

## **ORDINANCE NO. 356**

**AN ORDINANCE ADDING A NEW ARTICLE VII TO CHAPTER 4 OF THE CODE OF ORDINANCES CONCERNING SIGNS AND THE REGULATION THEREOF:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST ORANGE TEXAS** that Article VII pertaining to the regulation of signs be added to Chapter 4 of the Code of Ordinances as follows:

### **ARTICLE VII REGULATION OF SIGNS**

#### **Sec. 4.13 Prohibited Signs.**

It shall be unlawful to place any sign in or over any public right of way except signs placed by the City of West Orange, the State of Texas, a public utility or an agent acting on their behalf for the proper and safe control of traffic. No signs may be hung or otherwise fastened to utility poles or attached to any object in the right of way except as provided for by Section 4.16 and Section 4.17. No commercial sign shall be placed on any property that advertises a product or service that is not offered on that property. No lighted commercial sign may be placed closer than ten (10) feet from a property line that abuts a residential use.

#### **Sec. 4.14 Required Signs.**

Every tract of land containing a habitable building shall have a sign indicating the address of the property. The sign should be readable from the street and may also contain the name of the owner or occupant of the property. The numerical portion of the address should be at least three (3) inch characters and be mounted on a contrasting background in a lighted area if possible.

#### **Sec. 4.15 Contractor's and Real Estate Signs.**

Buildings under construction or renovation may have one (1) general contractor's sign and one (1) real estate sign advertising the contractor and indicating the person or agent of contact for rental, lease or purchase. Each sign may be no larger than eight (8) square feet and must be on the property of the construction site or the property represented by the agent.

#### **Sec. 4.16 Garage and Estate Sales Signs.**

Garage and estate sale signs no larger than eight (8) square feet may be allowed only on the property where the sale is being conducted. No directional signs leading people to the sale site may be placed in the right of way. Use of garage sale and estate sale signs is limited to seven (7) consecutive days.

#### **Sec. 4.17 For Sale By Owner Signs.**

A property owner in a residential area may place one (1) sign on the property not to exceed eight (8) square feet offering the property for rent, sale or lease. Additionally, the owner or occupant may place no more than two (2) signs of no more than three (3) square feet offering items for sale at that location, including but not limited to vehicles, boats, trailers, RVs and ATVs. These signs, if attached directly to the item may be in the right of way.

**Sec 4.18 Political Signs.**

Signs of a political nature, supporting a candidate or measure at an election may be placed on private property sixty five (65) days before an election and must be removed within five (5) days after the election or run-off election whichever is later. Political signs may not be placed in a public right of way with the following exception: Political signs may be placed on public property adjacent to polling places twenty four (24) hours prior to opening of the polls and must be removed within twenty four (24) hours of the closing of the polls and must be placed in compliance with Texas Election Laws. Political signs are limited to four (4) square feet if placed in residential areas and thirty two (32) square feet if placed in commercial areas.

**Sec 4.19 Home Occupation Signs Prohibited.**

A person involved in a home occupation may not have a sign indicating that the home is anything but a residential building. A home occupation is defined as an occupation conducted from or in a home that requires no employees except family members residing in the home, and does not require any special tools or equipment not normally found in a residential dwelling.

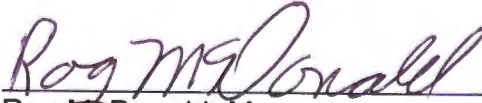
**Sec. 4.20 Construction Standards.**

All signs of a permanent or semi-permanent nature must be constructed in compliance with Appendix H of the International Building Code.

**Sec. 4.21 Permit Fees.**

There shall be no fee for signs allowed in residential areas. Fees for signs allowed in commercial areas shall be established by resolution of the City Council from time to time.

**PASSED, APPROVED AND AUTHENTICATED** this 15<sup>th</sup> day of May 2007.

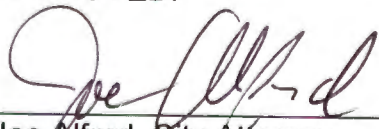
  
 Roy McDonald, Mayor

ATTEST:

  
 Theresa Van Meter, City Secretary



APPROVED:

  
 Joe Alford, City Attorney



The State of Texas §

County of Orange §

**A Resolution**

City of West Orange §

**WHEREAS**, the City Council of the City of West Orange deem it necessary to regulate signs in order to promote public health, welfare, safety and economic well being of the citizens of West Orange, and

**WHEREAS**, it is necessary to regulate signs that are distracting or hazardous to the motoring public, and

**WHEREAS**, regulation of signs promotes the well being of the city by creating a favorable physical image, and

**WHEREAS**, the regulation of signs affords the business community an equal and fair opportunity to advertise their products and services without discrimination, and

**WHEREAS**, it is necessary to fund the Building Department in the function of regulating signs in the City of West Orange:

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST ORANGE, TEXAS** that the Council hereby establishes the following schedule of permit fees for signs:

There shall be no fee for allowable signs on residential property.

Commercial signs from 0 to 40 square feet = \$10.00


Commercial signs over 40 square feet = \$25.00

Commercial signs of any size requiring electricity = \$25.00

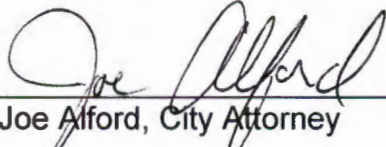
**PASSED AND APPROVED** this 15<sup>th</sup> day of May 2007.

  
Roy McDonald, Mayor, West Orange

ATTEST:

  
Theresa Van Meter, City Secretary

APPROVED:

  
Joe Alford, City Attorney

