

City of Clayton Land Use Code

Planning and Development Services Staff Clarification SC12-01

Date: June, 12 2012

Subject: Residential Signs

Code Section: 425.070: Accessory Signs; 425.080: Residential Signs

Initiated by: Planning Staff

Background/Considerations:

Section 425.080 of the Zoning Regulations identifies four types of signs that are permitted on residential buildings or premises. They include nameplates for home occupations, wall signs for residential buildings with twenty or more units, garage sale signs, and political signs.

Under this section, other common residential signs that are an important means of directional communication that typically regulate trespassing and parking on private property, and signs which warn of the presence of alarms, dogs, video surveillance and similar communication that is 'residential' in nature, are not expressly permitted on residential property.

Determination/Clarification

Section 425.070: Accessory Signs, lists nine cases where the Director of Planning has the authority to approve accessory signs, defined as "a sign relating to an accessory use on a premise and signs that are deemed beneficial by providing directional information to pedestrians or motorists." It also permits the Director to approve accessory signs that may specifically benefit the public, that are not specifically enumerated in subsections 1-9 of that same section.

Therefore, at the discretion of the Director, staff will permit accessory signs on residential property as long as they meet the following standards:

- Size: Not to exceed 3 square feet total
- Height: Not greater than 2 feet tall (for ground mounted signs)
- Location: On private property
- Permit: A sign permit is required

Author: Louis R. Clayton, Planner

Approved: Susan M. Istenes, AICP
Director of Planning and Development Services

