

SECTION 18

SIGNS

The purpose of this chapter is to regulate all exterior signs so as to protect the property values as well as the character of the various zoning districts in the city, to protect health, safety and morals and to promote the public welfare. It is the intention of this article to regulate the maintenance of all signs both for appearance and safety and to provide for the removal of unsafe, unsightly and unlawful signs.

A. Definitions

Advertising sign: Any sign that advertises, promotes or gives information on products or businesses not conducted within the premises or location upon which the sign is located.

Applicant: Any individual, corporation, association, firm, partnership and the like, singular or plural.

Approved combustible material: Wood, or materials not more combustible than wood, and approved combustible plastics.

Approved combustible plastics: Those plastics which, when tested in accordance with American Society for Testing Materials standard methods for test for flammability of plastics over 0.050 inch in thickness (D635-44), burn no faster than 2.5 inches per minute in sheets of 0.060 inch thickness.

Area of sign: That area enclosed by one (1) or more rectangles, the side of which makes contact with the extreme points or edges of the sign, excluding the supporting structure which does not form part of the sign property or of the display. When calculating the area one (1) side shall be included. Wall Signs: The area shall be within a single, continuous perimeter composed of any straight line geometric figure which encloses the extreme limits of the advertising message. If the sign is composed of individual letters or symbols using the wall as the background with no added decoration, the total sign area shall be calculated by measuring the area within the perimeter of each symbol or letter. The combined areas of the individual figures shall be considered the total sign area.

Attention-attracting devices: Any flasher, blinker, animation, banner, clock or other object designed or intended to attract the attention of the public to an establishment or sign.

Awning: A shelter projecting from and supported by the exterior wall of a building constructed of non-rigid materials on a supporting framework.

Billboards: Same as advertising sign.

Building sign: Any sign attached to or projecting from a building, at a 90 degree angle, and is made an integral part of the building.

Changeable copy sign: Any panel which is characterized by changeable copy illuminated or non-illuminated regardless of method of attachment. Changeable copy signs shall be permitted in accordance with the requirements for the same type primary sign.

Code enforcement officer: The city inspector or other person within the City of Belton charged with the administration and enforcement of the sign ordinance.

Combination sign: Any sign which combines the characteristics of two (2) or more types of signs. Combination signs shall conform to all requirements for all types of signs comprising the combination sign.

Detached sign type "A": Any freestanding sign not attached to a building which has a clearance of less than ten (10) feet but does not rise from the ground.

Detached sign type "B": Any freestanding sign which has a clearance of ten (10) or more feet.

Detached sign type "C": A monument type identification sign which rises from the ground, is either illuminated or non-illuminated, and generally has no clearance under it.

Electrical sign: Any sign which has characters, letters, figures, designs, faces, backgrounds or outlines illuminated by incandescent or fluorescent lamps or luminous parts of the sign proper, these light sources being either external or internal, or any sign which uses electrical/mechanical equipment or devices in its operation.

Embellishment: Cutouts or letters on top of signs, which shall not project out over the sign more than six (6) feet.

Erect: To build, construct, attach, hang, place, suspend, or affix and shall also include the painting of signs on the exterior of a building or structure.

Façade: The front or main face of any building or structure on which the street or frontage road the structure has established a permanent address as listed in the city directory.

Freestanding sign: Any sign supported by uprights, braces, poles or other vertical members in or upon the ground and not attached to a building.

Highway signs: Same as advertising signs.

Identification sign: A sign giving the name and address of a building, business, development or establishment. Such signs may be wholly or partly devoted to a readily recognized symbol.

Illuminated sign:

(a) Semi-illuminated sign. Any sign which is uniformly illuminated internally over its entire area, including the area of the sign, by use of electricity or other artificial light.

(b) Indirectly illuminated sign. Any sign which is partially or completely illuminated at any time by an external light source which is so shielded as to not be visible at eye level.

(c) Fully illuminated sign. Any sign which is illuminated by an external or internal light source which is visible.

Letter display: Individual letters mounted on a façade or parapet wall.

Location: A lot, premise, building, wall, property, or any place whatsoever, upon which a sign is located.

Mansard roof: A roof which appears to be a part of the façade (wall), usually constructed for appearance only.

Marquee or canopy: A covering structure projecting from and attached to a building.

Non-illuminated sign: Any sign which is lighted by natural sunlight only.

Painted wall sign: A sign which is painted directly on a building or structure. Painted wall signs will be permitted subject to the same restrictions as wall signs.

Permanent sign: A sign constructed to remain indefinitely.

Portable sign: A sign which is not permanently affixed to one location and has the capability of being moved from one site to the next without disassembly.

Roof level: Where the eaves of the roof connect to the top of the wall, except where a mansard roof is used. Mansard roof level shall be the upper most elevation of the roof.

Roof line: That part of the roof or parapet which covers the major area of the building.

Roof sign: A sign any part of which extends above the high point of a roof or parapet wall of a building and which is wholly or partially supported by said building.

Sign: The term sign shall mean and include every sign, name, number, identification, description, announcement, declaration, demonstration, device, display, flag, banner, pennant, illustration, beacon, light, or insignia and structure supporting any of the same, affixed directly or indirectly to or upon any building or outdoor structure, or erected or maintained upon a piece of land and which directs attention to an object, product, service, place, activity, person, institution, organization or business.

Snipe sign: Any type of sign fastened to trees or poles.

Special Sign District: All property that has frontage onto North Scott Avenue, from Highway 58 (North Avenue) to 155th Street, and that section of Highway 58 (North Avenue) between the intersections of Scott Avenue and Y Highway.

Structure: The supports, uprights, bracing and framework for the sign.

Subdivision amenity sign: A sign directing traffic to amenities such as a clubhouse or swimming pool within the subdivision.

Subdivision entrance marker: A sign identifying the subdivision, located at one (1) or more of the subdivision entrances.

Temporary sign: A sign of noncombustible or combustible material, with or without a frame, which is usually attached to the outside of a building on a wall or store front, fence, tree, utility pole, or temporary structure, for a limited period of time; or a sign which is not permanently attached to the ground, building or other load bearing structure. Temporary signs are intended to be displayed for a short period of time not to exceed thirty (30) days and cannot be reused for a period of six (6) months. Non-governmental flags and banners are to be considered temporary signs.

Unilluminated sign: Any sign which is lighted by natural sunlight only.

Vehicle sign: A sign that is painted on the proper body of a vehicle or a magnetic sign which can be attached.

Wall sign: A sign attached to or erected against an exterior wall of a building or structure, which projects not more than twelve (12) inches from a wall and presents only one (1) face of advertising copy to the public.

B. Responsibility for violation.

The applicant, the owner of the sign, the owner of the land or structure, and the person in charge of erecting the sign or structure are all subject to the provisions of this article and therefore subject to the penalty hereinafter provided.

C. Penalty for violation.

Any applicant, person, firm, corporation or other entity violating the provisions of this chapter shall be guilty of a misdemeanor and upon conviction thereof shall be subject to a fine of not less than twenty-five dollars (\$25.00) nor more than one hundred dollars (\$100.00). Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

D. Permit required.

Except as otherwise provided in this chapter, no sign shall hereafter be erected, constructed, or altered except as provided by this chapter, and until a permit for same has been issued by the building inspector.

E. Application for sign permit

Application for permits shall be made on forms as provided by the City of Belton. The permit application shall be signed by the applicant and when the applicant is any person other than the owner of the property, the permit application shall also be signed by the owner of the property, or his agent or lessee and shall contain the location of the sign structure, the name and address of the sign owner and of the sign erector, drawings showing the design, dimensions and locations of the sign and such other pertinent information as the building inspector may require to insure compliance with the laws of Belton.

F. Permit fees

Every applicant, before being granted a permit hereunder, shall pay a building permit fee to the City of Belton, Missouri. Any changes made to the sign other than maintenance, shall require a new building permit.

G. Exemptions

A permit will not be required for the following listed signs. These exemptions, however, shall apply only to the requirement of the permit and shall not be construed as relieving the owner of the sign from the responsibility for its erection, maintenance, and appearance.

(1) Construction project signs:

- (a) Maximum size 100 square feet per face.
- (b) One (1) per street frontage.

- (c) To be removed at completion of construction.
- (d) To be located on premises.

(2) Commercial and industrial structure "for sale" or "for rent" signs:

- (a) Maximum size 32 square feet per face.
- (b) One (1) per street frontage.
- (c) To be removed within ten (10) days after sale or letting.
- (d) To be located on premises.
- (e) Flags, banners, or other attention attracting devices shall be limited to the actual property for sale, and may only be displayed for a thirty (30) day period within a three (3) month period.

(3) Residential, Commercial and Industrial Acreage "for sale" or "for rent" signs:

- (a) Maximum size dependent upon the vehicular speed limit imposed upon the street on which the sign fronts.

- (1) Maximum speed limit 15-35 m.p.h. - 32 square feet per sign face permitted.

- (2) Maximum speed limit 40-55 m.p.h. - 50 square feet per sign face permitted.

- (b) One (1) per street frontage.
- (c) To be removed within ten (10) days after sale or letting.
- (d) To be located on premises.
- (e) Flags, banners, or other attention attracting devices shall be limited to the actual property for sale, and may only be displayed for a thirty (30) day period within a three (3) month period.

(4) Residential structure "for sale" or "for rent" signs:

- (a) Maximum size six (6) square feet per face.
- (b) One (1) per street frontage.
- (c) To be removed within ten (10) days after sale or letting.
- (d) To be located on premises.
- (e) Flags, banners, or other attention attracting devices shall be limited to the actual property for sale, and may only be displayed for a thirty (30) day period within a three (3) month period.
- (f) "Open House" signs shall only be allowed on the days of said event and shall be removed promptly at the conclusion of said event.

(5) Political signs:

- (a) Maximum size six (6) square feet in face area in residential districts.
 - (b) Maximum size thirty-two (32) square feet in face area in commercial and industrial areas.
 - (c) Shall be placed back of the property line.
 - (d) It shall be the responsibility of the property owner to have these signs removed not later than seven (7) days after the election or event and they shall not be erected earlier than thirty (30) days prior to the election or event to which they pertain.
 - (e) There shall be no political signs on any public utility pole.
- (6) Traffic or other municipal signs or informational signs: Legal notice, railroad crossing signs, danger, warning and such temporary, emergency or nonadvertising signs necessary for traffic control or as may be approved by the Board of Aldermen.
- (7) Memorial signs or tablets: Names of buildings, and date of erection when cut into any masonry surface or when constructed of bronze or other metal.
- (8) Temporary signs inside buildings: Inside windows, or painted on windows or on glass portions or doors of building for the advertisement of a particular item, event, or sale.
- (9) Temporary signs: For public, charitable, religious or fraternal organizations:
- (a) Maximum size sixty (60) square feet per face.
 - (b) One (1) per street frontage.
 - (c) To be located on premises or off premises.
 - (d) To be placed no sooner than forty-five (45) days prior to the event and to be removed within ten (10) days following the event.
- (10) Occupational signs or other signs: Denoting only the name and profession of an occupant in a commercial building, public institutional building, and not exceeding two (2) square feet in area.
- (11) Flags, emblems, or insignia of any governmental body, decorative displays: For holidays, or public demonstrations, which do not contain advertising and are not used as such.
- (12) Church or school signs: One illuminated or non-illuminated sign per church or school on church or school premises, indication activities and services therein provided and not exceeding thirty-two (32) square feet per side. Illuminated signs shall be prohibited in residential areas.

(13) Residential development signs: Residential developments shall be permitted two (2) detached signs type "C", identifying the name of the development only for each entrance of the development. Such sign shall not exceed closer than ten (10) feet to the property line.

(14) Small direction type signs: Small signs, not exceed three (3) square feet in area, displayed o private property for the convenience of the public, including signs to identify entrance and exit drives, parking areas, one-way drives, restrooms, freight entrances, and other similar signs.

(15) Scoreboards: Scoreboards in athletic stadiums.

(16) Incidental sign: A small sign, emblem, or decal, placed within the establishment, informing the public or goods, facilities, or services available on the premises, e.g., a credit card sign or a sign indicating hours of business.

(17) Banners: After receiving a permit, each commercial business may erect a banner type sign not to exceed one hundred and twenty (120) square feet for a period not to exceed twenty (20) days. Only four (4) banners may be displayed in a calendar year period. All banners shall be regularly maintained. Deteriorated banners (torn, faded, sagging or in disrepair) shall not be displayed.

H. Revocation of permits.

The building inspector is hereby authorized and empowered to revoke any permit issued by him upon failure of the holder thereof to comply with the provisions of this chapter or any amendment hereto.

I. Signs allowed.

The following sign standards by district shall apply in the City of Belton. The districts are as defined by the zoning ordinance and official zoning map. Only signs as described herein and as may be described under Paragraph G, "Exemptions," shall be permitted in each particular district.

(1) District A1:

(a) Signs permitted in this district shall include business signs pertaining only to the sale of agricultural products produced on the premises and home occupations, construction signs, identification signs, name plate signs and real estate signs. Both wall signs and detached signs are permitted.

(b) Only one (1) sign per six hundred sixty (660) feet of frontage is permitted. Construction signs shall not exceed thirty-two (32) square feet, business signs for home occupations and name plate signs shall not exceed

two (2) square feet, agricultural business signs shall not exceed twenty (20) square feet, and real estate signs shall not exceed twelve (12) square feet.

(c) No sign shall exceed thirty-five (35) feet in height and only signs identifying churches, hospitals, police stations, fire stations, and other similar public facilities may be illuminated and then only on one (1) side and only signs, the area of which does not exceed twelve (12) square feet on one (1) side.

(2) District R1, R2, R3, and residential area of P.U.D.'s:

(a) Development shall be permitted two (2) non-illuminated detached signs, identifying the name of the project only for each entrance of the development. Such sign shall not exceed twenty (20) square feet in area and not more than five (5) feet in overall height. Said sign shall be maintained on private property, no closer than ten (10) feet to the property line.

(3) District C1, C2, and commercial areas of P.U.D.'s.

(a) Any single family, duplex or multifamily units existing in these districts must comply with R1, R1, R3 and residential areas of P.U.D.'s regulations.

(b) Each business or commercial establishment shall be permitted only three wall signs, mounted on the building, the total area of which shall not exceed ten (10) percent of the total area of the facade upon which it is placed. No sign shall extend above the height of the wall upon which it is mounted. In addition, each business shall be permitted one (1) "Class C" sign, the surface area of which shall not exceed two (2) square feet for each lineal foot of street frontage, provided no single sign shall exceed a gross surface area of one hundred (100) square feet. A Special Use Permit may be applied for to erect a "Class B" sign if it is to be erected within one thousand (1,000) feet from the intersections of Highway 71 and Highway 58; Highway 71 and Y Highway; and, Highway 71 and 155th Street.

(c) Except in the case of a shopping center designed as one unified entity and consisting of one or several buildings, either attached or freestanding, one detached monument sign shall be permitted for each building in lieu of one wall sign or projecting sign. Such sign shall not exceed 10 feet in height above the average grade and the sign face shall not exceed 100 square feet in area per face if located not less than 10 feet from the street right-of-way. For each additional one-foot setback from the street right-of-way, one additional foot may be added to the height of

the sign to a maximum of 20 feet. If not sitting within the landscaped setback, the sign base shall be located within a curbed landscaped area, extending a minimum of 3 feet on all sides of the sign base.

(d) In the case of a shopping center designed as one unified entity and consisting of one or several buildings, either attached or freestanding, one detached sign may be permitted identifying the entire center. A gasoline service station, designed as part of the center, may also have a detached monument sign. All other signs in the center shall consist of wall, projecting or marquee signs. The detached monument sign shall not exceed 10 feet in height above the average grade, and the sign face shall not exceed 100 square feet in area per face if located 10 feet from the public street right-of-way or private street curb line. For each additional one-foot setback from the public street right-of-way or private street curb line, one additional foot may be added to the height of the sign to a maximum of 20 feet. If not sitting with the landscaped setback, the sign base shall be located within a curbed landscaped area, extending a minimum of 3 feet on all sides of the sign base. In the case of a regional shopping center containing at least 400,000 square feet of floor area and having frontage on two thoroughfares, one detached sign identifying the shopping center may be permitted for each thoroughfare frontage.

(e) Drive-thru restaurants and car washes may have two (2) menu boards located in conjunction with the drive-thru lane. Such sign shall not exceed 8 feet in height or 32 square feet of sign area per face.

(f) An office building shall be permitted no more than two (2) non-illuminated wall signs, not more than nine (9) square feet in area per sign, and shall indicate only the name of the building or establishments housed therein. In lieu of one non-illuminated wall sign, each office building may be permitted one (1) illuminated wall sign, but said sign shall not be erected within one hundred fifty (150) feet of a residential district unless lighting is shielded from view.

(4) District C3:

(a) Any single family, duplex or multifamily units existing in the districts must comply with R1, T2, R3 and residential areas of P.U.D.'s regulations.

(b) Each business, commercial establishment or office shall be permitted one (1) wall sign per building façade. Such sign shall be attached parallel to the building and project no more than eight (8) inches from the building surface, the total area of which shall not exceed twenty-five (25) percent of the total area of the façade upon which it is mounted. No sign shall extend above the roof level.

- (c) Building Signs: Each business shall be permitted a building sign attached at right angles to a building provided that such sign has no more than two (2) faces and:
- (1) There is no more than one (1) such sign for each public entrance to a business, and such sign is located on the same façade as the public entrance and is within a reasonable proximity to that entrance.
 - (2) The sign project no more than three (3) feet from the building.
 - (3) The bottom of the sign is at least eight (8) feet above level of sidewalk.
 - (4) The top of the sign is no higher than is permitted for a wall sign.
 - (5) The maximum area per face of the building sign shall not exceed six (6) square feet.
- (d) Side and Rear Frontage Signs: Signs conforming to all of the above requirements for fronts of buildings shall be allowed at the side or rear entrances only which abut to a public street, or a public or private parking lot. Such signs shall be in compliance with 7b.
- (e) Window Signs: Permanent illuminated and non-illuminated signs on or within five (5) feet of a window shall be subject to this ordinance and allowed. In addition, the total sign letters, numbers, neon, illuminated glass or other signage shall not exceed 20 lineal feet. For the purpose of this computation, all neon or illuminated glass in or bordering a window shall be included.
- (f) Illuminated Signs: Illuminated signs shall be permitted and must comply with all sign requirements.
- (g) Awning, Canopy or Marquee Sign: A sign painted on or attached to an awning, or the face of, but not extending above, a canopy or marquee, or a sign attached to the underside of a canopy or marquee, provided that no such sign shall exceed four (4) square feet and the bottom of the sign is at least eight (8) feet above the level of the sidewalk or pedestrian way. Awning, canopy, and marquee signs shall be permitted.
- (h) Monument Signs: Monument signs shall be permitted for each building in lieu of one wall sign or projecting sign. Such sign shall not exceed four (4) feet in height above the average grade and sign face shall not exceed six (6) square feet in area per face. Monument signs must have a minimum of ten (10) feet set back from the street right-of-way.

- (i) Landmark Signs: Landmark signs are at least twenty-five (25) years old with historic significance to Belton, Missouri. Landmark signs shall be permitted.
 - (j) Directory Signs: A sign that serves as a common or collective identification for two or more uses on the same lot. Directory signs shall meet requirements of 7b and not to exceed six (6) square feet. Where several businesses share a building, coordinate the signs. Align several smaller signs or group them into single panel as a directory.
 - (k) Projection Landmark Signs: Free-standing or projection landmark signs shall be permitted in the front yard of a residence with a commercial use or a business which has a minimum set back from the street right-of-way of ten (10) feet. Such sign shall not exceed ten (10) feet in height above average grade and the sign face shall not exceed six (6) square feet in area per face. Projection Landmark sign must meet city requirements and be made of approved material. Where several businesses share a building, coordinate the signs. Align several smaller signs or group them into a single panel as a directory.
 - (l) The total combined signage per façade shall not exceed twenty-five (25) percent of the total façade.
 - (m) Sign Material: Sign material should be compatible with that of the building façade. Approved combustible material: wood or materials not more combustible than wood, and approved combustible plastics. Approved combustible plastics: those plastics which, when tested in accordance with American Society for Testing Materials standard methods for test for flammability of plastics over 0.050 inch in thickness (D635-44), burn no faster than 2.5 inches per minute in sheets of 0.060 inch thickness.
- (5) District C4:
- (a) Signs permitted in this district shall include business signs, construction signs, identification signs, nameplate signs and real estate signs. Wall signs and detached signs shall all be permitted.
 - (b) Detached monument signs shall be limited to one (1) sign per lot, no limitation is placed on the number of wall signs. No sign shall exceed two (2) square feet in area for each lineal foot of frontage and in no case shall any sign exceed one hundred (100) square feet per side in gross area.

(c) A Special Use Permit may be applied for to erect a "Class B" sign if it is to be erected within 1000 feet from the intersections of Highway 71 and 58; Highway 71 and Y, and Highway 71 and 155th St.

(d) One sign with total measurements not to exceed two hundred (200) square feet per side may be placed at one (1) major entrance to a shopping area. This sign shall reflect the shopping center name only.

(6) District I1 and I2:

(a) Signs for commercial uses shall be permitted as provided in District C4. A Special Use Permit may be applied for to erect a "Class B" sign within 1000 feet from the intersections of Highway 71 and 58; Highway 71 and Y and Highway 71 and 155th St.

(b) Only the name of the establishment shall be placed on a sign for an industrial use. The total area of the sign shall not exceed twenty-five (25) percent of the total area of the façade upon which it is placed.

(c) No sign shall exceed forty-five (45) feet in height unless the building exceeds forty-five (45) feet in height. In such event, the sign may be equal to the height of the building. No sign shall exceed three hundred (300) square feet in area. Signs shall not turn, more or flash.

(d) No sign shall be placed closer than ten (10) feet to the front property line.

(7) Special Sign District

(a) Each freestanding business or commercial establishment shall be permitted only three wall signs, mounted on the building, the total area of which shall not exceed ten (10) percent of the total area of the façade upon which it is placed. No sign shall extend above the height of the wall upon which it is mounted. In addition, each business shall be permitted one (1) detached sign, either a "Class B" sign or "Class C" sign, the surface area of which shall not exceed fifty (50) square feet. Class B signs shall not exceed twenty-five (25) feet in height and must maintain a clearance from the bottom of the sign to ground level of twelve (12) feet. Class C signs shall not exceed ten (10) feet in height. Both Class B and Class C signs shall setback from the street right-of-way ten (10) feet.

(b) A single building that houses multiple businesses or a shopping center designed as one (1) unified entity and consisting of one (1) or several buildings, either attached or freestanding, shall be permitted one (1) detached sign, either Class B or Class C, the surface area of which shall not exceed fifty (50) square feet. Class B signs shall not exceed

twenty-five (25) feet in height and must maintain a clearance from the bottom of the sign to ground level of twelve (12) feet. Class C signs shall not exceed ten (10) feet in height. Both Class B and Class C signs shall setback from the street right-of-way ten (10) feet. All other signs in the center shall consist of wall signs which shall not exceed ten (10) percent of the façade on which it is placed.

J. Billboard or advertising signs.

(1) Advertising signs shall be permitted only along interstate highway and U.S. 71 Highway, however, only in areas zoned C2, C4, I1 and I2.

(2) In no case shall advertising signs be constructed within five hundred (500) feet of any freestanding sign or closer than two thousand (2,000) feet apart, per roadway side, and all advertising signs must comply with the Missouri Highway Department's setback regulations.

K. Nonconforming existing signs.

Nonconforming signs not located in the Special Sign District shall not be replaced, expanded, enlarged, modified to denote the change in the type of business or a change in ownership or substantially improved other than in compliance with these regulations. Nonconforming signs located within the Special Sign District may be replaced, substantially improved, or modified to denote a change in the type of business or a change in ownership. Nonconforming signs in the Special Sign District cannot be enlarged or expanded.

L. Signs Permitted in Conjunction with Use Permitted Upon Review applications.

Use Permitted Upon Review sign applications shall be approved by the Planning Commission, except where private sign criteria have been previously approved for the development. In reviewing and approving such signs, the Planning Commission shall take into consideration (1) the use of the facility, (2) the height of the building, (3) the surrounding land uses and zoning districts, (4) the relationship of the site to U.S. highways, where applicable, and (5) the topography of the site. Where appropriate, the sign regulations of the underlying zoning district or the most analogous zoning district may be followed. Pole signs may be permitted for the main use.

M. Prohibited signs.

The following signs are prohibited (in all districts) and shall be removed in accordance with Paragraph R, "Removal".

A. Outdoor advertising (poser panels, billboards and off-site promotional signs), except where a special use permit has been obtained for such sign.

- B. Attention-attracting devices.
- C. Non-affixed signs, i.e., signs that are not permanently affixed to a building, structure, vehicle or the ground, including but no limited to snipe signs, other than political signs permitted by Paragraph G (5) and banners as permitted in Paragraph G (17).
- D. Directly illuminated signs, except to the extent specifically authorized in this chapter.
- E. Electronic message signs, other than time and/or temperature instruments.
- F. Pole signs.
- G. Roof signs.
- H. Signs in the public right-of-way
- I. Obsolete signs.
- J. Abandoned nonconforming signs.
- K. Signs containing obscene messages.
- L. Signs containing false or misleading advertising.
- M. Portable signs.
- N. Engineering design and materials.
 - (1) Wind pressure resistance. All signs shall be designed and constructed to withstand wind pressure of not less than thirty (30) pounds per square foot.
 - (2) Except as specifically provided elsewhere, all permanent signs, sign structures, and nonstructural trim shall be constructed of approved combustible or noncombustible materials.
 - (3) Signs along all streets and boundaries shall no interfere with line of sight within twenty (20) feet of the point of intersection of pavement of:
 - (a) A vehicular accessway or driveway and a street.
 - (b) A vehicular accessway or driveway and a sidewalk.

- (c) Two (2) or more vehicular accessways or driveways.

No sign which obstructs sight lines at elevations between two (2) feet and eight (8) feet above roadways shall be located on any corner lot within the triangular area formed by the intersection of the roadway center lines, connecting them at points seventy (70) feet from their point of intersection for roads or collector category or less and one hundred twenty (120) feet for arterials.

(4) Obstruction of egress, openings, ventilation. A sign shall not be erected, constructed or maintained so as to obstruct any fire escape, window, door, or other opening; or so as to prevent free passage from one part of the roof to any other part thereof. A sign shall not be attached in any form, shape or manner to a fire escape, or shall not be so placed as to interfere with an opening which is required for legal ventilation.

(5) Letters, figures, characters or representations in cutout or irregular form maintained in conjunction with, attached to or superimposed upon any sign shall be safely and securely built or attached to the sign structure.

(6) Illuminated signs: Illuminated signs produced in quantity (other than signs custom-built for specific locations) shall be constructed in accordance with the "Standard for Electric Signs, (U.L. 48) of Underwriters Laboratories, Inc." and bear the label of the Underwriters Laboratories, Inc.

(7) Electrical signs. All electrical signs, either temporary or permanent, shall be connected to permanent electrical service installed according to the requirements of the electrical code for the City of Belton, Missouri. All wiring for new constructed detached signs shall be underground, unless this is determined to be prohibited by the building inspector.

O. Inspection.

As soon as a sign has been erected, the permittee shall notify the building inspector, who shall inspect such sign and approve the same if it is in compliance with the provisions of this chapter. The building inspector may from time to time as he deems necessary, inspect all signs or other structures regulated by this chapter, for the purpose of ascertaining whether they are secure or whether they are in need of removal or repair. If the sign does not comply with the provisions of this chapter, the building inspector shall notify the applicant in writing of such noncompliance and give the applicant thirty (30) days, or less if the building inspector determines a hazardous situation exists, to comply.

P. Maintenance.

Every sign or other advertising structure, together with all its supports or braces shall be kept in good repair. The sign location shall be free of rubbish and weeds. All structural members and all copy areas are to be kept painted and clean so as to

prevent deterioration, oxidation, rust, paint fading, paint peeling or other unsightly conditions. After thirty (30) days notice, in writing, the building inspector may order the removal of any sign that is not maintained in accordance with the provisions of this section.

Q. Abandoned signs.

Any sign now or hereafter existing which no longer advertises a bona fide business conducted, or a product sold, shall be removed by the owner, agent or lessee having the beneficial use of the building, structure or land upon which such sign may be found. If the owner, agent or lessee fails to remove the sign, the building inspector shall remove it in accordance with Paragraph R, "Removal". These removal provisions shall not apply where a succeeding owner, agent or lessee conducts the same type of business, or advertises a current product and agrees to maintain the signs as provided in this article, make application for permit and pays the fee, as provided for in Paragraph F, "Permit Fees".

R. Removal.

Banners, snipe signs, garage sale signs, temporary portable signs, etc., which are erected in violation of these provisions, shall be removed immediately by the owner or operator. The building inspector or designated city official, is also hereby authorized to remove and confiscate such signs. Any signs of permanent nature that are in violation of this Chapter shall be removed after notice to do so. Fifteen (15) days notice, in writing, shall be given to the owner of such sign, or of the building, structure or premises on which sign is located, to remove the sign or to bring it into compliance with this article. Upon failure to remove the sign or comply with this notice, the building inspector shall cause the removal of the sign. Any costs of removal incurred by the building inspector shall be assessed to the owner of the property on which sign is located and may be collected in the manner of ordinary debt or in the manner of taxes and such charge shall be a lien on the property. The building inspector may cause any sign which is in immediate peril to persons or property to be removed summarily without notice.