

## AGENDA



Thursday, August 27, 2009

**Planning and Development Review  
RECOMMENDATION FOR COUNCIL ACTION****Item No. 32**

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**Subject:** Approve second/third readings of an ordinance to amend Chapters 25-2 and 25-10 of the City Code to authorize home occupation signs on Core Transit Corridors and Future Core Transit Corridors.

**For More Information:** Clara Hilling, 974-2686; Kathy Haught, 974-2724; Sylvia Arzola, 974-6448.

**Prior Council Action:** March 26, 2009 - Council directed the City Manager to provide a recommendation and process amendments to the Land Development Code to allow limited on-premise signs advertising a home occupation along core transit corridors and future core transit corridors.

July 23, 2009 - Council approved first reading of the ordinance and directed more flexibility be provided in options for elevating the signs and increasing the size of the signs.

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On March 23, 2009, the City Council directed the City Manager to provide a recommendation and process amendments to the Land Development Code to allow limited on-premise signs advertising a home occupation along core transit corridors and future core transit corridors.

In response to Council's directive, on July 23, 2009, staff presented a proposed ordinance that included requirements on sign size, illumination, energy efficiency, and removal of the sign should the home occupation cease. The staff recommendation proposed a sign that could not exceed nine (9) sq. ft. in area and three (3) ft. in height, as measured from the lower of natural or finished grade adjacent to the principal structure. This size was recommended to allow visibility from the street right-of-way; any smaller sign would not be visible from the street and could create a driving hazard for potential customers.

At the July 23, 2009 public hearing, Council approved first reading of the ordinance, but directed that additional options be provided for allowing greater height for signs of smaller overall area.

Staff recommends that Council retain nine (9) sq. ft. as the maximum allowable area for a home occupation sign, but consider allowing a maximum height of 4-feet for signs that are less than 8, 6, or 4 square feet in area. Signs exceeding that maximum area would be limited to three (3) ft. in height, as provided in the proposed ordinance passed on first reading.

Staff also recommends in lieu of a freestanding sign, an applicant may install a three (3) sq. ft. in area sign to be hung from the exterior eave.

Attached is a list and map of current and future core transit corridors