



**PLANNING AND NEIGHBORHOOD
SERVICES DEPARTMENT**

MEMO

TO: Board of Adjustment
FROM: Kevin Icard, AICP, CZO Senior Planner
DATE: March 18, 2015
SUBJECT: Sign Determination for Radiator Specialty Company

OVERVIEW

In April/May of 2014, the freestanding sign for Radiator Specialty Company “RSC”, located at the intersection of Radiator Road and Old Monroe Road was destroyed in a vehicle accident (see below). The existing sign was previously constructed in 2003 and was a replacement to a sign that previously existed and was destroyed.



May 2014 (Google Street View)

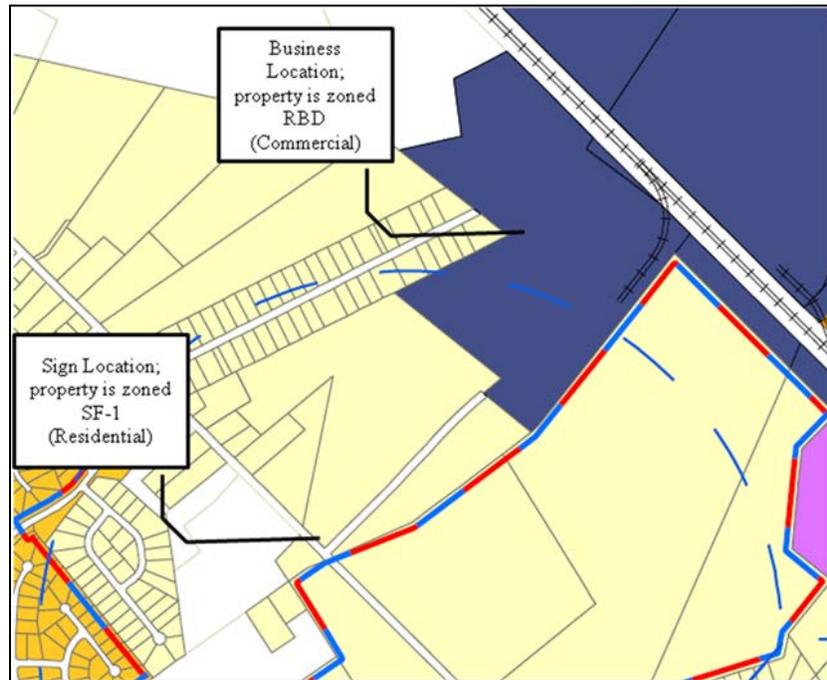


May 2013 (Google Street View)

ZONING DISTRICT AND ESTABLISH SIGN PARAMETERS

The proposed location of the RSC sign will be located near the previous sign noted above, however, it will be shifted further inward to be outside the future Old Monroe Road ROW area (57.5-ft from existing road centerline). The proposed location of the sign and the previous RSC signs are located on a separate, abutting parcel owned by RSC that

is residentially zoned. The RSC warehouse/distribution site is commercially zoned (see map below).



Zoning Map

Since the RSC use is not listed in the sign table for residential districts (see below) where the sign would be located; the Unified Development Ordinance (UDO) specifies the Board of Adjustment shall determine the appropriate size of the sign. The following section of the UDO gives the Board of Adjustment the authority to determine the sign dimensions that would be allowed.

*UDO Section 9140.040 Table of Sign Requirements (B) states:
Uses not indicated shall be placed in the category having similar uses by action of the Board of Adjustment. At such time, sign requirements for such uses shall be established.*

The closest *Use Classification* category is *Daycare Center* since it is the only commercial use listed in the sign table. The amount of square footage provided in this category will provide sufficient size for their freestanding sign and is consistent with the sign regulations for signs in the Regional Business District “RBD”.

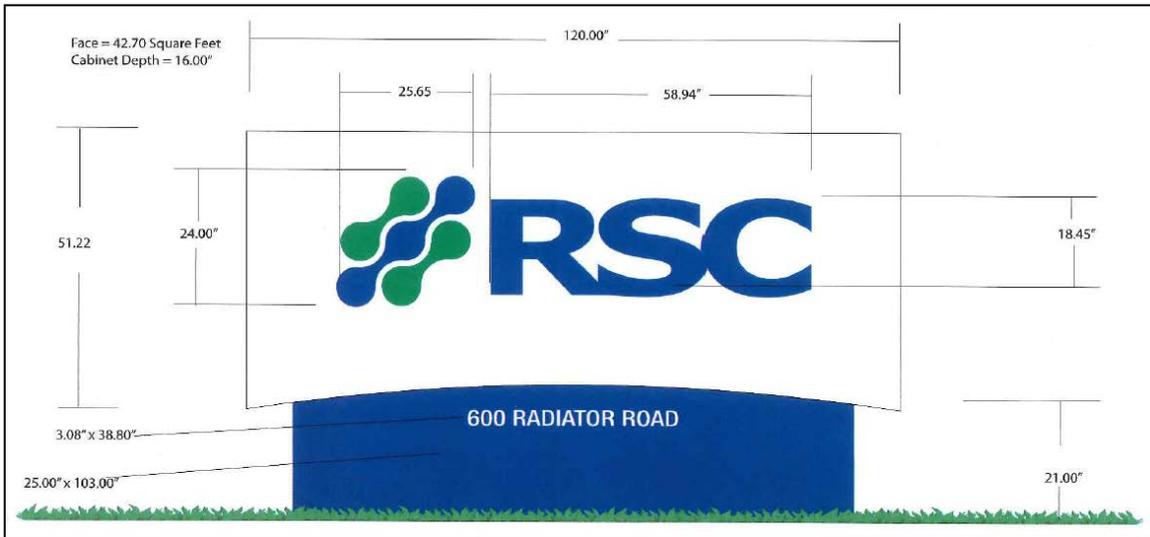
C. Permitted Sign Table—Residential Districts

Business or identification signs in Residential Districts are subject to the following limitations:

Use Classification	Maximum Number	Maximum Sign Face Area (Sq. Ft.)	Allowed Sign Type	Maximum Height of Free-Standing Sign (Feet)
Single-Family Home, Two-Unit Dwelling	1	1.5 sq. ft.	Wall	NA
Multi-Family	1 per frontage	18	Wall	NA
Residential Subdivision	1 per frontage	20	Ground	7
Manufactured Home Park	1 per frontage	18	Ground	6
Daycare Center* (Adult or Child Care)	1 per frontage	24 square feet	Wall or ground	6
Public Schools* Union County Public Schools see Chapter 540.010 (O)		64 sq. ft. including bulletin board	Ground	6
Churches, Synagogues or other places of Worship	1 per frontage	32 sq. ft. including bulletin board	Ground	6

*Institutional Uses may utilize manual changeable copy sign or LED Static Message Board

Below is a conceptual drawing of the proposed sign, including dimensions and what it would look like at the site.





(Proposed Location of New Sign)

ACTION REQUESTED

In accordance with UDO Section 9140.040 Table of Sign Requirements, the BOA will need to determine the appropriate maximum sign size limitations based on similar uses permitted in residential districts. Staff is recommending that the Board assign the RSC use a freestanding sign dimension not to exceed a twenty-four (24) square feet message area and six (6') feet in height to be located on parcel 07-087-009 located adjacent to Old Monroe. This sign is to replace the existing sign that was destroyed in April/May 2014.