

LISA SMITH, COUNTY RECORDER
MADISON IOWA

✓ Prepared by: K. Wilde, Development Services, PO Box 65320, West Des Moines, IA 50265, 515-222-3630
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

ORDINANCE NO. 1787

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA 2004 BY AMENDING TITLE 9, ZONING, CHAPTER 18, SIGNS, TO MODIFY REGULATIONS PERTAINING TO TEMPORARY SIGNS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:

Section 1. Amendment. Title 9, Zoning, Chapter 18, Signs, Section 3, Definitions, is hereby amended to modify the following definitions:

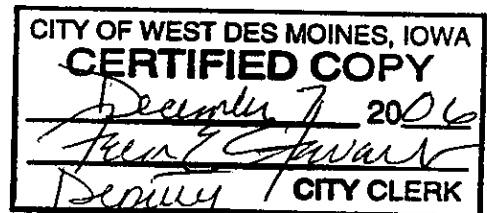
SIGN, PROJECT IDENTIFICATION: A temporary sign placed on a site during construction or remodeling, which identifies the development, contractor, builder, developer, and/or financial institution for the development and may include a plat map and real estate information. These types of signs are intended to inform the public and are only allowed when there are visible physical changes occurring on the site.

SIGN, REAL ESTATE: Such signs advertising the sale, rental or lease of the property or part of the property.

Section 2. Amendment. Title 9, Zoning, Chapter 18, Signs, Section 15B, Project Identification Signs, is hereby repealed and the following substituted in lieu thereof:

B. Project Identification Signs:

1. Development projects shall be allowed to install project identification signs as follows:



- a. Projects larger than twenty (20) acres – one ground sign per property frontage on a public thoroughfare (including interstate highways) which shall not exceed twelve feet (12') in height and a maximum square footage of the entire structure of 200 square feet. The sign shall include landscaping to help soften the appearance and blend it into the surroundings. Internal illumination shall be prohibited and external lights shall be directed at the sign and screened so as to not create lighting spillover into adjacent properties. A twenty foot (20') setback from the property line of the development shall be required.
- b. Projects with five (5) to twenty (20) acres – one ground sign per property frontage on a public thoroughfare (including interstate highways) which shall not exceed ten feet (10') in height and a maximum square footage of the entire structure of 100 square feet. The sign shall include landscaping to help soften the appearance and blend it into the surroundings. Internal illumination shall be prohibited and external lights shall be directed at the sign and screened so as to not create lighting spillover into adjacent properties. A twenty foot (20') setback from the property line of the development shall be required.
- c. Projects less than five (5) acres (not including an individual single family lot) – one ground sign per property frontage on a public thoroughfare (including interstate highways) which shall not exceed ten feet (10') in height and a maximum square footage of the entire structure of sixty four (64) square feet. Illumination of these signs shall be prohibited. A ten foot (10') setback from the property line of the development shall be required.

An individual single family lot may place one maximum six (6) sq. ft. sign on the property and no permit shall be required.

2. For individual project sites, any project identification sign shall be removed within seven (7) days after issuance of certificate of occupancy, completion of the final inspection by the city or upon the expiration of the building permit.
3. For development sites with multiple users or parcels, project identification signs shall be allowed to remain in place on the site until all tenant spaces have been occupied initially or all individual parcels within the development have been built upon. Once a project site has been completed, any advertising of available space or property sale shall comply with the provisions for real estate signs.

4. Project identification signs shall be separated by a minimum of one hundred fifty feet (150').
5. The use of trailers, buses, or other vehicles for mounting or the display of project identification signs, marketing information signs, etc. shall be prohibited. This is not intended to prohibit permanent marking or identification of a company name and information on vehicles utilized in the construction of a project so long as it is generic in nature and not advertising specific projects or properties.

Section 3. Amendment. Title 9, Zoning, Chapter 18, Signs, Section 21, Sign Regulation Matrix, is hereby amended to modify Matrix A, (OS, RE, RS, and R-1 Districts) to replace the regulations pertaining to Project Identification signs to read as follows:

Type of Sign	Permit/Approval	Maximum Number	Minimum Lot Frontage	Maximum Sign Area	Area Formula	Maximum Sign Height	Sign Setback	Other Requirements
Project Identification	S	1/frontage	500 ft	>20 acres 200 sq ft	B	12 ft	20 ft	Landscaping required, see "Temporary and Project Identification Signs"
	S	1/frontage	200 ft	>5acs but < 20 acres 100 sq ft	B	10 ft	20 ft	Landscaping required, see "Temporary and Project Identification Signs"
(except for a single family lot)	S	1/frontage	NA	< 5 acres 64 sq ft	B	10 ft	10 ft	See "Temporary and Project Identification Signs"

Section 4. Amendment. Title 9, Zoning, Chapter 18, Signs, Section 21, Sign Regulation Matrix, is hereby amended to modify Matrix B, C, D, E, F and G, (multi-family residential districts and all non residential districts) to replace the regulations pertaining to Project Identification signs to read as follows:

Type of Sign	Permit/ Approval	Maximum Number	Minimum Lot Frontage	Maximum Sign Area	Area Formula	Maximum Sign Height	Sign Setback	Other Requirements
Project Identification	S	1/frontage	500 ft	>20 acres 200 sq ft	B	12 ft	20 ft	Landscaping required, see "Temporary and Project Identification Signs"
	S	1/frontage	200 ft	>5acs but < 20 acres 100 sq ft	B	10 ft	20 ft	Landscaping required, see "Temporary and Project Identification Signs"
	S	1/frontage	NA	< 5 acres 64 sq ft	B	10 ft	10 ft	See "Temporary and Project Identification Signs"

Section 5. Repealer. All ordinances or parts of ordinances in conflict with the provision of this ordinance are hereby repealed.

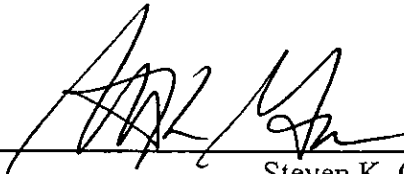
Section 6. Savings Clause. If any section, provision, sentences, clause, phrase or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any provision, section, subsection, sentences, clause, phrase or part hereof not adjudged invalid or unconstitutional.

Section 7. Violations and Penalties. Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in Section 1-4-1 of the City Code of the City of West Des Moines, Iowa.

Section 8. Other Remedies. In addition to the provisions set out in the Violations and Penalties Section herein, the City may proceed in law or equity against any person, firm or corporation for violation of any section or subsection of this Ordinance.

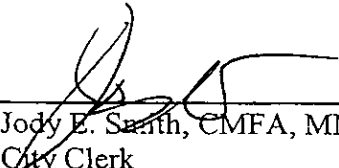
Section 9. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed and approved this 3rd day of December, 2007.



Steven K. Gaer, Mayor

ATTEST:



Jody E. Smith, CMFA, MMC
City Clerk

Published in the Des Moines Register on the 7th day of December, 2007, the Indianola Record Herald on the 12th day of December, 2007 and the Dallas County News on the 13th day of December, 2007.