

Sign Code 2022 Update - Proposed Amendments List for Committee Final

Please submit questions to SignCodeReview@sanantonio.gov

No.	Submittal Number	Internal/ External	(1) Submitting Agency/Person	Basis/Reason for Update(s)	Section of Proposed Update	(3) Summary of Proposed Change	Issue	Date	Committee's Suggestion	BRFCAAB Action Required	Code Change on Page
1	1-1	External	Clear Channel Outdoor from L. de la Torre	Clarification	Link Section, Unavailable/ Multiple	Certify the City of San Antonio with TXDOT for clear management of Sign rules and regs by COSA.	Supporting Document provided from Clear Channel	3/14/2023	No action Taken, provided advice to DSD Staff Only	No	No proposed changes
2	1-2	External	Clear Channel Outdoor from L. de la Torre	Clarification	Sec. 28-52 (1)	Define Off Premise height definition to match state language for clarity/consistency.	Supporting Document provided from Clear Channel	6/17/2022	Recommend Approval	Yes	Page 11
3	1-3	External	Clear Channel Outdoor from L. de la Torre	Clarification	Sec 28-52	Adopt clear off premise maintenance language and permitting process.	Supporting Document provided from Clear Channel	12/7/2022	Recommend Approval	Yes	Pages 12-13
4	2-1	External	SASA, TSA from L. Toye	Rule Interpretation Determination	Ordinance: GC1 Hill Country Gateway Corridor	Revise Ch. 10 and 28 that prohibits digital signs from IH 10 from UTSA to Gateway Corridor implemented by Councilmen Nirenberg & B. Conner	"Code Implemented when little development North of 1604. "	3/14/2023	Recommend Approval by BRFCAAB, Not Recommend Approval by Zoning Commission	Yes	Page 14
5	3-1	External	W. McLeod	Clarification	Sec. 28-75	Signs must be self-supporting and placed into the ground by one (1) to two (2) stakes. No off-premises sign is permitted on a utility pole, guardrail , street light pole, sign pole, fence, tree or other manmade or natural feature unless authorized under this section.	"Persons do not know guardrails are included"	6/1/2022	Recommend Approval	Yes	Page 15
6	4-1	External	Whispering Oaks HOA from P. Lund	Other	Sec. 28-9(b)	Clearly establish minimum mandatory fine, for each violation, and allow for increase in fines for multiple violations	"Excessive temporary, nuisance signs posted by small businesses"	6/1/2022	Recommend Denial	Yes	No proposed changes

7	5-1	External	Seven 13 Signs & Graphics, LLC from C. Barron	Modify	Sec. 28-74 (b)3c	<p>"Permit Validity Period. Duration of the temporary event for which the temporary sign is used for, but not more than one (1) <u>five (5) years</u>."</p> <p>The permit application will allow for the permit to be pulled for a minimum of 1 year and maximum of 5 years, with 1 year intervals. The permit fee will be \$150 for the first year and \$25 for each additional year, with a maximum of \$250 for a 5 year permit.</p>	No Reason Provided	6/17/2022	Recommend Approval	Yes	Page 16
8	5-2	External	Seven 13 Signs & Graphics, LLC from C. Barron	Modify	Sec. 28-74(b)3	<p>From Seven 13 Signs add 28-74 (b) 3d:</p> <p>"The sign erector shall certify in writing that the sign will not interfere with public safety". This language is already in 28-75(c)(3) when temporary banners are placed in public right of way. This would allow these temporary signs to be placed in electrical easements just as the over the street banners and "Incidental/way finding signs" are. Sec 28-30 allows for the incidental/way finding signs to not be permitted and they are largely installed within electrical easements. Most times these Large Temporary signs are the same size (slightly larger) but always made of the same materials."</p>	Goal is to add language in to the permit application (maybe not actually in the code) that sign contractor/business represented by sign contractors understands and accepts the risk should sign be damaged or need to be taken down by CPS Energy should sign be in the way of needing access to the underground/overhead lines. - Christi Barron	12/7/2022	Recommend Approval	Yes	Page 17

9	5-3	External	Seven 13 Signs & Graphics, LLC from C. Barron	Modify	Link Section, Unavailable/ Multiple	Changes made to Accela to help with renewal reminders (<i>Not Ch. 28, Provide correct source</i>)	Seven13 Signs stated can strike this line item but, "we might need to discuss the ability to add an addendum to any existing sign permit that is up for renewal being allowed to have the renewal submitted by a different licensed sign contractor than the original should the above point I made not work for the committee."	5/18/2022 email	Withdrawn by Applicant	No	No proposed changes
10	COSA 1	Internal	COSA Staff	Clarification	Definition: Sign-Face Area	Sign-Face Area means the entire advertising area or "sign face" within the sign excluding any framing, bracing , trim, or molding and the supporting structure. Also known as the "sign face." A Matrix 2-D symbol is not part of the area.	Clarify definition and Remove from Sec. 28-45 (b) 1	5/6/2022	Recommend Approval	Yes	Page 18
11	COSA 2	Internal	COSA Staff	Clarification	Sec. 28-45 b(1)	Total- Sign Area computation. The area of a sign shall be computed on the actual area of the sign. Included in the actual area shall be any open space which gives definition to the sign including the shape of any writing, object, representations, emblems, or other displays. Any border which forms an integral part of the background of the display, or differentiates the sign from the backdrop or structure against which it is placed should also be included in the actual total-sign area.	Clarify Section	5/6/2022	Recommend Approval	Yes	Page 19

12	COSA 3	Internal	COSA Staff	Other: Continuity	Sec. 28-26	Add item (5): "Perform any contractor work for which a permit is required without having the permit or after the permit has been canceled."	Be in line with Chapter 10, Sec. 115 (j)	6/1/2022	Recommend Approval	Yes	Page 20
13	COSA 4	Internal	COSA Staff	Clarification	Sec. 28-45 (f)	The expressway standards set out in Tables 1 and 2 shall also apply to lots, or any portion of lots, located within five hundred (500) feet of an expressway where said lot or lots do not have frontage on an expressway and <u>shall not allow for adjacent grade allowance.</u>	Clarifying for allowance for adjacent grade footage	6/17/2022	Recommend Approval	Yes	Page 21-24
14	COSA 5	Internal	COSA Staff	Other: Addition	Sec. 28 - 46 (b)2	Freestanding signs are allowed in accordance with Table 1 for Residential R-2, and 3 <u>and MF33</u> occupancies. In addition, one (1) identification sign per entrance is allowed.	To be more inclusive	6/17/2022	Recommend Approval	Yes	Page 25
15	COSA 6	Internal	COSA Staff	Clarification	Sec. 28 - 48 (a)	Use of digital projection, <u>video or animation (i.e. car wreck, running dog, etc.)</u> is prohibited on displays greater than thirty-two (32) square feet.	Provide clear detail to what the intention of "digital projection" is defined as	6/17/2022	Recommend Approval	Yes	Page 26

16	COSA 7	Internal	COSA Staff	Clarification	Sec. 28 - 30 (b)	<u>Non-Electric or Non-Illuminated</u> Signs not exceeding thirty two (32) square feet of facing, composed of durable material, situated wholly upon private property and securely affixed to a building, fence or wall and having a frame [...]. This exception does not apply to any signs erected in the Riverwalk Area as defined in this chapter.	Clarification of sign type	6/1/2022	Recommend Approval	Yes	Page 27
17	COSA 8	Internal	COSA Staff	Clarification	Sec. 28 - 64 (c)	Temporary signs within Urban Corridors. Banners, pennants, streamers, and balloons (1) foot or less in diameter may be used as temporary advertising for a maximum duration of thirty (30) days each six (6) months. Permits in accordance with the City Code and this chapter are required for signs over fifteen <u>thirty-two (32)</u> square feet in size.	Clarify based on 28-30 permit exemptions (b) signs not exceeding 32 sqft	8/23/2022	Recommend Approval but Withdrawn by COSA Staff	Yes	Page 28
18	6-1	External	City Council District 10 from C. Perry	Other: Concern	Sec. 28 - 43 (a)6	Brightness of On- and Off-Premise Digital Billboards should be adjusted.	Concern for safety of drivers and well being in the area around Camp Bullis with the brightness of digital billboard signs	12/21/2022	Recommend Denial, DSD to work on improving notification process for public to issue complaints on bright signs	Yes	No proposed changes
19	5-4	External	Seven 13 Signs & Graphics, LLC from C. Barron	Modify	Temporary Event Sign Permit Application	Delete Proposed date of Sign Removal from Event Sign Permit	serving no purpose	6/1/2022	Recommend Approval	No	No proposed changes

20	5-5	External	Seven 13 Signs & Graphics, LLC from C. Barron	Modify	Temporary Event Sign Permit Application	Landowner approval, more options	Discuss allowing other forms approval to be submitted	7/1/2022	Recommend Approval	No	No proposed changes
21	7-1	External	Outfront Media from M. McCann	Modify/Update	Not Stated	Revise code to permit licensed sign builders to convert existing 14' x 48' static faces to digital along limited highways within the City.	Information within attached presentation	3/14/2023	Recommend Approval	Yes	Pages 29-31
22	8-1	External	Urban Activation Institute from D. Ehrlich	Modify/Update	Not Stated	San Antonio Arts and Entertainment District overlay zoning amendment allows for the creation of a downtown economic development and public art program powered by outdoor media.	No Reason Provided;	12/21/2022	No Action Taken, Recommend Applicant approach Council	No	No proposed changes
23	9-1	External	C. Waguespack	Modify/Update	Sec. 28 - 76	Institute an annual inspection fee for on premise digital signs to cover cost of ensuring that action of and brightness of sign remains consistent with code. Fee shall not apply to digital signs that pass initial inspection, can only remain static or changed manually (such as gas prices) and are not able to be have light intensity increased.	To limit driver distraction, ensure compliance with sign standards established by the city and to protect dark skies in and around San Antonio from needless ambient light.	12/21/2022	Recommend Denial, but Develop Pilot Program with no fee	No	No proposed changes
24	9-2	External	C. Waguespack	Modify/Update	Sec. 28 - 54 (b) (9)	Change required distance between off-premise digital signs to 1500' in any direction, including across the roadway, not to include any other digital signs on the same structure, up to a maximum of two signs, either static or digital per structure.	To prevent driver distraction and visual clutter.		Withdrawn by Applicant	No	No proposed changes

25	9-3	External	C. Waguespack	Modify/ Update	New Section	Develop a process for equitable distribution among sign owners of rights to convert billboards from static to digital, as well as prioritize locations where takedowns shall occur.	Many of San Antonio residents and visitors desire the opportunity to appreciate the unique beauty and character of San Antonio without visual clutter and to improve public safety by limiting driver distractions. That desire must be balanced with the needs of owners of off-premise billboards and their customers, including local business owners who utilize these services. Conversion over time will allow for periodic assessment by both the public and city leaders of the effect of such signage on public safety and the beauty of the San Antonio skyline.	3/14/2023	The Committee confirmed the intent of the proposal was added to the proposed language under 7-1. No action taken for this item.	No	No proposed changes
26	COSA 9	Internal	COSA Staff	Clarification	Multiple Locations	The current Chapter 28 has an effective date of July 3, 2017. The ordinance uses the statement "prior to the effective date of this Ordinance" in multiple locations. Staff needs to review each occurrence of this statement to determine if the date needs to be updated to July 3, 2017, remain the same, or be removed completely. This should be a clerical exercise to insure the date referenced in each section is consistent with the intent of the section.	Clarify effective dates of various code sections with Chapter 28 and update them to reflect the effective date of the current version of Chapter 28 or the effective date of the updated version of Chapter 28 currently be reviewed.	8/23/2022	Recommend Approval	Yes	Pages 32-33

27	10-1	External	Sign Code Committee	Modify/Update	Sec. 28 - 31 (d)	Addition of a new subsection 4 that would allow a billboard owner to allocate a relocation permit to be used to adjust the height of an existing billboard up to maximum of 85 ft.	With increased heights of adjacent grades due to the addition of flyovers and highway interchanges, there are existing off-premise billboards that are no longer tall enough to be visible to these flyovers. This amendment would allow a billboard operator to utilize the relocation permit detailed in Sec. 28-31(d) to increase the heights of these billboards up to 85 ft.	12/7/2022	Recommend Approval	Yes	Page 34
28	11-1	External	M. Ross	Modify/Update	Sec. 28 - 74 (c) 3	Add an exception for the requirement to pull a permit for small temporary signs placed on private property. Sec. 28-74 (c) 3 (a) - Exemption: If placing the sign within your own property lines or on the Right-of-Way directly abutting your private property, a permit shall not be required. If exempted, the sign will still be required to follow Sec. 28-74(c)(3)c and d.	Limit the number of small temporary signs that require permits if the sign is being placed on the installers private property or right-of-way directly abutting the private property of the installer.	3/14/2023	The committee did not find common ground on this request and opted to take no action, letting it die in committee	No	No proposed changes

29	12-1	External	Clear Channel Outdoor from L. de la Torre	Modify/Update	Sec. 28 - 54	<p>Sec. 28-54 (e) - The owner of a sign qualifying for a second digital display under subsection (d) above that did not deploy the display during the allotted time may place a second display so long as all permits have been applied for within nine (9) months of the approval of this article. Such placement may only occur if all other applicable requirements of subsection (d) have been satisfied.</p>	<p>Due to TxDOT sign regulations that prevented the deployment of two (2) digital displays, Clear Channel seeks permission to place these remaining displays at their qualifying locations. Under the previous program all signs with a face size of 100 square feet or less have already been removed. Any existing signs needing to be removed for the qualifying displays will be removed prior to submitting permits to the city. All other applicable conditions contained in Section 28-54 will be met.</p>	7/15/2022	Recommend Approval	Yes	Page 35
30	13-1	External	Hill Country Alliance from D. Davies	Modify/Update	Multiple Locations	<p>Language in blue font are proposed added language</p>	<p>The updates reflect current night-sky friendly lighting standards and maximum values as recommended by the International Dark-Sky Association, the Illuminating Engineering Society, and the International Commission on Illumination.</p>	2/14/2023	Recommend Denial	No	No proposed changes

31	14-1	External	Sign Code Committee	Modify/Update	Sec. 28 - 6 and Sec 28-2	<p>Sect. 28-6 Definitions, update the definition of maintenance.</p> <p>Sect. 28-23 On-Premises Sign Operator License, update what scope of work requires a license.</p>	Reduce the scope of work completed on an on-premises sign that requires a license issued by the City of San Antonio.	12/7/2022	Recommend Approval	Yes	Page 36
32	15-1	External	Sign Code Committee	Modify/Update	Sec. 28 - 49	<p>Sect. 28-49 Sign Master Plan Development Agreement, change the requirements needed to modify an existing Sign Master Plan (SMP) when an existing lot owner within the SMP is non responsive to requests for change</p>	Currently, a change to an approved SMP would require all lot owners within the SMP to sign off on the agreement. In the event lot owners would like to amend the SMP but are not able to get a responses from all lot owners within the SMP, then the modification can be made after three attempts for response have been made.	12/21/2022	Recommend Approval	Yes	Page 37

Chapter 28 Sign Code Update Proposed Amendment

Submittal Number: 1-2

Existing Code Language:

Sec. 28-52. - Sign specifications and maintenance.

Authorized off-premises signs shall comply with the following specifications:

(1) Height. All off-premises signs erected after the effective date of this provision shall not exceed forty-two and one-half (42½) feet in height above the adjacent street grade, not to exceed a maximum of sixty (60) feet above ground level.

Amended Code Language:

(1) *Height.* All off-premises signs erected after the effective date of this provision shall not exceed forty-two and one-half (42½) feet in height above the adjacent street grade, measured from the grade level of the centerline of the main-traveled way, not including a frontage road or controlled access highway, closest to the sign at a point perpendicular to the sign location; not to exceed a maximum of sixty (60) feet above ground level.

Chapter 28 Sign Code Update Proposed Amendment

Submittal Number: 1-3

Existing Code Language:

Sec. 28-52. - Sign specifications and maintenance.

(6) Construction and maintenance requirements.

- a. Every off-premises sign shall be firmly and solidly constructed so as to withstand a windload of at least thirty (30) pounds per square foot of area.
- b. An open space of at least seven (7) feet shall be provided between the bottom of the off-premises sign and the ground. If necessary, support bracing for the sign may extend through the open space.
- c. All off-premises signs exceeding twenty-five (25) feet in height shall be of fireproof construction.
- d. Base aprons measuring not less than twenty-four (24) inches high shall be attached to the bottom of all off-premises signs with sign faces measuring ten (10) feet or more in height and forty (40) feet or more in width.
- e. All service platforms shall have a jack or support at each structural upright and shall have a minimum width of twenty (20) inches of walking surface. Service platforms shall be mandatory on all off-premises signs measuring more than twelve (12) feet between ground level and the bottom of the sign face.
- f. All exposed wood or metal surfaces, including treated but unpainted stringers, platforms, jacks or other supports, excepting galvanized metal, shall be painted, both front and back, upon installation of the off-premises sign.
- g. Off-premises signs shall be designed and emplaced not to create a traffic hazard near street intersections or railroad crossings. Off-premises signs shall not be positioned in a way which obscures, or physically interferes with, a traffic sign, signal device or a driver's view of approaching, merging, or intersecting traffic.
- h. Off-premises signs shall not be illuminated in a manner which interferes with the effectiveness of or obscures an official traffic sign, signal, or device; nor may the light emitted from any off-premises sign cause glare to, or impede the vision of, the driver of any motor vehicle.
- i. There shall be a distance of fourteen (14) feet between the ground and the bottom rung of any ladder which is permanently attached to the off-premises sign structure. The 14-foot separation is necessary to ensure public safety. Existing signs which do not meet this standard shall not be awarded nonconforming status. The city sign inspector is authorized to issue citations to any off-premises sign operator whose signs are in violation of this section.
- j. All off-premises signs must be maintained by a licensed off-premises sign operator.

Amended Code Language:

(6) Construction ~~and maintenance~~ requirements.

a) The following are considered to be routine maintenance activities that do not require an amended permit:

- (1) the replacement of nuts and bolts;
- (2) nailing, riveting, or welding;
- (3) cleaning and painting;
- (4) manipulation of the sign structure to level or plumb it;
- (5) changing of the advertising message;
- (6) the replacement of minor parts if the materials of the minor parts are the same type as those being replaced and the basic design or structure of the sign is not altered;
- (7) changing all or part of the sign structure but only if materials similar to those of the sign structure being replaced are used; and
- (8) upgrading existing lighting for an energy efficient lighting system.

b) The following are considered to be customary maintenance activities that may be made but require an amended permit before the initiation of such an activity:

- (1) replacement of poles, but only if not more than one-half of the total number of poles of the sign structure are replaced in any 12 month period and the same material is used for the replacement poles; and
- (2) adding a catwalk to the sign structure.

(c) The following are examples of substantial changes that may be made but require an amended permit before the initiation of such an activity:

- (1) adding lights to an un-illuminated sign
- (2) changing the number of poles in the sign structure;
- (3) adding permanent bracing wires, guy wires, or other reinforcing devices;
- (4) changing the material used in the construction of the sign structure, such as replacing wooden material with metal material;
- (5) adding faces to a sign or changing the sign configuration;
- (6) increasing the height of the sign;
- (7) changing the configuration of the sign structure, such as changing a "V" sign to a stacked or back to back sign, or a single face sign to a back-to back sign; and
- (8) moving the sign structure or sign face


(d) To add a catwalk to a sign structure the catwalk must meet Occupational Safety and Health Administration guidelines.

Chapter 28 Sign Code Update Proposed Amendment

Submittal Number: 2-1

Existing Code Language:

Hill Country Gateway Corridor District Plan Site Development Standards

Standard:	Requirement:	Illustration:
On-premises Signage	Expressway: 35' height/200 square feet single tenant 40' height/250 square feet dual tenant 40' height/300 square feet multiple tenant Arterial A: 25' height/65 square feet single tenant 30' height/150 square feet dual tenant 40' height/200 square feet multiple tenant Up to an additional 10 feet of height may be added if the adjacent grade is elevated. 200' spacing between signs. No provision in this section may be construed to prohibit a Sign Master Plan Development Agreement as defined by §28-244 of the Municipal Code. Signs prohibited by §28-220 of the Municipal Code shall be prohibited within this Corridor. Digital signs shall be prohibited.	

Amended Code Language:

Standard:	Requirement:	Illustration:
On-premises Signage	Expressway: 35' height/200 square feet single tenant 40' height/250 square feet dual tenant 40' height/300 square feet multiple tenant Arterial A: 25' height/65 square feet single tenant 30' height/150 square feet dual tenant 40' height/200 square feet multiple tenant Up to an additional 10 feet of height may be added if the adjacent grade is elevated. 200' spacing between signs. No provision in this section may be construed to prohibit a Sign Master Plan Development Agreement as defined by §28-244 of the Municipal Code. Signs prohibited by §28-220 of the Municipal Code shall be prohibited within this Corridor. Digital signs shall be prohibited.	

or

Standard:	Requirement:	Illustration:
On-premises Signage	Expressway: 35' height/200 square feet single tenant 40' height/250 square feet dual tenant 40' height/300 square feet multiple tenant Arterial A: 25' height/65 square feet single tenant 30' height/150 square feet dual tenant 40' height/200 square feet multiple tenant Up to an additional 10 feet of height may be added if the adjacent grade is elevated. 200' spacing between signs. No provision in this section may be construed to prohibit a Sign Master Plan Development Agreement as defined by §28-244 of the Municipal Code. Signs prohibited by §28-220 of the Municipal Code shall be prohibited within this Corridor. Digital signs shall be prohibited.	

Digital signs are prohibited unless installed prior to June 1, 2023. A digital sign installed prior to June 1, 2023 is classified as a legally non-conforming structure subject to non-conforming structure rules and regulations.

Chapter 28 Sign Code Update Proposed Amendment

Submittal Number: 3-1

Existing Code Language:

Sec. 28-75. Temporary signs on public right-of-way and city public property.

(4) *Sign location.*

- a. Signs must be self-supporting and placed into the ground by one (1) to two (2) stakes. No off premises sign is permitted on a utility pole, street light pole, sign pole, fence, tree or other manmade or natural feature unless authorized under this section.

Amended Code Language:

(4) *Sign location.*

- a. Signs must be self-supporting and placed into the ground by one (1) to two (2) stakes. No off premises sign is permitted on a utility pole, guardrail, street light pole, sign pole, fence, tree or other manmade or natural feature unless authorized under this section.

Chapter 28 Sign Code Update Proposed Amendment

Submittal Number: 5-1

Existing Code Language:

Sec. 28-74. Temporary signs on nonresidential zoned properties and nonresidential uses

(b) Large Sign.

(3) *Temporary placement.*

- a. A licensed sign contractor is required to apply for and be issued a permit to place a temporary large sign.
- b. The development services department must review the plan for conformity and perform necessary inspections prior to permit issuance.
- c. Permit validity period. Duration of the temporary event for which the temporary sign is used for, but not more than one (1) year. The permit can be renewed up to four (4) times (maximum five (5) years) by the applicant upon and submission of evidence that the event is not yet over.

Amended Code Language:

- c. Permit validity period. Duration of the temporary event for which the temporary sign is used for, but not more than ~~one (1)~~ five (5) years. The permit can be renewed up to four (4) times (maximum five (5) years) by the applicant upon and submission of evidence that the event is not yet over.

Chapter 28 Sign Code Update Proposed Amendment

Submittal Number: 5-2

Existing Code Language:

Sec. 28-74. Temporary signs on nonresidential zoned properties and nonresidential uses

(b) Large Sign.

(3) *Temporary placement.*

- a. A licensed sign contractor is required to apply for and be issued a permit to place a temporary large sign.
- b. The development services department must review the plan for conformity and perform necessary inspections prior to permit issuance.
- c. Permit validity period. Duration of the temporary event for which the temporary sign is used for, but not more than one (1) year. The permit can be renewed up to four (4) times (maximum five (5) years) by the applicant upon and submission of evidence that the event is not yet over.

Amended Code Language:

- d. The sign erector shall certify in writing that the sign will not interfere with public safety.

Chapter 28 Sign Code Update Proposed Amendment

Submittal Number: COSA 1

Existing Code Language:

Sec. 28-6. Definitions.

Area means the entire advertising area within the sign excluding any framing, trim, or molding and the supporting structure. Also known as the "sign face." A Matrix 2-D symbol is not part of the area.

Amended Code Language:

Sign-Face Area means the entire advertising area or "sign face" within the sign excluding any framing, bracing, trim, or molding and the supporting structure. ~~Also known as the "sign face."~~ A Matrix 2-D symbol is not part of the area.

Chapter 28 Sign Code Update Proposed Amendment

Submittal Number: COSA 2

Existing Code Language:

Sec. 28-45. Sign height and area.

(b) Sign area.

(1) *Area computation.* The area of a sign shall be computed on the actual area of the sign. Included in the actual area shall be any open space which gives definition to the sign including the shape of any writing, object, representations, emblems, or other displays. Any border which forms an integral part of the background of the display, or differentiates the sign from the backdrop or structure against which it is placed should also be included in the actual area. The computation of sign area shall not include any structure, bracing, or wall that is necessary to support the sign.

Amended Code Language:

(b) Sign area.

(1) **Total-Sign** *Area computation.* The area of a sign shall be computed on the actual area of the sign. Included in the actual area shall be any open space which gives definition to the sign including the shape of any writing, object, representations, emblems, or other displays. Any border which forms an integral part of the background of the display, or differentiates the sign from the backdrop or structure against which it is placed should also be included in the actual **total-sign** area. The computation of sign area shall not include any structure, bracing, or wall that is necessary to support the sign.

Chapter 28 Sign Code Update Proposed Amendment

Submittal Number: COSA 3

Existing Code Language:

This would be a new section of code.

Amended Code Language:

Sec. 28-26. Revocation and suspension.

(a) *Grounds.* The appeals and advisory board is authorized to uphold, modify or overrule the director's decision to suspend or revoke the city issued license of any person found to have:

(5) Perform any contractor work for which a permit is required without having the permit or after the permit has been canceled.

Chapter 28 Sign Code Update Proposed Amendment

Submittal Number: COSA 4

Existing Code Language:

Sec. 28-45. Sign height and area.

(c) Height and size limitation.

(1) For the first freestanding sign on a lot, the height and size maximum shall be in accordance with Table 1 and/or Table 2 if applicable. All subsequent freestanding signs on the lot shall not exceed seventy-five (75) percent of the allowable height and size specified in the appropriate table(s).

On lots with frontage on more than one (1) street, the same shall apply for each street.

(2) One (1) freestanding sign shall be permitted for each one hundred fifty (150) feet of street frontage. On lots with frontage on more than one (1) street, the same shall apply for each street. All allowed freestanding signs shall be in accordance with Table 1 and/or Table 2 as specified in subsection (1) above.

**Table 1
Maximum-Allowable Heights and Sizes for Freestanding Signs in Nonresidential Zoning Districts**

Street Classification	Height (Ft.)	Size (SF)
Local	16 ft	75 ft
Arterial Type B/ Commercial Collector	24 ft	150 ft
Arterial Type A	40 ft	240 ft
Expressway	50 ft*	375 ft

* Not to exceed fifty (50) feet in height above the adjacent street grade, not to exceed a maximum of sixty (60) feet above ground level.

** Note: Sign height and square footage may vary depending on special districts and overlays.

(d) Height and size limitation. Freestanding multiple tenant signs in nonresidential zoning districts shall be limited in height and size in accordance with Table 2.

**Table 2
Maximum Allowable Heights and Sizes for Freestanding Multiple Tenant Signs in Nonresidential Zoning Districts**

Street Classification	Height (Ft.)	Size (SF)
Local	20 ft	125 ft

Arterial Type B/ Commercial Collector	32 ft	250 ft
Arterial Type A	50 ft	500 ft
Expressway	60 ft ⁽²⁾	650 ft ⁽¹⁾

⁽¹⁾ The maximum size for an individual tenant's portion of a freestanding multiple tenant sign in a nonresidential zoning district may not exceed the maximum size allowed for a freestanding sign in a nonresidential zoning district as specified in Table 1 of this section.

⁽²⁾ Not to exceed sixty (60) feet in height above the adjacent street grade not to exceed a maximum of seventy (70) feet above ground level.

** Note: Sign height and square footage may vary depending on special districts and overlays.

(e) No single tenant shall exceed three hundred seventy-five (375) square feet of advertising on a multi-tenant sign at any given time. This provision is intended to address hybrid static and changeable copy multi-tenant signs.

(f) The expressway standards set out in Tables 1 and 2 shall also apply to lots, or any portion of lots, located within five hundred (500) feet of an expressway where said lot or lots do not have frontage on an expressway. If an expressway size sign is erected on a lot which does not have expressway frontage, said sign shall be setback a minimum of one hundred (100) feet from the nearest street easement or right-of-way and a minimum of two hundred (200) feet from the nearest residential zone. Said sign or signs shall be oriented to the expressway.

Amended Code Language:

Sec. 28-45. Sign height and area.

(c) Height and size limitation.

(1) For the first freestanding sign on a lot, the height and size maximum shall be in accordance with Table 1 and/or Table 2 if applicable. All subsequent freestanding signs on the lot shall not exceed seventy-five (75) percent of the allowable height and size specified in the appropriate table(s).

On lots with frontage on more than one (1) street, the same shall apply for each street.

(2) One (1) freestanding sign shall be permitted for each one hundred fifty (150) feet of street frontage. On lots with frontage on more than one (1) street, the same shall apply for each street. All allowed freestanding signs shall be in accordance with Table 1 and/or Table 2 as specified in subsection (1) above.

**Table 1
Maximum-Allowable Heights and Sizes for Freestanding Signs in Nonresidential Zoning Districts**

Street Classification	Height (Ft.)	Size (SF)
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Local	16 ft	75 ft
Arterial Type B/ Commercial Collector	24 ft	150 ft
Arterial Type A	40 ft	240 ft
Expressway	50 ft*	375 ft

* Not to exceed fifty (50) feet in height above the adjacent street grade, measured from the grade level of the centerline of the main-traveled way, not including a frontage road or controlled access highway, closest to the sign at a point perpendicular to the sign location, not to exceed a maximum of sixty (60) feet above ground level.

** Note: Sign height and square footage may vary depending on special districts and overlays.

(d) Height and size limitation. Freestanding multiple tenant signs in nonresidential zoning districts shall be limited in height and size in accordance with Table 2.

Table 2
Maximum Allowable Heights and Sizes for Freestanding Multiple Tenant Signs in Nonresidential Zoning Districts

Street Classification	Height (Ft.)	Size (SF)
Local	20 ft	125 ft
Arterial Type B/ Commercial Collector	32 ft	250 ft
Arterial Type A	50 ft	500 ft
Expressway	60 ft ⁽²⁾	650 ft ⁽¹⁾

⁽¹⁾ The maximum size for an individual tenant's portion of a freestanding multiple tenant sign in a nonresidential zoning district may not exceed the maximum size allowed for a freestanding sign in a nonresidential zoning district as specified in Table 1 of this section.

⁽²⁾ Not to exceed sixty (60) feet in height above the adjacent street grade, measured from the grade level of the centerline of the main-traveled way, not including a frontage road or controlled access highway, closest to the sign at a point perpendicular to the sign location, not to exceed a maximum of seventy (70) feet above ground level.

** Note: Sign height and square footage may vary depending on special districts and overlays.

(e) No single tenant shall exceed three hundred seventy-five (375) square feet of advertising on a multi-tenant sign at any given time. This provision is intended to address hybrid static and changeable copy multi-tenant signs.

(f) The expressway standards set out in Tables 1 and 2, excluding the 10 ft increase for adjacent grade allowance, shall also apply to lots, or any portion of lots, located within five hundred (500) feet of an expressway where said lot or lots do not have frontage on an expressway. If an expressway size sign is

erected on a lot which does not have expressway frontage, said sign shall be setback a minimum of one hundred (100) feet from the nearest street easement or right-of-way and a minimum of two hundred (200) feet from the nearest residential zone. Said sign or signs shall be oriented to the expressway.

Chapter 28 Sign Code Update Proposed Amendment

Submittal Number: COSA 5

Existing Code Language:

Sec. 28-46. Provisions applicable to residential zoning districts.

(b) The following signs are allowed in residential zones:

- (1) One (1) attached, non-illuminated nameplate identifying a business authorized in that zoning district not to exceed one (1) square foot in sign area.
- (2) Freestanding signs are allowed in accordance with Table 1 for residential R-2 and 3 occupancies. In addition, one (1) identification sign per entrance is allowed.

Amended Code Language:

(b) The following signs are allowed in residential zones:

- (1) One (1) attached, non-illuminated nameplate identifying a business authorized in that zoning district not to exceed one (1) square foot in sign area.
- (2) Freestanding signs are allowed in accordance with Table 1 for residential R-2 and 3 occupancy ies types defined per the currently adopted International Building Code under Chapter 10. In addition, one (1) identification sign per entrance is allowed.

Chapter 28 Sign Code Update Proposed Amendment

Submittal Number: COSA 6

Existing Code Language:

Sec. 28-48. Digital displays; on-premises.

(2) *Standards.*

a. Use of digital projection is prohibited on displays greater than thirty-two (32) square feet.

Amended Code Language:

Sec. 28-48. Digital displays and projections; on-premises.

(2) *Standards.*

a. Use of digital projection and video is prohibited on displays greater than thirty-two (32) square feet.

Chapter 28 Sign Code Update Proposed Amendment

Submittal Number: COSA 7

Existing Code Language:

Sec. 28-30. - Permit exceptions.

- (a) On-premise signs not exceeding one (1) square foot of facing, and non-lit, attached to a residence, apartment or mixed use building used solely for home occupation purposes.

Any activity carried out for gain by a resident conducted as an accessory use in the resident's dwelling unit as defined in [chapter 35](#).

- (b) Signs not exceeding thirty-two (32) square feet of facing, composed of durable material, situated wholly upon private property and securely affixed to a building, fence or wall and having a frame or trim not more than three (3) inches wide except said signs shall comply with applicable erection and maintenance permit regulations. This exception does not apply to any signs erected in the Riverwalk Area as defined in this chapter.

Amended Code Language:

Sec. 28-30. Permit exceptions.

- (a) On-premise signs not exceeding one (1) square foot of facing, and non-lit, attached to a residence, apartment or mixed use building used solely for home occupation purposes.

Any activity carried out for gain by a resident conducted as an accessory use in the resident's dwelling unit as defined in chapter 35.

- (b) Non-Electric or Non-Illuminated Signs not exceeding thirty-two (32) square feet of facing, composed of durable material, situated wholly upon private property and securely affixed to a building, fence or wall and having a frame or trim not more than three (3) inches wide except said signs shall comply with applicable erection and maintenance permit regulations. This exception does not apply to any signs erected in the Riverwalk Area as defined in this chapter.

Chapter 28 Sign Code Update Proposed Amendment

Submittal Number: COSA 8

Existing Code Language:

Sec. 28-64. Sign standards.

(c) *Temporary signs within urban corridors.* Banners, pennants, streamers, and balloons one (1) foot or less in diameter may be used as temporary advertising for a maximum duration of thirty (30) days each six (6) months. Permits in accordance with the City Code and this chapter are required for signs over fifteen (15) square feet in size.

Amended Code Language:

Sec. 28-64. Sign standards.

(c) *Temporary signs within urban corridors.* Banners, pennants, streamers, and balloons one (1) foot or less in diameter may be used as temporary advertising for a maximum duration of thirty (30) days each six (6) months. Permits in accordance with the City Code and this chapter are required for signs over ~~fifteen (15)~~ thirty-two (32) square feet in size.

Submittal Number: 7-1

Existing Code Language:

This would be a new section of code.

Amended Code Language:

Sec. 28-54. Digital displays; off-premise.

(f) Notwithstanding subsection (a) above, as of the latest date of this ordinance, for a three (3) year period, the owner of an existing legally permitted off-premises sign structure may place up to two digital displays of no more than six hundred seventy-two (672) square feet each on the structure, provided that the following conditions are met:

(1) The sign structure is not located within the following areas:

a. Downtown area within the following boundaries:

1. Both sides of I.H. 10, an expressway, between South Alamo Street to I.H. 35 for a distance of five hundred (500) feet from the street right-of-way.

2. Both sides of I.H. 35, an expressway, between I.H. 10 to I.H. 37 for a distance of five hundred (500) feet from the street right-of-way.

3. Both sides of I.H. 37, an expressway, between I.H. 35 to Carolina Street for a distance of five hundred (500) feet from the street right-of-way.

4. Both sides of I.H. 10,/Highway 90, an expressway, in the Mission Reach Overlay District for a distance of five hundred (500) feet from the street right-of-way.

b. Any street categorized as an Arterial Street or smaller, excluding locations where the structure is located on an arterial or smaller street but oriented toward the expressway and the structure is within one-hundred (100) feet from the expressway right-of-way.

c. A historic overlay district.

d. Both sides of I.H. 37, an expressway, between the south most intersection of I.H. 37 and Jones Maltsberger Road and I.H. 35 for a distance of five hundred (500) feet from the street right-of-way.

e. Within five hundred (500) feet of a structure located on a property zoned HL, HE, or HS.

f. Within two thousand (2000) feet of another digital off-premises sign.

g. Within two thousand (2000) feet of the city limits for City of San Antonio.

h. Within one thousand five hundred (1500) feet of another existing legally permitted off-premises sign structure.

- l. Within ten (10) feet of the adjacent expressway.
- k. Within the Hill Country Gateway Corridor, GC-1, as defined per the 2003 Ordinance 97656.
 - i. The new digital display shall comply with the following: Digital Sign lighting requirements per the MLOD Standards per the Uniform Development Code Section 35-339.04.
 - j. The orientation to the highway of the existing sign structure shall not be modified.
 - k. The height of the existing sign structure shall not be increased. And the structure was not changed in height under a Height Adjustment Permit within the past three (3) years.
- l. A minimum of 40 hours of Public Service Announcement time shall be provided to the City of San Antonio each year, initially starting at the activation of the sign and renewing at the start of each calendar year.

(2) Takedown Credits, utilization and requirements.

- a. Takedown Credits will be accrued through the removal of existing permitted billboards within the City of San Antonio at a per square footage of sign face removed at a one (1) for one (1) ratio. Billboards removed in the areas defined under Section 28-54(f)(1) will receive Takedown Credits at a per square footage of sign face removed at a one and a half (1.5) for one (1) ratio.
- b. Relocation credits per Sections 28-56 and 28-57 can be converted to Takedown Credits at a ratio of one (1) square footage of sign face relocation credit to a half (0.5) square footage of Takedown Credit. A maximum of fifty percent (50%) of required Takedown Credits needed for the conversion of a digital face can be converted from relocation credits.
- c. For each new digital display, the billboard owner shall need four (4) square feet of Takedown Credits for one (1) square foot of digital display.
- d. The sign faces must be removed prior to receiving Takedown Credits and a permit for each digital display.
- e. If a face is removed from a structure, the entire sign assembly must be removed.
- f. No credit will be given for the area of the sign face removed to convert to a digital display.
- g. Credits for a takedown to be utilized for digital conversion shall not be transferred from one licensed billboard operator to another.

(3) A maximum of eight (8) digital conversion permits will be issued per calendar year starting on January 1, 2024 and will conclude on December 31, 2026. Conversion permits are only good for

the year issued and cannot be transferred to another calendar year. One (1) permit will be issued for each billboard structure to be converted to digital. The billboard owner will have the option to convert one or both faces of an existing dual face billboard. If the owner only converts one face of a dual face structure, then a new permit will be required to convert the second face in any future year. No new faces can be added to existing billboards under the digital conversion and no more than two digital faces can be added to an existing structure.

a. Licensed billboard operators with more than four-hundred (400) permitted billboards shall be allocated four (4) conversion permits per year.

b. Licensed billboard operators with twenty (20) to three-hundred ninety-nine (399) permitted billboards shall be allocated one (1) conversion permit per year.

c. Licensed billboard operators with less than twenty (20) permitted billboards shall be allocated the remaining allowable conversions using the following process:

1. A company wishing to participate in the digital conversion process during each calendar year must submit a completed application detailing the location to be converted, the number of faces to be converted, and billboards that will be removed to accrue the required Takedown Credits. Development Services Department will conduct a drawing in the presence of participants.

2. The company selected by the drawing must submit a final application within sixty (60) days of the selection drawing date.

3. All demolition requirements need to be completed in six (6) months after the application has been issued and approved. The director is authorized to extend this time an additional ninety (90) days for good cause shown supported by written documentation stating the reasons why six (6) months was insufficient to complete the required demolitions.

4. If the company drawn to perform the conversion fails to meet the deadline, the next company in line will be awarded the right to perform a digital conversion.

5. Approval to receive a digital conversion permit cannot be transferred or sold.

Chapter 28 Sign Code Update Proposed Amendment

Submittal Number: COSA 9

Existing Code Language:

Sec. 28-11. Recorded sign easement agreements.

Any recorded private sign easement agreement or any other legal agreement that eliminates or purports to eliminate the distinctions between on-premises and off-premises sign types, single and multi-tenant sign types, or sign sizes by zoning district or street classification constitutes a violation of this chapter. This provision shall operate prospectively from the effective date of the ordinance from which this chapter derives.

Sec. 28-31. Permit application process.

(c) Considerations for issuing sign permits.

(2) Off premises relocation permit application considerations.

a. Any off premises sign structure removed in the city within two (2) years prior to the effective date of this chapter may be credited as a required removal provided the development services department has previously identified the removed sign through a demolition permit application as such under then-existing regulations. Demolition permits must be issued by the development services department and structures demolished prior to issuance of a relocation permit. Once an application for a relocation permit is filed, such application shall not be amended except for adjustment of the location of the relocated off premises sign structure on the same property.

Sec. 28-43. Digital displays; general.

(a) Existing signs. All digital displays, as defined, lawfully in existence prior to the effective date of this chapter shall conform to the provisions of this article within one (1) year of ordinance passage; provided however, that incandescent or monochrome LED signs using a single display color and which are used exclusively to display text is excluded from the requirements of this provision

Sec. 28-52. - Sign specifications and maintenance.

Authorized off-premises signs shall comply with the following specifications:

(1) *Height*. All off-premises signs erected after the effective date of this provision shall not exceed forty-two and one-half (42½) feet in height above the adjacent street grade, not to exceed a maximum of sixty (60) feet above ground level.

Amended Code Language:

Sec. 28-11. Recorded sign easement agreements.

Any recorded private sign easement agreement or any other legal agreement that eliminates or purports to eliminate the distinctions between on-premises and off-premises sign types, single and multi-tenant sign types, or sign sizes by zoning district or street classification constitutes a violation of this chapter. This provision shall operate prospectively from the ~~effective date of the ordinance from which this chapter derives~~ July 3, 2017.

Sec. 28-31. Permit application process.

(a) Considerations for issuing sign permits.

(2) Off premises relocation permit application considerations.

a. Any off premises sign structure removed in the city within two (2) years prior to ~~the effective date of this chapter~~ July 3, 2017 may be credited as a required removal provided the development services department has previously identified the removed sign through a demolition permit application as such under then-existing regulations. Demolition permits must be issued by the development services department and structures demolished prior to issuance of a relocation permit. Once an application for a relocation permit is filed, such application shall not be amended except for adjustment of the location of the relocated off premises sign structure on the same property.

Sec. 28-43. Digital displays; general.

(b) Existing signs. All digital displays, as defined, lawfully in existence prior to July 3, 2017 ~~the effective date of this chapter~~ shall conform to the provisions of this article within one (1) year of ordinance passage; provided however, that incandescent or monochrome LED signs using a single display color and which are used exclusively to display text is excluded from the requirements of this provision.

Sec. 28-52. - Sign specifications and maintenance.

Authorized off-premises signs shall comply with the following specifications:

(1) *Height*. All off-premises signs erected after July 3, 2017 ~~the effective date of this provision~~ shall not exceed forty-two and one-half (42½) feet in height above the adjacent street grade, not to exceed a maximum of sixty (60) feet above ground level.

Chapter 28 Sign Code Update Proposed Amendment

Submittal Number: 10-1

Existing Code Language:

This would be a new section of code.

Amended Code Language:

Sec. 28-31. Permit application process.

(d) Considerations for issuing sign permits.

(4) *Height adjustment permits.* A height adjustment permit can be issued if all of the following conditions are met for an existing billboard structure.

a. The owner shall file an application with the development services department providing it with photographic evidence that the sign face is obstructed by a ramp, elevated roadway, traffic sign or similar highway structure.

b. The structure is not located within the following boundaries:

1. Both sides of I.H. 10, an expressway, between Highway 90 to I.H. 35 for a distance of five hundred (500) feet from the street right-of-way.

2. Both sides of I.H. 35, an expressway, between I.H. 10 to I.H. 37 for a distance of five hundred (500) feet from the street right-of-way.

3. Both sides of I.H. 37, an expressway, between I.H. 35 I.H. 10/Highway 90 for a distance of five hundred (500) feet from the street right-of-way.

4. Both sides of I.H. 10,/Highway 90, an expressway, between I.H.10/I.H. 35 and I.H. 37 for a distance of five hundred (500) feet from the street right-of-way.

c. The existing billboard structure was installed prior to the building or installation of the obstruction.

d. The existing billboard was not converted to a digital face in the previous three (3) years.

e. The existing billboard must retain the same basic structural configuration, including number of faces and lighting method after adjustment. The *Building Official* may allow minor alterations that do not affect the configuration.

f. The adjusted height would be coordinated with and approved by the development services department to create adequate sign face visibility for an existing obstructed billboard but may not exceed eighty-five (85) feet above the grade level at the base of the sign. The bottom of the sign face may not exceed ten (10) feet above the obstruction at the point nearest to the billboard.

g. All adjustments shall comply with the most recently adopted version of the International Building Code as adopted under Chapter 10.

Chapter 28 Sign Code Update Proposed Amendment

Submittal Number: 12-1

Existing Code Language:

This would be a new section of code.

Amended Code Language:

Sec. 28-54. Digital displays; off-premise.

(e) The owner of a sign qualifying for a second digital display under subsection (d) above that did not deploy the display during the allotted time may place a second display so long as all permits have been applied for within nine (9) months of the approval of this article. Such placement may only occur if all other applicable requirements of subsection (d) have been satisfied.

Chapter 28 Sign Code Update Proposed Amendment

Submittal Number: 14-1

Existing Code Language:

Sec. 28-6. Definitions.

Maintenance as it pertains to on-premises signs means the upkeep, care, refacing and servicing of equipment comprising sign components and sign structures. However, it does not include any rebuilding, reconstructing or any reconfiguration of the existing sign cabinet.

Sec. 28-23. On-premises sign operator license.

- (a) *License required.* A person engaging in the business of erecting, painting, servicing or maintaining on-premises signs must be licensed to do business by the city. Such a license does not authorize electrical work on any sign. A license holder shall supply the license to only one (1) firm or corporation doing business. Any permit issued to the license holder shall be for work being done by the license holder and this firm or corporation. Work shall be conducted by the license holder issued the permit; however, a new license holder is permitted to complete work under the issued permit. The licensing requirement is inapplicable to employees or subcontractors performing work under the supervision of the license holder.

Amended Code Language:

Sec. 28-6. Definitions.

Maintenance as it pertains to structural integrity of on-premises signs ~~means regarding~~ the upkeep, care, refacing and servicing of equipment comprising sign components and sign structures. Any electrical work must be in compliance with chapter 10 regulations. However, it does not include any rebuilding, reconstructing or any reconfiguration of the existing sign cabinet.

Sec. 28-23. On-premises sign operator license.

- (a) *License required.* A person engaging in the business of erecting, ~~painting, servicing~~ or maintaining on-premises signs must be licensed to do business by the city. Such a license does not authorize electrical work on any sign. A license holder shall supply the license to only one (1) firm or corporation doing business. Any permit issued to the license holder shall be for work being done by the license holder and this firm or corporation. Work shall be conducted by the license holder issued the permit; however, a new license holder is permitted to complete work under the issued permit. The licensing requirement is inapplicable to employees or subcontractors performing work under the supervision of the license holder.

Chapter 28 Sign Code Update Proposed Amendment

Submittal Number: 14-1

Existing Code Language:

This would be a new section of code.

Amended Code Language:

Sec. 28-49. Sign master plan development agreement.

(c) **Changes To Sign Master Plan Development Agreement.** If changes or amendments to a sign master plan are being requested by a property owner whose property is subject to the respective sign master plan, then all property owners within that sign master plan shall have six (6) months to respond to the suggested changes or amendments made by the proposing property owner. A failure of the property owner(s) or their representatives to respond to no less than three (3) Building Official approved and documented attempts to inform the property owners of the proposed changes and allow feedback on the proposed change(s), shall result in a finding of no objection the proposed changes to the plan. However, the sign master plan changes cannot negatively impact the party(s) that fail to respond to the proposed changes. Section d only applies to Sign Master Plans created after the effective date of this section of the sign ordinance, and reference to this section of the sign ordinance shall be included in future sign master plans for notice purposes.