

**TOWN OF ADDISON, TEXAS**

**ORDINANCE NO. 010-003**

**AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS AMENDING CHAPTER 62, SIGNS, OF THE CODE OF ORDINANCES OF THE TOWN BY (1) AMENDING SECTIONS 62-1 (DEFINITIONS), 62-99 (LICENSE, INSURANCE OR BOND REQUIRED), 62-163 (ATTACHED SIGNS, AREA), 62-186 (DETACHED SIGNS, MONUMENT SIGNS), 62-208 (REAL ESTATE/LEASING SIGNS), 62-209 (REAL ESTATE DIRECTIONAL SIGNS), 62-246 (TEMPORARY BANNER SIGNS), 62-247 (POLITICAL SIGNS), 62-271 (ANIMATION PROHIBITED), 62-279 (TEMPORARY REAL ESTATE DIRECTIONAL SIGNS), 62-281 (SIGNS IN RIGHT-OF-WAY), (2) ADDING NEW SECTIONS 62-35 (VIOLATIONS, PENALTIES), 62-146 (WINDOW SIGNS), 62-147 (SPECIAL EVENT BANNERS), 62-270 (OUTLINE AND SKELETON LIGHTING), AND A NEW ARTICLE VI (SPECIAL DISTRICTS), AND (3) DELETING SECTION 62-164 (WINDOW SIGNS); PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS FOR ANY OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Addison, Texas (the "City") desires to amend certain provisions of Chapter 62 of the City's Code of Ordinances relating to and regarding signs within the City; and

**WHEREAS**, the amendments set forth in this Ordinance to Chapter 62 are pursuant to investigation and analysis by the City, and are with a view of and to further the purposes and objectives set forth in Section 62-2 of the Code, including to promote the health, safety, welfare, convenience and enjoyment of the public, including among other things to promote the efficient transfer of information in sign messages and to protect the public welfare and to enhance the appearance and economic value of the landscape, and such amendments are to facilitate the avoidance of visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance, and are to comply with applicable State law; and

**WHEREAS**, the City is authorized to provide for regulation of signs pursuant to State law, including, among others, Section 51.001, Tex. Loc. Gov. Code (authorizing a municipality to adopt an ordinance, rule or police regulation that is for the good government, peace, or order of the municipality or for the trade and commerce of the municipality) and Section 216.901 Tex. Loc. Gov. Code (authorizing a home rule municipality to license, regulate, control or prohibit the erection of signs or billboards), and pursuant to its authority as a home rule city under Article 11, Section 5 of the Texas Constitution and its Home Rule Charter; and

**WHEREAS**, the adoption of this Ordinance and the amendments set forth herein are for and in the best interests of the health, safety and welfare of the City and its citizens.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:**

Section 1. Incorporation of Recitals. The above and foregoing recitals and premises to this Ordinance are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. Amendment. The Code of Ordinances of the Town of Addison, Texas (the “City”) is hereby amended by amending certain sections and provisions of Chapter 62, Signs, thereof as set forth in Exhibit A attached hereto and incorporated herein for all purposes, and all other chapters, articles, sections, subsections, sentences, phrases and words of the said Code of Ordinances are not amended hereby.

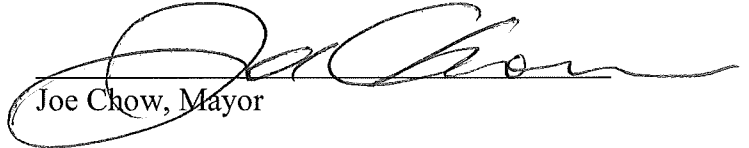
Section 3. Savings; Repealer. This Ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance. Provided, however, that the repeal of such ordinances or parts of such ordinances, and the amendments and changes made by this Ordinance, shall not affect any right, property or claim which was or is vested in the City, or any act done, or right accruing or accrued, or established, or any suit, action or proceeding had or commenced before the time when this Ordinance shall take effect; nor shall said repeals, amendments or changes affect any offense committed, or any penalty or forfeiture incurred, or any suit or prosecution pending at the time when this Ordinance shall take effect under any of the ordinances or sections thereof so repealed, amended or changed; and to that extent and for that purpose the provisions of such ordinances or parts of such ordinances shall be deemed to remain and continue in full force and effect.

Section 4. Penalty. It shall be unlawful for any person, firm, corporation, or other business entity to violate any provision of this Ordinance, and any person, firm, corporation, or other business entity violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount of not more than Five Hundred and No/100 Dollars (\$500.00), and a separate offense shall be deemed committed each day during or on which a violation or failure occurs or continues.

Section 5. Severability. The provisions of this Ordinance are severable, and if any section or provision of this Ordinance or the application of any section or provision to any person, firm, corporation, entity, situation or circumstance is for any reason adjudged invalid or held unconstitutional by a court of competent jurisdiction, the same shall not affect the validity of any other section or provision of this Ordinance or the application of any other section or provision to any other person, firm, corporation, entity, situation or circumstance, and the City Council declares that it would have adopted the valid portions of this Ordinance adopted herein without the invalid or unconstitutional parts and to this end the provisions of this Ordinance adopted herein shall remain in full force and effect.

Section 6. Effective Date. This Ordinance shall become effective from and after its passage and approval and its publication as may be required by law (including, without limitation, the City Charter and the ordinances of the City).

**PASSED AND APPROVED** by the City Council of the Town of Addison, Texas this 26th day of January, 2010.

  
Joe Chow, Mayor

ATTEST:

By:   
Lea Dunn, City Secretary

APPROVED AS TO FORM:

By:   
John Hill, City Attorney

**EXHIBIT A**  
**TO ORDINANCE NO. \_\_\_\_\_**

Chapter 62, Signs, of the Code of Ordinances (the "Code") of the Town of Addison, Texas is hereby amended by amending various sections of the said Code as set forth below and as follows (additions are underlined; deletions are):

A. Section 62-1 of the Code is amended to read as follows:

**Section 62-1. Definitions.**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Animation* means copy or other images that flash or move or otherwise change.

*Banner* means a temporary sign containing a worded message or graphic image composed of lightweight material secured or mounted so as to allow movement caused by wind.

*Building* means a structure which has a roof supported by columns, walls or air for the shelter, support or enclosure of persons, animals or property.

*Code enforcement administrator* means the person appointed by the city manager as the code enforcement administrator or his designee.

*Commercial Message* means a message placed or caused to be placed before the public by a person or business enterprise directly involved in the manufacture or sale of the products, property, accommodations services, attractions, or activities or possible substitutes for those things which are the subject of the message and that:

- (1) Refers to the offer for sale or existence for sale of products, property, accommodations, services, attractions, or activities; or
- (2) Attracts attention to a business or to products, property, accommodations, services, attractions, or activities that are offered or exist or sale or for hire.

*Copy* means letters, characters, illustrations, logos, graphics, symbols, writing or combination thereof, designed to communicate information of any kind, or to advertise, announce the purpose of, or identify the purpose of a person or entity, or to identify or advertise a business or business product, or to advertise the sale or lease of a premises.

*Effective area* means the area enclosed by drawing a rectangle of horizontal and vertical lines which fully contain all extremities of the sign drawn to scale, including architectural

design elements such as decorative bordering, but exclusive of the sign supports. The measurements is to be calculated from the viewpoint which gives the largest rectangle of that kind as the viewpoint is rotated horizontally around the sign.

*Facade* means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building oriented in the same direction, or in directions within 45 degrees of one another, they are to be considered as part of a single facade.

*Luminescent gaseous tubing* means exposed tubes used in or as signs and which contain luminescent inert gases including, but not limited to, neon, argon and krypton.

*Noncommercial Message* means any message that is not a commercial message.

*Premises* means a lot or tract, or a combination of contiguous lots or tracts if the lot or tract, or combination, is under single ownership and is reflected as a single premises in the plat records of the town.

*Responsible party* means the owner, operator, occupant, employee or other person working at, employed by, responsible for, or in charge of the premises at issue, and includes the name of the advertiser or other person whose name appears on the sign.

*Sign* means any device, flag, light, figure, picture, letter, word, message, symbol, plaque or poster visible from outside the premises on which it is located and designed to inform or attract the attention of persons not on the premises.

*Sign, attached* means any sign attached to, applied on or supported by any part of a building (such as a wall, roof, window, canopy, awning, arcade or marquee) which encloses or covers usable space.

*Sign, detached* means any sign connected to the ground which is not an attached sign, including signs on movable objects, but excluding signs on vehicles which are moving or are parked only temporarily, incidental to their principal use for transportation.

*Sign device* means any flag, banner, pennant, streamer or similar device that moves freely in the wind. Balloons inflated by any means, secured or unsecured, are considered to be sign devices. All sign devices are considered to be signs, and are regulated and classified as attached or detached by the same rules as other signs.

*Sign erector* means a person who is hired to install, construct, erect or repair such sign in the town, and his employees, representatives and subcontractors.

*Sign, meritorious exception* means any sign which fails to conform to all applicable regulations and restrictions of this Code and for which a special permit has been issued.

*Sign, monument* means a freestanding sign having a low profile and made of stone, concrete, metal, routed wood planks or beams, brick or similar materials, including individual lettering, which repeat or harmonize with the architecture of the establishment it serves.

*Sign, movement control* means a sign which directs vehicular or pedestrian movement within or into the premises on which the movement control sign is located.

*Sign, nonpremises* means any sign which is not a premises sign.

*Sign, political* means any type of nonpremises sign which refers only to the issues or candidates involved in a political election, or which contains primarily a political message.

*Sign, portable* means a sign which is easily moved from one location to another, including signs which are mounted on skids, trailers, wheels, legs or stakes, and which is not fixed permanently to the ground, and which is not an attached sign, political sign, or a sign which refers solely to the sale or lease of the premises.

*Sign, premises* means any sign the content of which relates to the premises on which it is located referred exclusively to the name, location, products, persons, accommodations, services or activities of or on those premises, or the sale, lease or construction of those premises.

*Sign, protective* means any sign which is commonly associated with safeguarding the permitted uses of the occupancy, including, but not limited to, "bad dog," "no trespassing," and "no solicitors."

*Sign support* means any pole, post, strut, cable or other structural fixture or framework necessary to hold and secure a sign, providing that such fixture or framework is not imprinted with any picture, symbol or word using characters in excess of one inch in height, or is internally or decoratively illuminated.

*Sign, vehicular* means any sign on a vehicle.

*Sign, window* means any sign located on or within eight feet of an exterior window.

*Special district* means those areas described in ARTICLE VI.

*Special event* means events which are sponsored in whole or in part by the town and include only: Taste of Addison, WorldFest, Kaboom Town, Oktoberfest, and other events as designated by the city council.

*Visibility triangle* means a triangle sight area, at all intersections, which shall include that portion of public right-of-way and any corner lot within the adjacent curblines and a diagonal line intersecting such curblines at points 35 feet back from their intersection.

*Zoning district, business* means any zoning district designated by the comprehensive zoning ordinance of the town as LR, C-1, C-2, I-1, I-2, I-3, MXR,UC. Any planned development district is also included in this list, unless specifically excluded by its provisions.

*Zoning district, nonbusiness* means any zoning district not designated as a business district.

- B. A new Section 62-35 is added to the Code to read as follows:

**Section 62-35. Violations.**

It shall be unlawful for any person to intentionally or knowingly violate any term or provision of this chapter; however, this shall not include the failure of a town officer or town employee to perform an official duty unless it is specifically provided in this chapter that the failure to perform the duty is unlawful. Any person violating any of the terms or provisions of this chapter shall be subject to a fine, upon conviction, in an amount not to exceed five hundred dollars (\$500.00), and each and every day of continuation of such violation shall constitute a distinct and separate offense.

A person is responsible for a violation of this Ordinance if the person is: (1) the holder of a permit issued under this chapter, or the owner, agent, or person(s) having the beneficial use of a sign that violates any provision of this chapter, (2) the owner of the land or structure on which the sign is located, or (3) the person in charge of erecting the sign.

- C. Section 62-99 of the Code is amended to read as follows:

**Section 62-99. Insurance or Bond required.**

No license for the installation, erection, relocation and maintenance of signs shall be issued to any person until such person has provided proof of general liability insurance covering the work to be performed pursuant to the license in the amount of at least one hundred thousand dollars (\$100,000.00) or filed with the building official, or his designee, a \$5000.00 surety bond in favor of the town as the beneficiary thereof, and shall be conditioned for the installation and erection of signs in accordance with the ordinances of the town, for any and all damages or liability which may accrue against it by reason of faulty installation, erection, demolition, repair, removal, or defects in, or collapse of, any signs, for a period of one year after erection and for such period of time that such sign is maintained or serviced by or under the direction of the make of such bond. Such bond shall further provide for the indemnification of any person who shall, while upon public property or in any public place, incur damage for which the principal named in the bond is legally liable.

D. Section 62-143 is amended to read as follows:

**Section 62-143. Single-family or duplex residential premises.**

A single-family or duplex residential premises may display one detached, nonilluminated sign which may advertise a garage sale on the premises or refer to the sale or lease of the premises. The sign shall not exceed three square feet. All detached special purpose signs must conform to all the restrictions set forth in this chapter. Except as provided in Section 62-247, all political signs must comply with the provisions set forth in this chapter.

E. A new Section 62-146 is added to the Code to read as follows:

**Section 62-146. Window signs.**

(a) Signs in windows facing public rights-of-way are limited to ten percent of the window area per facade.

(b) The outlining of a window on two or more of any sides with lighting, gaseous tubing, or similar means shall constitute 100 percent of the total window area as a sign.

E. A new Section 62-147 is added to the Code to read as follows:

**Section 62-147. Special event banners.**

Any premises or any nonresidential occupancy may display banner signs containing a message directly relating to a special event provided, however, that such banners may be displayed no more than 14 days prior to the special event and must be removed within two days after the conclusion of the special event. The size of the banner is limited to 50 square feet and at least one-half the banner shall contain a message relating to the special event.

F. Section 62-163 of the Code is amended to read as follows:

**Section 62-163. Area.**

Total effective area of attached signs shall not exceed the following schedules:

(1) On an attached sign located at a height of up to 36 feet, the effective area is limited to one square foot of sign area for each linear foot of building frontage not to exceed 100 square feet

(2) An attached sign located at or exceeding a height of 36 feet shall be permitted an increase in maximum effective area. Such increases shall not exceed four square feet in



effective area for each additional one foot of height above 36 feet measured from the base of the sign to the building grade.

(3) Attached signs may be located on each facade; however, the sum of the effective area of all attached signs shall not exceed twice the allowable effective area as specified in subsections (1) and (2) of this section.

(4) Buildings with four or more stories in height may have not more than two attached signs per facade provided that:

- a. Each sign is designated for a separate tenant.
- b. Signs may be no closer than 30 feet apart.
- c. The combined effective square footage of both signs may not exceed twice the allowed effective square footage as specified in subsections (1) and (2) of this section.

(5) Maximum letter/logo height of attached signs shall not exceed twice the allowable effective area as specified in subsections (1) and (2) of this section. The street curb referenced in Schedule B shall be the street curb closest and/or adjacent to the property where the sign is to be installed. Maximum letter/logo height of attached signs shall be determined by Schedule A or Schedule B as follows:

Schedule A:

Sign Height Above Grade (feet)	Maximum Letter/Logo Height (inches)
0 - 36	16
37 - 48	36
49 - 100	48
101 - 150	60
151 and up	72

Schedule B:

Horizontal Distance of Sign From Street Curb (feet)	Maximum Letter/Logo Height (inches)
100 - 149	24
150 - 199	27
200 - 249	30
250 - 299	33
300 - 349	36

350 - 399	42
400 - 449	48
450 - 499	54
500 - 549	60
550 - 599	66
600 - 649	72
650 - 699	78
700 - 749	84
750 - 799	90
800 and up	96

- a. Letter heights in excess of 96 inches must be approved by the city council.
- b. Not more than 50 percent of the letters in each individual sign height category in Schedule A may be 25 percent taller than the specified maximum letter/logo height.

(6) Copy on awnings is allowed in accordance with the above regulations for area and letter height. For back-lit awnings, the area of the sign shall be based on the area of the awning that is back-lit or illuminated.

G. Section 62-164 of the Code is deleted in its entirety:

H. Section 62-186 of the Code is amended to read as follows:

**Section 62-186. Monument signs.**

Monument signs shall be built on a monument base as opposed to a pole base with no separation between the base of the sign and natural grade. A monument sign contains only the name, logo, address and product or service of the establishment. No advertising or promotional information is permitted thereon. Such sign may be single-or double-faced. Plastic faces may be used on monument signs provided only the letters, numbers or logo elements emit light. The monument sign shall be located on site and a minimum of 20 feet from the back of the curb. Such signs shall be constructed as follows:

- (1) The sign with base shall not exceed six feet in overall height above the natural or average grade and the actual sign face shall not exceed 48 square feet in area per side.
- (2) Multitenant monument signs shall not exceed eight feet in overall height above the natural grade, the actual sign face shall not exceed 72 square feet in area per side, and no single tenant shall occupy more than 36 square feet of sign area per side.

I. Section 62-208 is amended to read as follows:

**Section 62-208. Real estate/leasing signs.**

Permission is granted to property owners for the erection of a sign to advertise the sale, lease or rent of the property or undeveloped land on which the sign is located. Real estate signs must be spaced at least 50 feet apart, and there may be no more than four such signs per lot. Such signs shall not be placed on utility or light poles, public or private. Signs shall be constructed as follows:

(1) *Permanent real estate/leasing signs:*

- a. Maximum 36 sq. ft. metal panel sign face.
- b. Minimum 3" steel square tube supports.
- c. Steel supports to be painted Pantone 404(C).
- d. Maximum height 16'.
- e. Minimum 20' behind street curb.
- f. Observe 35' visibility triangle.

(2) *Temporary real estate/leasing signs:*

- a. Maximum 36 sq. ft. sign face.
- b. Maximum height 16'.
- c. Minimum set back from street curb as set forth in section 62-184 of the Code of Ordinances of the Town.
- d. Observe 35' visibility triangle.
- e. The permit shall be renewed every 12 months. Prior to the issuance of the permit and any renewal thereof the sign shall be subject to inspection and approval to insure compliance with all ordinances of the Town of Addison.

J. Section 62-209 is amended to read as follows:

**Section 62-209. Real estate directional signs.**

Off-premises real estate directional signs are prohibited except as follows:

Single family detached real estate directional signs may be erected after 12:00 PM on Friday but shall be removed no later than 8:00 AM the following Monday.

K. Section 62-246 is amended to read as follows:

**Section 62-246. Temporary banner signs; prohibited, exceptions.**

Temporary banner signs are prohibited in all zoning districts in the town except for the following:

Any premises or any nonresidential occupancy may display one banner sign announcing a grand opening of a new business. Display of such sign is limited to a maximum of 60 days per opening. The privilege to begin display of such sign expires six months after the issuance of a certificate of occupancy. Use of grand opening signs only apply to new ownership. Size of banner is limited to 50 square feet with at least one-half of all readable copy stating "Grand Opening" or "Now Open."

L. Section 62-247 is amended to read as follows:

**Section. 62-247. Political signs.**

(a) A political sign that conforms to the provisions of this section is permitted. For a political sign, no permit shall be required and no fee shall be required for the sign to be placed.

(b) A political sign that is permitted by subsection (a) of this section must:

- (1) be located on private real property with the consent of the property owner;
- (2) not have an effective area greater than 36 square feet;
- (3) not be more than eight feet in height;
- (4) not be illuminated;
- (5) not have any moving elements.

(c) For purposes of this section, "private real property" does not include real property subject to an easement or other encumbrance that allows a municipality, including the town, to use the property for a public purpose.

(d) This section does not apply to a sign, including a billboard, that contains primarily a political message on a temporary basis and that is generally available for rent or purchase to carry commercial advertising or other messages that are not primarily political.

(e) Subject to the provisions of this subsection, a political sign which refers only to an issue or candidate involved in a political election may be located within a public street right-of-way not more than 30 days prior to the date of the election to which the sign

relates, and must be removed not later than two (2) days following the date of the election. A political sign so placed in the public right-of-way shall:

- (1) be placed at least three (3) feet from the edge of the pavement of the public street right-of-way;
- (2) not extend over any public sidewalk or path;
- (3) not exceed 12 square feet in area nor four (4) feet in height;
- (4) not be placed within a street or roadway median or block vehicular visibility.

M. A new Section 67-270 is added to the Code to read as follows:

**Section 62-270. Outline and skeleton lighting.**

Luminaries of any type that outline the elements of a building facade are prohibited.

N. Section 67-271 of the Code is amended to read as follows:

**Section 62-271. Animation prohibited.**

No sign shall be erected or altered to include animation, parts which move, or flashing or blinking lights which may be distracting to motorists. This prohibition does not include time and temperature signs. Signs that have copy that changes, moves, flashes, or blinks in no less than 20 minute intervals shall not be considered as animated.

O. Section 67-279 of the Code is amended to read as follows:

**Section 62-279. Temporary real estate directional signs.**

Off-premises temporary real estate directional signs are prohibited except as follows:

Single family detached real estate directional signs may be erected after 12:00 PM on Friday but shall be removed no later than 8:00 AM the following Monday.

P. Section 67-281 of the Code is amended to read as follows:

**Sec. 62-281. Signs in rights-of-way.**

Except as permitted by Section 62-247, no sign shall be erected or affixed within or project over any public right-of-way or across the public right-of-way line extended across a railroad right-of-way line or extended across a railroad right-of-way. No sign shall be erected closer than ten feet from the existing public right-of-way except as otherwise authorized by this chapter.

Q. A new Article VI to Chapter 62 of the Code is added to the Code to read as follows:

**ARTICLE VI. SPECIAL DISTRICTS**

**Section 62-289 Generally.**

Signs may be erected as permitted in the special districts as follows:

A. Addison Town Center (being that area to which Ordinance No. 094-069, adopted October 11, 1994, applies):

Signs shall be permitted under either the A or B size option listed below:

1. One sign per facade not to exceed 100 square feet, maximum square footage shall be 1.5 times the length of facade, maximum letter height to be 24 inches for all letters, maximum width of sign to be 75% of width of facade;
2. One sign allowed per 20 feet of linear frontage, maximum square footage of sign to be 3.5% of square footage of facade, maximum letter height to be 6 feet for all letters.

B. Village on the Parkway (being that area to which Ordinance No. 096-022, adopted June 11, 1996, applies):

Detached signs, directional signs and attached tenant signs shall comply with the standards listed below and Figures 62-289.2.1, 62-289.2.2, 62-289.2.3, and 62-289.2.4.

**STANDARDS FOR ATTACHED TENANT SIGNS**

Item	Major Anchors
Signs Per Façade	One per 60 linear feet, with a maximum of 3 signs
Maximum Projections From Building Face	18 inches
Projections Above Roof Line Permitted	No
Copy on Awnings Permitted	No
Sign Area	One (1) sq. Ft. of sign area for each linear foot of building frontage up to a maximum of 250 square feet of total sign area, with no individual sign over 100 sq. ft. permitted

Maximum Letter Height	24 inches; 50% of the letters may be 30 inches; logos shall be counted as letters
Window Signs	Limited to 10% of the window area per facade
Animation Permitted	No
Interchangeable Copy Permitted	No
Blade Signs Permitted	Yes
Blade Sign Criteria	Maximum 4 foot projection from building face, with a maximum height above the sidewalk of 10 feet  Sign area is limited to six (6) square feet, with a maximum size of two (2) feet by three (3) feet; one blade sign per store

C. Addison Circle (being that area to which Ordinance No. 097-010, adopted March 25, 1997, applies):

1. Signs may project above the roof line, be placed perpendicular to the building, be palced on poles and in the city right of way in accordance with Figures 62-289.3.A.1, 62-289.3.A.2 62-289.3.A.3, 62-289.3.A.4, and 62-289.3.A.5.

2. Portable signs do not need a permit but shall comply with the following:

(a) Each commercial occupancy shall be allowed not more than one portable sign, which shall be located within the public sidewalk adjacent to the occupancy.

(b) A minimum of four feet of clear sidewalk shall be maintained at all times.

(c) Signs shall be constucted as shown in Figure 62-289.3.B.

D. Addison Walk Shopping Center (being that area to which Ordinance No. 004-002, adopted January 13, 2004, applies):

Blade signs, premise signs on building facades and two multi tenant pole signs may be constructed in accordance with Figures 62-289.4.1, 62-289.4.2, 62-489.4.3, and 62-289.4.4.

E. Inwood Quorum Village (being that area to which Ordinance No. 006-037, adopted August 22, 2006, applies):

Attached signs with letter heights of 24 inches and 30 inches may be constructed in accordance with Figure 62-289.5

F. Dallas Parkway.

1. Monument signs for real property abutting Dallas Parkway may be constructed as follows:

The sign with base shall not exceed eight feet in overall height above the natural grade, the actual sign face shall not exceed 72 square feet in area per side, and the sign shall be located within 50 feet of Dallas Parkway.

2. Real estate/leasing signs may be constructed as follows:

(a) Maximum 108 square feet in area.

(b) Maximum total square footage of the four allowed signs 144 square feet.

(c) Minimum set backs from street curb as set forth in Sec. 62-184 of the Code of Ordinances of the Town. Signs exceeding 36 square feet shall be located within fifty (50) feet of Dallas Parkway.

(d) Observe 35 foot visibility triangle.

(e) The permit shall be renewed every twelve months. Prior to the issuance of the permit and any renewal thereof the sign shall be subject to inspection and approval to insure compliance with all ordinances of the Town of Addison.