of the overall message or within elements of the overall message display is permitted.
 - (3) *Transitions:* Electronic message display signs shall be operated in static display mode only except for transitions between messages which shall be instantaneous. There shall be no video, animation, fades, dissolves, travelling, or scrolling between messages.
 - (4) *Display Time:* Electronic message display signs shall be permitted to change their message no more than once every thirty (30) seconds.
 - (5) *Size:* The area of the electronic display panel shall not be more than fifty (50) square feet in size or seventy-five (75) percent of the total area of the sign, whichever is more restrictive.
 - (6) Electronic message displays must be designed and equipped to immediately freeze the display in one (1) position or discontinue if a malfunction occurs.
 - (7) No sounds can be emitted from an electronic message center.
 - (8) *Height:* The maximum height, as measured from the prevailing grade to the top of the electronic message display panel on a ground mounted sign will be ten (10) feet, for any pole sign shall be two and one-half (2 1/2) times the largest sign face dimension, but not higher than twenty-either (28) feet.
- d. *Hours of Operation.* Where electronic message display signs may face residential property in adjacent residential zoning districts, such displays shall be turned off by 10:00 p.m. or by a time established in conjunction with the site plan review and approval process.
 - e. *Sign Type.* Electronic message display signs may be incorporated into freestanding (ground or pole) signs.
 - f. *Number.* Only one (1) electronic message display sign shall be allowed as part of a shopping center sign and only one (1) such sign shall be permitted per street frontage for a shopping center. For individual uses, only one (1) electronic message display sign shall be permitted on the premises per use.
 - g. *Distance from Residential Use.* Electronic message display signs shall not be located within one hundred (100) feet of any residence or residential zoning district as measured from the sign to the property line of the residential use.
 - h. *Distance from Other Signs.* Electronic message display signs must be spaced a minimum of one hundred and fifty (150) feet from other electronic message display signs.
 - i. *Lighting Intensity and Color.* Daytime lighting intensity must automatically reset to a lower level for nighttime hours. To ensure compliance with this

subsection, the sign must have an automatic brightness control linked to ambient light levels.

- (1) *Brightness.* Electronic message display shall come equipped with dimming technology that automatically adjusts the display's brightness based on ambient light conditions and complies with maximum nighttime brightness levels and may be adjusted to lower levels if, upon determination by the Director of Public Services, the display is deemed to represent an adverse impact on adjoining property or a hazard to public safety.
- (2) Electronic message display signs shall not exceed a maximum illumination of three hundred (300) NITS or five hundred (500) foot-candles during nighttime hours per square meter (between dusk and dawn) and a maximum illumination of five thousand (5,000) NITS or five thousand (5,000) foot-candles per square meter during daylight hours.
- (3) Prior to the issuance of any permit, the owner shall provide the City with a certification from the sign manufacturer stating that the sign is capable of complying with requirements (1) and (2) above.
- (4) Message displays that contain large background areas of bright white or other high intensity colors are prohibited.
- (5) The owner of an electronic message center shall arrange for an annual certification of the light output standards established in this Section 22-3(D)(8)(i) (Electronic Message Centers or Displays, Lighting Intensity and Color), showing compliance by an independent contractor, and provide said certification to the City of Crestwood.

9. *Shopping Center Signs.*

- a. For the purpose of this provision, a shopping center shall be a center having a total leasable area of more than twenty thousand (20,000) square feet.
- b. Any shopping center may erect a monument sign having a maximum height of twenty-five (25) feet above grade on the property of the shopping center. However, no such sign shall be located within the forty (40) foot sight distance triangle of any property corner lot as defined in Chapter 26, Article IV, Section 26-142 (Definitions) or within a similar area at the intersection of any property entry drive intersection with a public street that may obstruct the view for vehicles exiting the shopping center. Such sign may be composed of stone, masonry, plastic masonry, or such other materials as are deemed consistent with the shopping center improvements, on which individual signs may be placed in accordance with the following standards:
 - (1) Maximum total sign area of all signs: Two hundred (200) square feet. This provision may be modified by the Planning, Zoning, and Architectural Review Commission.
 - (2) The size of all letters shall be proportionate or harmonious in size to the overall area of each sign.
 - (3) The background of each sign shall be compatible with the background of all other signs on the monument.

- (4) The total area of all of the signs located on such monument shall not exceed seventy-five (75) percent of the total area of the monument. In making such determination, the area of each sign shall be calculated on the basis of the total area of the background of each sign.
10. *Office Building Signs.*
- a. For the purpose of this provision, an office building shall be any building where more than fifty (50) percent of the building's leasable space is occupied for office usage.
 - b. Any building qualifying as an office building hereunder may erect a monument sign having a maximum height of fifteen (15) feet above grade on the property of the office building, but in no case shall the sign be higher than the roof line, and shall be so located as not to obstruct the view for exiting the office building, and composed of stone, masonry, plastic masonry, or such other materials as are deemed consistent with the office building improvements, on which individual signs may be placed in accordance with the following standards:
 - (1) Maximum total sign area of all signs: One hundred fifty (150) square feet.
 - (2) The background of each sign shall be compatible with the background of all other signs on the monument.
 - (3) The total area of all of the signs located on such monument shall not exceed seventy-five (75) percent of the total area of the monument. In making such determination, the area of each sign shall be calculated on the basis of the total area of the background of each sign.
11. *Residential Subdivision Signs.* For each residential subdivision entry street, a residential subdivision sign may be installed by a subdivision governing body and or subdivision residents, subject to the following regulations:
- a. Any such sign shall be a ground sign, as defined in Section 22-2 and Subsection 22-3(D)(6) (Design Standards and Locations, Standards and Requirements by Sign Types, Ground Signs) and shall not exceed twenty-five (25) square feet in area, excluding any supports in the case of a ground sign.
 - b. No such sign shall be located within the sight distance triangle as defined in Chapter 26, Article IV, Section 26-142 (Definitions) at the street intersection such that the view for vehicles exiting the subdivision would be obstructed.
 - c. *Submission of plans.* The plan for any proposed residential subdivision identification sign shall be submitted to the Director of Public Services, who may impose such specifications, as deemed necessary, for safety purposes prior to granting approval.
 - d. *Location and placement.* Any such sign shall be located on private property.
12. *Billboards near highways in industrially or commercially zoned areas.* Billboards shall be subject to the approval of a conditional use permit in accordance with the provisions of Chapter 26, Article IV, Division 10, Section 26-302 (Conditional Use

Permit Procedures). Billboards shall only be located in industrially or commercially zoned areas within six hundred sixty (660) feet of the nearest edge of the right-of-way and visible from any part of the traveled way of a highway which is a part of the interstate or primary system in this state, subject to the following regulations or any superseding regulations of the Code of State Regulations for the Missouri Department of Transportation, Title 7, Division 10, Chapter 6:

- a. *Size.* The maximum sign area for any one (1) billboard shall be one thousand two hundred (1,200) square feet with a maximum height of thirty (30) feet above pre-existing grade and a maximum length of sixty (60) feet. Maximum size limitations shall apply to each side of a billboard.
- b. *Lighting.*
 - (1) Lighting shall conform to all standards found within Chapter 26, Article IV, Division 5, Section 26-190 (Site Lighting Standards).
 - (2) No revolving or rotating beam or beacon of light that simulates any emergency light or device shall be permitted as part of any billboard. No flashing, intermittent, or moving light or lights will be permitted except scoreboards and other illuminated signs designating public service information, such as time, date or temperature, or similar information, will be allowed.
 - (3) External lighting, such as floodlights, thin line, and gooseneck reflectors are permitted, provided the light source is directed solely upon the face of the sign and is effectively shielded so as to prevent beams or rays of light from being directed into any portion of the main traveled way or onto adjacent property, and the lights are not of such intensity so as to cause glare, impair the vision of the driver of a motor vehicle, or otherwise interfere with the driver's operation of a motor vehicle.
 - (4) No sign shall be so illuminated that it interferes with the effectiveness of, or obscures an official traffic sign, device, or signal.
- c. *Spacing.*
 - (1) On interstate highways and freeways on the federal-aid primary system, no billboard shall be erected within one thousand five hundred (1,500) feet of an existing billboard on the same side of the highway.
 - (2) On non-freeway federal-aid primary highways, no billboard shall be erected within one hundred (100) feet of an existing sign or billboard.
 - (3) No billboard shall be located in such manner as to obstruct or otherwise physically or visually interfere with the effectiveness of an official traffic sign, including directional signs, signals or devices, or obstruct or physically interfere with a motor vehicle operator's view of approaching, merging, or intersecting traffic.
- d. *Location.* To provide a safety zone and to prevent injury or property damage to residentially zoned properties resulting from billboard collapse, no

- portion of a billboard shall be located within two hundred fifty (250) feet of any residentially zoned property.
- e. *Other regulations.* All other provisions of this chapter relating to the design and construction of signs and permit requirements shall apply equally to billboards authorized under this Section.
13. *Special Event Signage.* The following signs are permitted for a special promotional event authorized under Chapter 26, Article IV, Division 5, Section 26-188 (Temporary Uses):
- a. Pennants and streamers that are securely fastened;
 - b. Search lights, flashing lights, inflatables, and balloons;
- The Director of Public Services must approve all proposed signage prior to the event.
14. *Bus Shelter Signage.* Signs shall be permitted on bus shelters within the City upon the approval of the Director of Public Services. The size of the signage shall be limited to a cumulative twenty-four (24) square feet. A permit for each sign shall be required.
15. *Reader Board Signs.*
- a. Manual reader board signs shall not be permitted for use except by churches, schools, libraries, governmental agencies, and civic organizations.
 - b. Manual reader board signs shall not exceed forty (40) square feet in area.
 - c. Movie theater signs require the approval of the Planning, Zoning, and Architectural Review Commission.
16. *Portable signs.*
- a. Portable signs are prohibited except vehicles that are used in the normal day-to-day operation of the business may have a sign attached or painted on such vehicle identifying the name, address, and type of business.
 - b. A business may park up to two (2) vehicles of the light delivery type (rated less than one (1) ton manufacturers rated hauling capacity) containing such signage in front of the business identified on the vehicle. Additional vehicles may be approved by the Planning, Zoning, and Architectural Review Commission.
 - c. A- or T- frame signs, menu or sandwich board signs, balloons, or umbrellas placed no closer than five feet from the right-of-way line or such that it impedes pedestrian traffic, is held, or worn. Signs can be in place or in use from 10:00 a.m. to 8:00 p.m., Sunday through Saturday.
17. *Projecting Signs.* A projecting sign shall comply with the following requirements:
- a. A projecting sign not exceeding twenty-five (25) square feet in area for each building fronting a public street shall be allowed, provided that, if a building is occupied by only one (1) user and the front wall area adjoining the public street on which the building is located exceeds five hundred (500) square feet, such building may have a projecting sign with an area equal to ten (10) percent of the area of the front wall of the building but shall not exceed two hundred fifty (250) square feet.
 - b. A building located on a corner lot may have one (1) projecting sign on each street side of the building, but not exceeding the size limitations as set forth in subsection (a) of this Section for each sign.

- c. No projecting sign shall extend more than four (4) feet six (6) inches from the building, including structural supporting or extending members attached to the building.
 - d. No projecting sign shall project nearer to the curb line than two (2) feet.
 - e. No projecting sign shall extend downward nearer than ten (10) feet to the ground or pavement.
 - f. No projecting sign shall extend above the roof line.
 - g. Every projecting sign shall be constructed of noncombustible material and braced to withstand a horizontal wind pressure of not less than thirty (30) pounds for every square foot of surface exposed and shall be securely attached to the building wall in an approved manner.
18. *Directional signs.* Small post signs indicating the direction to a business (exit and entrance) may be erected and maintained subject to the following:
- a. The Director of Public Services shall investigate and make a determination that the sign will serve a public purpose.
 - b. Such sign shall not exceed eight (8) square feet in area and shall be installed in a manner and at a height so as not to interfere with the safe, ordinary and lawful use of the main traveled way.
19. *Marquees; Marquee Signs.*
- a. Marquees and marquee signs may extend to a point two (2) feet back of the curb line, but no such marquee or marquee sign shall extend downward nearer than eleven (11) feet above the level of the sidewalk at its lowest level.
 - b. An illuminated sign which may be placed on a marquee which may extend the entire length and width of the marquee, provided such sign does not extend more than nine (9) feet above nor one (1) foot below such marquee, but under no circumstances shall the sign or signs have a vertical height greater than nine (9) feet.
 - c. No additional sign shall be attached to a marquee.
20. *Under Canopy Signs.*
- a. Any under canopy sign shall not exceed four (4) square feet in area.
 - b. No under canopy sign shall project horizontally beyond the canopy or nearer to the curb line than two (2) feet.
 - c. No under canopy sign shall extend downward nearer than ten (10) feet to the ground or pavement.
 - d. Every under canopy sign shall be constructed of noncombustible material and shall be securely attached to the canopy in an approved manner.
21. *Engraved Signs or Tablets.*
- a. Engraved signs and tablets shall not exceed four (4) square feet.
 - b. Tablets may be secured to the building when constructed of bronze or other incombustible materials but shall not exceed four (4) square feet.
 - c. There shall be a maximum of two (2) engraved signs or tablets per business or residence. Additional engraved signs or tablets may be approved by the Planning, Zoning, and Architectural Review Commission in accordance with Section 22-7 (Appeals and Variances).

22. *Vintage Signs.* Vintage signs shall be determined as such by the Planning, Zoning, and Architectural Review Commission. Traditionally, vintage signs are nonconforming signs that can represent important elements of Crestwood's heritage and enhance the character of a corridor, neighborhood, or the community at large and should be preserved.
- a. *Purpose of Vintage Sign Regulations.*
- (1) Provide for the preservation of Crestwood's unique character, history, and identity, as reflected in its historic and iconic signs;
 - (2) Preserve the sense of place that existed within the central business district and in areas of the City with concentration of surviving historic signs;
 - (3) Protect the community from inappropriate reuse of non-conforming and/or illegal signs while ensuring that the signs are safe and well maintained;
 - (4) Allow the owner the flexibility to preserve historic and vintage signs. This classification does not preclude owners from removing these signs.
- b. *Criteria for Identifying Vintage Signs.*
- (1) The Planning, Zoning, and Architectural Review Commission shall designate an existing sign as a vintage sign if the sign:
 - a. Has not been granted flexibility from the base zoning through a variance, modification, or Planned Development agreement;
 - b. Is not a billboard as defined in Subsection 22-3(D)(12) (Design and Location Standards, Billboards);
 - c. The sign is structurally safe or can be made safe without substantially altering its historical appearance;
 - d. Retains its original design character, or that character will be restored, based on historic evidence such as drawings or photographs; and
 - e. If the Planning, Zoning, and Architectural Review Commission determines that the sign meets at least four (4) of the following criteria:
 - (i) The sign was specifically designed for a business, institution, or other establishment on the site where the sign is located;
 - (ii) The sign is unique to the city or region;
 - (iii) The sign exhibits specific characteristics that enhance the streetscape or identity of a neighborhood;
 - (iv) The sign is characteristic of a specific historic period;
 - (v) The sign is integral to the design or identity of the site or building where the sign is located; or
 - (vi) The sign represents an example of craftsmanship in the application of lighting technique, use of materials, or design;

- (vii) The sign was installed at least forty (40) years prior to the date of applications;
 - (viii) The sign retains the majority of its character-defining features (materials, technologies, structure, colors, and/or shapes) that have historical significance, are integral to the overall sign design, or convey historical or regional context; and
 - (ix) The sign exemplifies the cultural, economic, and historic heritage of Crestwood.
- (2) A designated vintage sign may:
 - a. Be relocated within its current site;
 - b. Be modified to account for changing uses within its current site. These modifications shall be in the same style as the design of the original sign including:
 - (i) Shape and form,
 - (ii) Size,
 - (iii) Typography,
 - (iv) Illustrative Elements,
 - (v) Use of Color,
 - (vi) Character of Illumination, and
 - (vii) Character of Animation;
 - c. Be relocated to a new site for use as a piece of public art, provided that the original design and character of the sign is retained, or will be restored, and it advertises a business no longer in operation. Vintage signs may only be relocated for use as public art to sites in the following districts: C-1, M-1, PD-C, PD-M, PD-MXD.
 - (3) The Planning, Zoning, and Architectural Review Commission may exempt a vintage sign from the calculation of allowed signage on a site.
 - (4) Signs designated as vintage that are non-conforming as to type, size, height, or location are exempt from the regulations governing non-conforming signs. However, changes to a vintage sign may not increase the non-conformity unless a variance is granted.
 - (5) Classification as a vintage sign does not prevent the owner from demolishing the sign.

Sec. 22-4 Permit Requirements and Exceptions.

- A. *Permit Required.* No sign shall be erected, nor the location of any existing sign changed, until the Director of Public Services has issued a permit.
 - 1. An application for a sign permit shall be accompanied by plans and specifications. The plans and specifications must be drawn to scale and shall include the dimensions, material, and details of construction of the proposed sign, together with an accurate colored rendering of the proposed sign. A site plan of the property

and/or building elevations indicating where the sign(s) is/are to be located must also be provided.

2. Before a permit can be granted for the installation of any sign, the applicant for said permit must submit evidence of an agreement signed by the owner or owners of said property granting permission to the applicant to install said sign and binding said owner or owners, their heirs and assigns irrevocably to permit the city through its agents to enter on said real property for the purpose of removing said sign or signs as provided under the provisions of this chapter, and waiving and holding the city harmless from any damage to said real property occasioned by said sign removal.
 3. *Vintage Signs*. In addition to the general application requirements in this Section for a sign permit, an application requesting vintage sign designation or modification shall require:
 - a. Detailed drawings and/or photographs of the sign in its current condition;
 - b. Written narrative and supporting documentation demonstrating how the sign meets the applicable criteria;
 - c. Detailed drawings of any modifications being sought;
 - d. Detailed drawings of any relocation being sought; and
 - e. Historic and current photographs of the sign.
 4. The Director of Public Services may prescribe suitable regulations not inconsistent with the provisions of this Section concerning the form and content of all applications for the various types of permits herein required.
- B. *Permit Fees*. A permit is required for the erection of signs.
1. Before the issuance of each required sign permit, a fee in the amount established by the Board of Aldermen shall be paid to the City.
 2. For each temporary sign requiring a permit, the fee shall be in the amount established by the Board of Aldermen.
 3. The provisions of the building code and electrical code of the City shall govern the construction, alteration, and maintenance of all signs.
 4. If the sign is illuminated, an electrical permit and inspection by St. Louis County shall be required.
- C. *Permit Fee Exceptions*. Signs listed in Subsection 22-5(A) (Exemptions and Prohibitions, Exemptions) of this Chapter are not subject to payment of permit fees and may be erected according to the standards provided for therein.

Sec. 22-5 Exemptions and Prohibitions.

- A. *Exemptions*. Unless elsewhere specified in this Chapter, the following signs are exempt from the preceding requirements contained in Subsections 22-3(D)(1) – (22) of this Chapter:
1. A sign which is not illuminated and, if in a residential district (R-1, R-2, R-3, R-4, or R-5), does not exceed eight (8) square feet in area, and if in any other district, does not exceed thirty-two square feet. Only one (1) such sign may be placed on the lot or premises except that two (2) such signs may be placed on double frontage lots. One (1) additional sign is permitted on residential properties for a period of no more than 24 hours;

2. Temporary signs not over twenty-five (25) square feet for non-residential uses in a residential district (R-1, R-2, R-3, R-4, or R-5);
 3. One (1) additional sign consistent with the requirements of section 1 above, per street frontage if a construction project is underway or has been completed within the last fourteen days on the lot or premises on which the sign is placed. Such signs may not be illuminated signs and may not exceed sixteen (16) square feet in surface area in residential districts, or thirty-two (32) square feet in surface area in commercial districts;
 4. Traffic or other municipal signs, and any signs required by federal, state, or local law, court order or legal process;
 5. Yard signs shall not exceed twenty-five (25) square feet and there may be no more than one (1) of the same sign per street frontage. Additional ground signs are permitted under this Subsection during an election season, however, two or more identical signs are not permitted. Any additional sign permitted during an election season, which is not removed after the end of an election season, shall be considered a prohibited sign. A yard sign may be placed on City property used as a polling place; the signs are only allowed from 8:00 p.m. on the day prior to the vote until 7:00 a.m. of the day following the vote. Signs placed on City property outside of these times will be promptly removed;
 6. Professional name plates not exceeding three (3) square feet in area;
 7. Window signs;
 8. Occupational signs not over four (4) square feet in area (on building); and
 9. Signs erected inside a building.
- B. *Signs and Devices Prohibited.* The following signs and devices are prohibited in the City:
1. *Conflicting Signs:* Signs or devices, which by color, location, or design resemble or conflict with traffic control signs or devices;
 2. *Exterior use of advertising devices such as:* Pennants affixed on poles, wires, or ropes, streamers, wind operated devices, inflatables, search lights, flashing lights, and any other type of fluttering devices, except that Flags, as defined in Section 22-2, shall not be prohibited by this subsection.;
 3. Letters or pictures in the form of advertising printed or applied directly on the wall of a building;
 4. Paper posters and painted signs applied directly to the wall of a building or pole or other support, except for signage approved by the Planning, Zoning, and Architectural Review Commission as set forth in Subsection 22-5(C) (Exemptions and Prohibitions, Signs and Devices Requiring Approval of the Planning, Zoning, and Architectural Review Commission) of this Chapter;
 5. Signs painted on the inside or outside of windows, not including etched glass;
 6. Signs advertising an article or product not manufactured, assembled, processed, repaired, or sold upon the premises upon which the sign is located, unless otherwise permitted by ordinance;
 7. Signs advertising a service not rendered on the premises upon which the sign is located, unless otherwise permitted by ordinance;
 8. Revolving signs of any type;
 9. Signs in residential districts, except as otherwise permitted herein;
 10. Signs with more than two (2) faces;

11. Roof signs;
 12. Banners, pennants, or flags suspended from an awning;
 13. Exterior banner signs, except as provided in Subsection 22-3(D)(2) (Standards and Requirements by Sign Type, Banner Signs);
 14. Signs placed in such a way as to create a traffic hazard;
 15. Portable signs, except as provided in Subsection 22-3(D)(16) (Standards and Requirements by Sign Type, Portable Signs);
 16. Signs that display obscene, indecent, or immoral matters as defined in Section 573.010, RSMo, as amended;
 17. Signs erected or maintained in such a manner that prevents free ingress to or egress from any door, window, or fire escape. No sign of any kind shall be attached to a standpipe or fire escape;
 18. Ground or wall signs lighted with gooseneck or other types of external reflectors erected and maintained in a manner that creates glare upon the street, access drives, adjacent property, or may impact the vision of pedestrians on adjacent sidewalks;
 19. Signs with exposed raceways; and
 20. Post and panel signs.
- C. *Signs and Devices Requiring Approval of the Planning, Zoning, and Architectural Review Commission.* The following signs and devices require approval of the Planning, Zoning, and Architectural Review Commission prior to receiving a permit:
1. Box signs used as wall signs;
 2. Signs on parking lot light standards;
 3. Marquee signs;
 4. Signs containing flashers, animators, or mechanical movement or contrivances of any kind;
 5. Professionally painted signs on sheet metal and affixed to the wall, but limited to the rear of commercial businesses whose property is adjacent to Grant's Trail. Such signs, if approved by Planning, Zoning, and Architectural Review Commission, cannot exceed fifty (50) square feet in size; and
 6. Vintage Signs.

Sec. 22-6 Maintenance and Removal of Signs

- A. *Maintenance.* All signs shall be maintained in good repair.
1. Signs and their related support structures must be free of rust, peeling, flaking, fading, broken or cracked surfaces, and broken or missing letters. Every supporting structure shall be kept in an upright condition. Electronic message centers or displays shall have properly functioning electronic components.
 2. Where upon inspection by the Director of Public Services, or their designee, it has been determined that any sign requires maintenance or repair, written notice to the owner, the tenant, and/or the managing agent of the property on which any such sign is located shall be given by the Director of Public Services. The property owner, tenant, and/or managing agent of the property shall be provided with a period of thirty (30) day in which to correct the condition. The Director of Public Services shall have the ability to grant, in writing, an extension of not more than 30 days.

3. Signs which are not properly maintained, and which have not been repaired within the time period as specified in Subsection 22-6(A)(2), above, will be subject to removal in accord with the provisions of Subsection 22-6(B) of this Section, below.
- B. *Removal.* Signs are subject to removal in accord with the provisions and procedures as follows:
1. The following signs are subject to removal:
 - a. Signs which are found to be unsafe and capable of creating a hazard to persons or property;
 - b. Signs which are prohibited under Subsection 22-5(B) (Signs and Devices Prohibited) hereof;
 - c. Signs which are erected without a permit, if required under the sign code;
 - d. Signs for which required fees have not been paid; and
 - e. Signs that are not maintained in accordance with the requirements of Subsection 22-6(A) (Maintenance) of this Section and this Chapter or other applicable City code requirements.
 2. The Director of Public Services, or their designee, shall give written notice to the owner or the managing agent of the property on which any such sign is located, directing its removal within seven (7) days and informing such owner or managing agent that, if the sign is not removed within such designated period, the Director of Public Services, or his/her designee, shall cause it to be removed and the costs charged as a special tax bill. If the sign is not timely removed, the Director of Public Services, or his/her designee, shall file a property lien with St. Louis County, cause the same to be removed and certify the costs to the City Clerk and Code Enforcement Officer. The Code Enforcement Officer shall file a property lien with St. Louis County against the property. Any such tax bill, if not paid, shall bear interest at the rate of the prime rate plus one (1) percent.
 3. The City, and any of its officials, is authorized to go upon any premises for the purpose of removal of any sign under the provisions hereof. Signs so removed shall be retained by the City for a period of thirty (30) days, and if payment of all expenses of the City in connection with such removal are paid within such period, shall be returned to the owner. If not so claimed within such period of time, the City may dispose of such sign in any manner, by destroying, or selling same.
 4. In addition to the procedures herein authorized, any person failing to remove any such sign, upon notification to do so, shall, upon conviction, be subject to the penalties provided for violation of City ordinances.

Sec. 22-7 Appeals and Variances.

A. Appeals.

1. Any person whose application for a permit for a sign has been denied may file an appeal with, and seek a sign variance from, the Planning, Zoning, and Architectural Review Commission. An application for a sign variance shall be accompanied by a filing fee in an amount established by the Board of Aldermen. The Planning, Zoning, and Architectural Review Commission may not grant a sign variance unless it finds that the granting of such a sign variance will alleviate a hardship or difficulty, that such hardship or difficulty is of such substance and magnitude as to

warrant such a sign variance, that the public interest is secured and that the spirit of the sign code is observed. The Planning, Zoning, and Architectural Review Commission may impose such conditions, as it deems necessary to safeguard surrounding property and to prevent a misuse of the sign variance. Any person whose request for a sign variance has been denied by the Planning, Zoning, and Architectural Review Commission may seek a review of such denial by the Board of Aldermen by filing a written request for review with the City Clerk within fifteen (15) days of receipt of notification of denial from the Department of Public Works. The same standards for granting a sign variance by the Planning, Zoning, and Architectural Review Commission shall apply for review by the Board of Aldermen. Five (5) affirmative votes shall be required for the Board of Aldermen to approve a sign variance.

2. Any person aggrieved by the approval of any permit by the enforcement official may appeal to the Planning, Zoning, and Architectural Review Commission when it is alleged that such permit violates any provision of the sign code. The Planning, Zoning, and Architectural Review Commission may revoke such permit upon a finding that such sign does not comply with all of the requirements of the sign code.
- B. *Limitations on Sign Variances.* Variances shall only be granted for the size, location, and number of signs. Variances will not be granted for prohibited signs.