

**ORDINANCE NO. 2002-02-01**

**AN ORDINANCE OF THE CITY OF WESTON, TEXAS, COLLIN COUNTY, TEXAS, THIS ORDINANCE IS TO ESTABLISH CLEAR AND UNAMBIGUOUS REGULATIONS PERTAINING TO SIGNS IN THE CITY OF WESTON AND TO PROMOTE THEREBY AN ATTRACTIVE COMMUNITY, FOSTER TRAFFIC SAFETY, AND ENHANCE THE EFFECTIVE COMMUNICATION AND EXCHANGE OF IDEAS AND COMMERCIAL INFORMATION.**

**WHEREAS**, the City Council of the City of Weston, Texas, recognizes the importance of freedom of speech as guaranteed by the First Amendment of the United States Constitution; and

**WHEREAS**, the City Council finds and recognizes that any regulation of speech must be reasonable and advance a legitimate governmental interest; and

**WHEREAS**, the City Council desires to restrict the number of visual obstructions and reduce traffic hazards caused by the erection of signs; and

**WHEREAS**, the City Council does hereby find that the regulations adopted herein are in the best interest of the health, safety and welfare of the citizens.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WESTON, TEXAS:**

The City Council of the City of Weston hereby finds the following legislative facts:

The proliferation of signs can create commercial confusion and make it difficult for travelers and motorists to locate the goods and services they seek.

In order to avoid future problems with tall and visually cluttering signs, the City Council wishes to establish a reasonable limitation on the height of signs, the location of signs, the size of signs and the number of signs. These provisions are necessary to prevent visual pollution, potential windstorm damage, injury or death.

Excessive height in signs creates clutter and is unsightly. The establishment of a reasonable maximum height for signs will allow effective communication, prevent altitude competition, and will not penalize smaller business concerns which may not be able to compete for aerial superiority.

Reasonable provisions pertaining to size, scale, location, design, lighting, permanency, and maintenance are necessary to avoid visual clutter, preserve and improve the appearance and character of the community, to avoid traffic problems caused by distracting signs or structures in close proximity to streets, which compete with traffic signs and signals for the attention of motorists, and to prevent deterioration, disregard, and abandonment of signs or structures.

These provisions will complement the provisions of the Federal Highway Beautification Act of 1972.

The Council recognizes that signs are necessary for visual communication for public convenience, and that businesses and other activities have the right to identify themselves by using signs which are incidental to the use on the premises where the signs are located. The City Council herein seeks to provide a reasonable balance between the right of a person to identify his or her business or activity, and the rights of the public to be protected against visual discord and safety hazards that result from the unrestricted proliferation, location and construction of signs. This section will insure that signs are compatible with adjacent land uses and with the total visual environment of the existing rural community, in accordance with the City's comprehensive plan future land use plan.

The City Council finds that the rights of residents of this City to fully exercise their rights of free speech by the use of signs containing non-commercial messages are subject to minimum regulation regarding structural safety and setbacks for purposes of traffic protection. The Council seeks herein to provide for the reasonably prompt removal and disposal of such signs after they have served their purpose, and yet to avoid any interference with First Amendment freedoms, especially as to persons who are of limited financial means.

The Council finds that instances may occur in the application of this section where strict enforcement would deprive a person of the reasonable use of a sign, or the reasonable utilization of a sign in connection with other related property rights, and herein provides for such persons to have the right to seek variances from the requirements of this chapter for good cause. The Council finds that it is imperative that enforcement officials apply this section as it is written, in the interest of equality and fair and impartial application to all persons, and that the use of the variance procedure shall remain the sole administrative means to obtain any exception to the terms hereof.

## **DEFINITIONS**

**SIGN** means any written or graphic representation, decoration, form, emblem, trademark, flag, banner, or other feature or device of similar character which is

used for the communication of commercial information, or communication of ideas or subjects of political significance, and which:

- A. Is a structure or any part thereof, including the roof or wall of a building, or a free standing wall or fence; and/or
- B. Is written, printed, projected, painted, constructed or otherwise placed or displayed upon or designed into a building, board, plate, canopy, awning or vehicle, or upon any material, object or device whatsoever; and
- C. By reason of its form, color, wording, symbol design, illumination or motion attracts or is designed to attract attention to the subject thereof, or is used as a means of identification, advertisement or announcement.

**APARTMENT/CONDOMINIUM/MOBILE HOME PARK IDENTIFICATION SIGN:** An attached sign or a freestanding sign with permanent foundation or moorings, designed for identification of a multi-family residential project or a mobile home park project, and where adequate provision is made for permanent maintenance hereunder.

**RESIDENTIAL AREA IDENTIFICATION SIGN:** A freestanding or wall sign with permanent foundation or moorings, designed for identification of subdivisions of ten (10) to fifty (50) acres, or identification of a distinct area within a subdivision, and where adequate provision is made for maintenance hereunder.

**ATTACHED SIGN:** A sign attached to or applied on and totally supported by a part of a building.

**BANNER/FLAG:** A piece of fabric used for decoration (contains no copy or logo) or for identification (contains copy and/or logo).

**COMMERCIAL SIGN:** A sign, which directs attention to a business, commodity, service, entertainment, or attraction, sold, offered, or existing.

**DEVELOPMENT SIGN:** A sign announcing a proposed subdivision or a proposed building project.

**DIRECTIONAL TRAFFIC CONTROL SIGN:** A sign utilized as a traffic control device in off-street parking or access areas.

**FREESTANDING COMMERCIAL SIGN:** A sign supported by a column, more than one pole or bar extended from the ground or from an object on the ground, or that is erected on the ground; the term includes all signs which are not substantially supported by a building or part thereof, or which are substantially supported by a building or part thereof, when the sole significant purpose of the building or part thereof, is to support or constitute the sign.

**FREESTANDING COMMERCIAL SIGN:** A sign supported by a column, more than one pole or bar extended from the ground or from an object on the ground, or that is erected on the ground; the term includes all signs which are not substantially supported by a building or part thereof, or which are substantially supported by a building or part thereof, when the sole significant purpose of the building or part thereof, is to support or constitute the sign.

**FUEL PRICE SIGN:** A sign used to advertise the current price of fuel at locations where fuel is sold.

**HOME OCCUPATION SIGN:** A sign used to identify the name and occupation of a person with a legal home occupation.

**LOW PROFILE SIGN:** A sign with a permanent foundation which is not attached to a building, but is a stand-alone sign and which does not exceed 60 S.F. in area and 4 feet in height.

**NON-COMMERCIAL SIGN:** A work of art or message which is political, religious, or pertaining to a point of view, expression, opinion, or idea that contains no reference to the endorsement, advertising of, or promotion of patronage, of a business, commodity, service, entertainment, or attraction that is sold, offered, or existing.

**OFF-PREMISE COMMERCIAL SIGN:** A sign which directs attention to a business, commodity, service, entertainment, or attraction sold, offered, or existing elsewhere than upon the premises where such sign is displayed.

**ON-PREMISE COMMERCIAL SIGN:** A sign which directs attention to a business, commodity, service, entertainment, or attraction sold, offered, or existing upon the premises where such sign is displayed. This definition does not include non-commercial signs.

**POLITICAL SIGN:** Any sign which promotes a candidate for any public office or which advocates a position on any social issue as its primary purpose. Political signs shall be considered in the category of non-commercial signs except where there are regulations pertaining to their removal after an election.

**PORTABLE SIGN:** A sign which is not affixed or attached to real property by poles, stakes or other members which are placed into the ground, or upon some other type of permanent foundation; trailer signs, any sign with wheels or skids, and any sign which is constructed so as to sit upon the surface of the ground, without subsurface attachment or extension.

**PREMISES:** An area of land planned and designed as a single comprehensive project, considered from the time the plan is first submitted to the City either at plat stage or site plan stage.

**REAL ESTATE, FINANCE and CONSTRUCTION SIGN:** An attached or freestanding sign erected upon a lot or parcel of land for the purpose of advertising same for sale or lease, or advertising the furnishing of interim or permanent financing for a project, or for the furnishing of labor, materials or the practice of crafts on the job site.

**ROOF SIGN:** An outdoor advertising display sign erected, constructed, or maintained on the roof of a building or which is wholly dependent upon a building for support, and which projects above the point of a building with a flat roof, six feet above the eave line of a building with a shed, gambrel, gable or hip roof, or the deck line of a building with a mansard roof. See illustrations at the end of this section.

**SUBDIVISION IDENTIFICATION SIGN:** A freestanding or wall sign with permanent concrete foundation or moorings, designed for permanent identification of a subdivision of greater than fifty (50) acres, and where adequate provision is made for permanent maintenance hereunder.

## **GENERAL PROVISIONS**

A. **BUILDING PERMITS:** A permit shall be required for the following types of signs:

- Apartment/Condominium/Mobile Home Park Identification Signs
- Attached Signs
- Commercial Sign
- Development Signs
- Freestanding Signs
- Roof Signs
- Subdivision and Area Identification Signs
- Home Occupation Signs

Permits shall be issued by the Building Official (or designee) with approval by the City Council (or designee) upon receipt of a properly completed application which demonstrates that the applicant's request is in accordance with the provisions of this section and the City's Building Code. The fee for such permits shall be established by the City Council from time to time by resolution.

No permit shall be required for the following signs:

Real Estate, Finance and Construction Signs  
 Directional Traffic Control Signs  
 Non-Commercial Signs  
 Political Signs

- B. **SUBDIVISION AND AREA IDENTIFICATION SIGN:** Area Identification signs shall be allowed upon the private property of which the sign pertains to, in order to identify subdivisions of ten (10) to fifty (50) acres in size.

Subdivisions with greater than 50 acres shall submit multiple applications for each sign.

Both area identification and subdivision signs must be located on the premises as identified by a preliminary plat of the subdivision. Subdivision signs will be permitted only at major intersections on the perimeter of the subdivision (intersection of two collector or larger streets). At each intersection either one or two subdivision signs may be permitted so long as the total area of the signs does not exceed 200 square feet. Banners or flags shall not be allowed as signs for subdivisions or as add-ons to permitted signs.

Indirect lighting is permissible but no optical effects, moving parts or alternating, erratic or flashing lights shall be permitted. Landscaping shall be installed around each subdivision sign in accordance with the City's Landscape Ordinance. Adequate arrangements for permanent maintenance of all signs and any landscaping in conjunction with such signs shall be made, which may be through an owners association if one exists or is created for this purpose.

These signs shall be constructed of at least 75% masonry exterior finishing materials. Masonry is defined as brick, stone, stucco, slate, marble, painted CMU or some derivative. Wood, plastic and EFIS may be used for no more than 25%.

These signs shall not exceed 10 feet in height.

- C. **APARTMENT/CONDOMINIUM/MOBILE HOME PARK IDENTIFICATION SIGN:** An apartment/condominium/mobile home park identification sign may be either an attached sign or a freestanding sign. It shall be placed upon the private property of a particular multi-family project and shall be limited to 100 sq. feet.

The apartment/condominium/mobile home park identification sign shall list the name and facilities available and may have leasing or sales information incorporated as a part of the sign. An apartment or condominium project

must have a minimum of 24 dwelling units to qualify for an identification sign. A mobile home park must have a minimum of 10 dwelling units to qualify for an identification sign.

Indirect lighting is permissible, but no optical effects, moving parts, or alternating, erratic or flashing lights or devices shall be permitted. Landscaping shall be installed around each subdivision sign in accordance with the City's Landscape Ordinance. Adequate arrangements for permanent maintenance of all signs and any landscaping in conjunction with such signs shall be made, which may be through an owners association if one exists or is created for this purpose.

Any mobile home parks existing at the time of this ordinance that are non-conforming may still utilize an identification sign meeting the provisions of this section.

These signs shall be constructed of at least 75% masonry exterior finishing materials. Masonry is defined as brick, stone, stucco, slate, marble, painted CMU or some derivative. Wood, plastic and EFIS may be used for no more than 25%.

These signs shall not exceed 4 feet in height.

- D. **DEVELOPMENT SIGN:** A development sign may be placed only on private property and not in the public right-of-way. Development signs shall only be placed on the properties that are being advertised in the sign.

A development sign for a building project shall be removed if the project has not received a building permit at the end of twelve (12) months. The Zoning Official (or designee) may renew the sign permit for one (1) additional twelve (12) month period after a new fee is submitted and a new application is submitted, reviewed and approved. Once a building permit for the project is received, the sign may stay in place until 75 percent of the project is leased or a permanent sign is installed, whichever comes first. Once a Certificate of Occupancy is issued, the development sign shall be removed within 30 days at the expense of the property owner.

A development sign for a proposed subdivision shall be removed if a preliminary or final plat has not been approved by the end of twelve (12) months. The Zoning Official may renew the sign permit for one (1) additional twelve (12) month period upon request. Once a plat has been approved, the sign permit is valid as long as a preliminary plat is in effect, or in the absence of a valid preliminary plat, for twenty-four (24) months from the date of approval of a final plat.

These signs shall not exceed 15 feet in height.

- E. **DIRECTIONAL TRAFFIC CONTROL SIGN:** Directional Traffic Control signs may be utilized as traffic control devices in off-street parking areas but shall be less than 50% of the area of the directional sign. No directional traffic control sign shall be permitted within or upon the right-of-way of any public street unless its construction, design, and location have been approved by the City Traffic Engineer. These signs shall not exceed 6 feet in height.
- F. **PORTABLE SIGNS:** Portable Signs are not permitted within the City Limits of the City of Weston.
- G. **REAL ESTATE/FINANCE/CONSTRUCTION SIGNS:** One real estate sign not exceeding sixteen (16) square feet in total area (exclusive of stakes and posts) may be erected at any time while a property is offered for sale or lease to the public. Properties with a minimum of 2 acres and frontage on 2 streets shall be allowed one real estate sign on each frontage street with the area of the sign not exceeding sixteen (16) square feet.

One finance sign and three construction signs (for a total of 4 signs), not exceeding 16 square feet in total area each (exclusive of stakes and posts) may be erected once a building permit has been issued on a property. Properties with a minimum of 10 acres and 1,000 feet of frontage shall be allowed one finance sign and three construction signs not exceeding 32 square feet in total area each.

Real estate, finance and construction signs may be either attached or freestanding and only those visible from the street are limited in number.

All such signs shall be maintained by the owner of the premises so as to remain in good condition. Such signs shall be removed by the property owner if the signs are damaged, broken or incapable of remaining erect. The owner may assign these duties to a designee; however, the owner of the property shall be held liable for any violations.

Such signs must be removed by the owner or person in control of the premises when either the property has sold or been leased and/or when performance under the construction contract or subcontract (in the case of construction signs) has been completed. In all cases, financing and construction signs shall be removed prior to issuance of a certificate of occupancy.

These signs shall not exceed 6 feet in height.

H. **NON-COMMERCIAL SIGNS: POLITICAL SIGNS:** This section does not regulate the size, content or location of non-commercial signs, political signs except as follows:

1. No commercial message shall be shown on any non-commercial sign.
2. No non-commercial sign:
  - (a) May be located within public road right-of-way of the State of Texas; or
  - (b) May be located off the premises of the property owner who is displaying the sign; or
  - (c) May be located within any sight distance triangle as defined by the Zoning Ordinance, the City Planner, the City Engineer or the City Council or their designee as a location that would hinder intersection visibility.

This provision is necessary to avoid clutter, proliferation, and dangerous distraction to drivers caused by close proximity of such signs to automobile traffic, to avoid damage to automobiles which may leave the paved surface intentionally or by accident, and to avoid the necessity for pedestrians to step into the roadway to bypass such signs. No regulatory alternative exists to accomplish this police power obligation.

In the event that any political sign is located in a public right-of-way of the State, it shall be removed by the City. Repetitive instances may be viewed as a violation of this sign ordinance.

All political signs shall be removed within ten (10) days after the election.

- I. **HOME OCCUPATION SIGNS:** A person having a legal home may be permitted to attach a non-intrusive sign on the side of a building or porch of the residence. The sign may contain only the name and occupation of the resident. It shall be attached directly to the face of the building or porch. It shall not exceed 2 square feet in area, shall not be illuminated in any way, and shall not project more than 24 inches beyond the building or porch.

A permit shall be required. No display of merchandise or other forms of commercial communication shall be allowed within a residential area, unless same are in existence prior to the adoption of this section in connection with a use which is presently a lawful non-conforming use within the district. Such non-conforming signs may be maintained until the non-conforming uses of the building cease, subject to the requirements for maintenance herein. Discontinuance of the use of such a sign for more than 30 days shall prevent future use, even if the non-conforming use of the premises is continuous.

- J. ROOF SIGNS: Roof signs shall be regulated as freestanding signs.
- K. FREESTANDING COMMERCIAL SIGNS: Freestanding commercial signs are allowed only on developed commercial property in commercial, retail, office and industrially zoned properties.

A premise with less than 75 feet of frontage shall be allowed to use one low profile sign.

A premise with more than 75 feet of frontage shall be allowed to use one freestanding sign of no more than 50 sq. ft. or one low profile sign. If a freestanding sign is used under this provision, the sign shall have a height not to exceed 20 feet.

A premise with more than 150 feet of frontage shall be allowed to use one freestanding sign and one low profile sign as long as there is a minimum separation between signs of 150 feet. If a freestanding sign is used under this provision, the sign shall have a height not to exceed 35 feet.

All commercial developments with multiple tenants, uses, and/or pad sites shall comply with the following regulations:

1. Each separate individual use shall be allowed 1 (one) attached sign that may be displayed as a "hanging" shingle, wall plate, or some other manner that is attached to the confines of the lease space being occupied by that use.
2. Each separate individual use shall have the ability to have an additional sign posted on a common "monument sign" which advertises multiple entities.
3. Each separate individual use shall have the ability to apply for additional signage based on any unique circumstances; however, off-premise signs shall be prohibited.
4. Monument signs shall not exceed 35 feet in height and shall be constructed of at least 75% masonry exterior finishing materials. Masonry is defined as brick, stone, stucco, slate, marble, painted CMU or some derivative. Wood, plastic and EFIS may be used for no more than 25%. The individual signs, plaques, wall plates, or "shingles" shall be constructed of masonry, metal, plastic or some other synthetic material which requires minimum maintenance.

Premises with less than 75 feet of frontage may be combined in order to utilize signage corresponding to the resulting frontage as described in the preceding two paragraphs.

The sign applicant may elect the frontage street where two streets at the corner are classified the same on the thoroughfare plan. If on two differently classified streets, then the greater capacity street shall be considered the frontage street.

No more than one freestanding sign shall be allowed on any premises except when all of the following conditions are met:

1. The site must be zoned commercial or retail.
2. The site must be twenty-five (25) acres or more in area.
3. The site must have 1,000 feet (or more) of continuous unsubdivided frontage on any major arterial street (as classified in the thoroughfare plan) toward which one additional freestanding sign is to be displayed.

Balloons or gas-filled objects may be used for display or advertising for special events with an approved permit. Maximum height sixty (60) feet. One use allowed for 3 days maximum time per premise per 90 day period.

- L. **ATTACHED SIGNS:** Attached signs in areas zoned commercial and retail only and are considered commercial signs under this section. An attached sign shall advertise only the name of, uses of, or goods or services available within the building to which the sign is attached. Such sign shall be parallel to the face of the building, shall not be cantilevered away from the structure, and shall not extend more than one foot from any exterior building face, mansard, awning or canopy (see Roof Sign definition). Painted roof signs shall be prohibited
- M. **FLAGS:** One freestanding corporate flag per premise, not to exceed 40 feet in height or 100 sq.ft. in area is allowed in multi-family, commercial, office and industrial zones or developments. One freestanding flag shall also be allowed for state and national flags in addition to the one corporate flag.
- N. **SIGNS FOR CONDITIONAL USES:** Signs for conditional uses shall comply with the regulations for the zoning district in which the conditional use is permitted. An applicant wishing to propose signage using the requirements of a zoning district different from the one in which the conditional use is permitted must receive approval from the City Council as part of the conditional use permit process.

After receipt of a recommendation of the City Planner (or designee), the City Council may permit the requirements of a different zoning district to be used for the purposes of signage when the Council finds:

1. That the proposed signage is compatible with signage allowed in surrounding zoning districts.
  2. That the proposed signage meets the intent of this section; and,
  3. That the proposed signage is in harmony with the development policies, and goals and objectives embodied in the Comprehensive Plan for development of the City.
- O. **PROHIBITED SIGNS:** The following signs shall be prohibited in the City of Weston:
1. Portable and Trailer Signs.
  2. Single-pole signs
  3. Off premise signs, both commercial and non-commercial, except on City of Weston property where there has been a determination and minute order of the City of Weston City Council which finds that the display of the sign does as follows:
    - (a) promotes a positive image of the City of Weston for the attraction of business or tourism; and
    - (b) depicts an accomplishment of an individual or group; and
    - (c) creates a positive community spirit.

Upon such order, the City of Weston can authorize, upon approved construction plans, the following:

    - (a) a sign on a City of Weston water tower; or
    - (b) an entrance sign to be located on City of Weston property; or
    - (c) a sign to be located on City rights-of-way.

Said sign shall be displayed for a period ordered by the City Council or as may be decided by it from time to time.
  4. Signs painted on roof tops.
  5. Banners or flags containing copy or logo, excluding the flags of any country, state, city or school are prohibited in residential zones and on

any residentially developed property (except when flags are used as subdivision signs). Flags as described herein shall be permitted.

6. Signs and displays with flashing, blinking or traveling lights, or erratic or other moving parts, either internal or external to the premise, and oriented and visible to vehicular traffic, provided that time and temperature signs are permissible if the maximum area and setback requirements of this section are met and if the commercial information or content of such signs is restricted to no more than 8 square feet and these signs are located at the intersections of collector streets with arterial streets or greater.
  7. Any signs which are intended to or designed to resemble traffic signs or signals and bear such words as "stop", "slow", "caution", "danger", "warning", "detour", or other words, and which are erected for purposes other than actual traffic control or warning to the public.
  8. Any sign which emits sound, odor or visible matter.
  9. Banners are prohibited in residential zones and on any residentially zoned property. Banners will be treated as attached or freestanding signs, as applicable, when used on commercial or industrial properties.
  10. Off-premise signs.
- P. EXEMPT SIGN: The following signs are exempt from the requirements of this chapter:
1. Signs that are not easily read from beyond the boundaries of the lot or parcel on which they are located or from any public thoroughfare or traveled right-of-way. Such signs are not exempt from the safety regulations contained herein and in City building and electrical codes.
  2. Official notices posted by government officials in the performance of their duties; government signs controlling traffic, regulating public conduct, identifying streets, or warning of danger. (Bulletin boards or identification signs accessory to government buildings or other buildings are subject to the provisions of this chapter.)
  3. Temporary signs erected by private property owners or by public officials or their designees for the purpose of warning of a dangerous defect or condition, or other hazard to the public.

4. Non-commercial signs on private property or works of art that in no way identify or advertise a product or business, or by their location and placement impede traffic safety.
  5. Temporary decorations or displays, if they are clearly incidental to and are customarily and commonly associated with any national, local or religious celebration.
  6. Temporary or permanent signs erected by public utilities or construction companies to warn of the location of pipelines, electrical conduits, or other dangers or conditions in public rights-of-way.
  7. Signs that are displayed on motor vehicles that are being operated or stored in the normal course of a business, such as signs indicating the name or the type of business, that are located on moving vans, delivery trucks, trailers and other commercial vehicles; but only if the primary purpose of such vehicles is not for the display of the signs thereon, and only if such vehicles are parked or stored in areas appropriate to their use as commercial or delivery vehicles, such as service areas or locations close to the business building(s) away from public traffic areas.
  8. Signs carried by a person and not set on or affixed to the ground.
  9. Outdoor advertising display signs for sponsors of charitable events held on public properties. These signs may be displayed for the duration of the event or not more than 3 days with approval of the City Manager.
  10. Flags used as political symbols being the United States and Texas flags only.
  11. Flags used solely for decoration and not containing any copy or logo and located only in multi-family, commercial, and industrial districts or developments. In multi-family developments, such flags will be restricted to twenty five (25) square feet in area, 30 feet in height, and the number shall be restricted to no more than 12 flags per building plot.
  12. Balloons and/or other gas filled objects located in any zoning district; which balloon and/or gas filled object shall not exceed twenty (20) feet in height and shall not contain or display any logo but shall be used solely for decorative purposes.
- Q. FUEL PRICE SIGN: Service stations will be allowed one sign per site, the area of which shall not exceed 16 square feet and will not be included in the allowable area of any freestanding sign. This sign cannot be located

within the right-of-way. These signs shall be constructed with exterior finishing materials that complement the main structure.

**R. STRUCTURAL REQUIREMENTS:**

1. A building permit shall be required in addition to any permit under this section, in accordance with the provisions of the Weston Building Code. The provisions of this ordinance shall control over the provisions of the Building Code only where clearly inconsistent therewith.
2. Abandoned, Damaged, or Unsafe Signs:
  - (a) The provisions of this section shall apply when in conflict with the provisions of the Building Code, but where the provisions of both ordinances are not inconsistent, the enforcement of either shall be permissible and remedies or penalties cumulative.
  - (b) All abandoned signs and their supports shall be removed within 30 days from the date of abandonment. All damaged signs shall be repaired or removed within 30 days. The City Council (or designee) shall have authority to grant a 30 day extension where there is a determination that there is a reasonable necessity for same.
  - (c) Discontinuance of use or removal of any non-conforming sign or any sign in connection with a non-conforming use shall create a presumption of an intent to abandon said sign. A non-conforming sign that is damaged and not repaired within sixty (30) days shall be presumed to be abandoned.

**S. MISCELLANEOUS REGULATIONS:**

1. No sign shall be placed in a City of Weston drainage or utility easement unless approval is granted by the City Council, City Engineer or designee. Location in an easement shall be subject to a written agreement entered into by all parties involved. Any damage to or relocation of signs located in easements because of the City's use of the easement shall be the responsibility of the owner of the sign. The City, when possible, shall give the owner prior notice of the use of the easement which will affect the sign. This is also applicable to all exempt signs.
2. Signs may be internally or externally lighted as long as the light is so designed as to be shielded away from adjoining residential premises and does not impair drivers' visibility on adjoining rights of way.

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T. AMORTIZATION AND ABATEMENT OF NON-CONFORMING SIGNS:

- 1. The following types of signs shall become non-conforming upon passage of this section, and shall be brought into compliance or removed within 12 months of the date of this ordinance:

Prohibited signs as defined in Section 12.0.

VARIANCES

- A. GENERAL PROVISIONS: The Zoning Board of Adjustments shall have jurisdiction to hear requests for a variance from the terms of this ordinance. For the granting of a variance, a favorable vote of no less than 4 of 5 members of the City Council shall be necessary. The Board shall be authorized to grant a variance from the terms hereof if, and only if, they find that the strict enforcement of this section would create a substantial hardship to the applicant, by virtue of unique special conditions not generally found within the City, and that the granting of the variance would preserve the spirit and intent of the Ordinance, and would serve the general interests of the public and the applicant. A financial hardship shall not constitute a valid hardship.

PENALTY

Any person, firm, or corporation in violation of any of the provisions of this Ordinance shall be fined no more than \$ 2000.00. Each day such violation exists shall constitute a separate offense. The Building Official or his or her designee shall have the authority to issue citations or file complaints for violation of this Ordinance.

This Ordinance shall become effective from and after its passage and publication as required by law.

PASSED AND APPROVED this 21<sup>st</sup> day of February, 2002

Patti Harrington  
Patti Harrington, Mayor

ATTEST:

Michele Smith  
Michele Smith, City Secretary



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ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW (THE STATE OF TEXAS) (COUNTY OF COLLIN)  
I hereby certify that this instrument was FILED in the File Number Sequence on the date and the time stated herein above, and was duly RECORDED, in the Official Public Records of Real Property of Collin County, Texas on

MAR 14 2003

Brenda Taylor



Filed for Record in:  
Collin County, McKinney TX  
Honorable Brenda Taylor  
Collin County Clerk

On Mar 14 2003  
At 3:49pm

Doc/Num : 2003- 0047333

Recording/Type:OR 41.00  
Receipt #: 9938

