



300 E. Pearl Street, P.O. Box 367 • Harrisonville, MO 64701 • Tel: 816-380-8900 • Fax: 816-380-8906

**INFORMATIONAL BULLETIN REGARDING THE REVISED SIGN ORDINANCE.
REVISED ORDINANCE # 3456 §1, 01-07-2019.**

This is an informational bulletin regarding the amended changes to the sign ordinance (Chapter 435). The sign ordinance has changed due to a recent federal mediation. Most of the ordinance has remained unchanged as far as business signage and billboards. However, regulating according to content is what has led to the changes. The part of the ordinance which has changed the most relates to the previous language regarding Temporary Signs. This previous language has been replaced by 2 new Sections and the Appendix A and Appendix B have been revised;

THE DEFINITION OF (Section 435.070) (Section 435.080):

TEMPORARY SIGN – Signs used to identify or display a message regarding temporary events, flags, and yard signs. Such signs are regulated under section 435.120.

PREMISES – A lot or parcel, together with all buildings and structures thereon.

PARCEL – A lot or contiguous group of lots under single ownership or under single control usually considered for purposes of residence, development and/or business.

LOT – A tract of land having specifically described legal boundaries.

SPECIAL SIGN – Special signs as defined in these sign regulations under section 435.125 Special Signs.

SECTION 435.120. TEMPORARY SIGNS. (Which now reads as follows):

Temporary Signs shall be erected and maintained in a safe manner and shall be subject to applicable regulations except as specifically modified herein. Temporary signs do not require a permit.

A. MAXIMUM GROSS AREA OR AGGREGATE SIGN FACE AREA OF TEMPORARY SIGNS. The maximum gross area or Aggregate area of all Sign Face Areas displayed upon any Premises shall be limited to 30 square feet.

B. SIZE OF TEMPORARY SIGNS. The maximum square footage of the Sign Face Area of any 1 temporary sign shall be 6 square feet.

C. CONSTRUCTION. Signs associated with a temporary construction project meeting Section 435.130 Sign Maintenance, and that are erected to provide public safety.

APPENDIX A and APPENDIX B.

Each individual sign is limited to 6 square feet and total aggregate is limited to 30 square feet per lot. So, in other words, you can have 5 separate 2 foot x 3 foot temporary signs in your yard, for example. These signs are allowed in ALL Zoning districts.

Commentary:

These signs are not allowed in any Public Right of Way or Sight Triangle and will be removed by the City if placed in those areas. Types of signs, but not all inclusive, are: public opinion signs, election signs, garage sale signs, for sale signs and other temporary event signs, flags or yard signs. There is no time limit established for these signs, but please be considerate and remove them when the event is completed.

All signs of this type should be maintained and should only be placed with the permission of the property owner. Owners who find signs placed on their property without their permission may remove the signs at their discretion. These signs do not require a sign permit.

SECTION 435.125. SPECIAL SIGNS. (Which reads as follows):

A. PORTABLE STAND-ALONE SIGNS. One (1) Portable stand-alone sign may be permitted in lieu of a banner or fabric message display with a permit. The provisions of Section 435.130 B. "Sign Maintenance shall apply".

B. BANNERS AND FABRIC MESSAGE DISPLAYS. One (1) banner or fabric message display may be permitted in lieu of Portable Stand-Alone Sign with a permit. The provisions of Section 435.130 B. "Sign Maintenance" shall apply.

APPENDIX A and APPENDIX B.

Each sign is limited to 6 square feet. Special Signs are only allowed in non-residential Zoning districts. Each premises is allowed 1 of these signs, so each premises could have 1- 2 foot x 3 foot sign or 1- 1 foot x 6 foot sign, for example.

Commentary:

These signs are not allowed in any Public Right of Way or Sight Triangle and will be removed by the City if placed in those areas. These types of signs are: Stand-Alone signs (sometimes referred to as sandwich board signs), Banners and Fabric Message signs. These signs do require a sign permit and are considered permanent signs if the construction and materials of the sign is maintained.

SECTION 435.130 B. SIGN MAINTENANCE.

1- All signs, together with all their supports, braces, guys and anchors, shall be kept in good repair and, unless constructed of galvanized or non-corroding metal, shall be given a protective coating as necessary to maintain a clean appearance and safe condition.

2- All signs shall be maintained in accordance with all City ordinances, including ordinances concerning nuisances and vegetation.

3- Temporary, stand-alone signs, fabric message displays, and banners shall be maintained in good condition and shall be replaced if torn, tattered, frayed, ripped, broke or faded more than fifty percent (50%) from its original condition.

Please note that at the time of issue of this bulletin the city's municipal code web site (ecode360) has not yet been updated to this current ordinance revision, thank you.