

ZONING

Z Attachment 2

**Table 25.G.2. COMMERCIAL AND INDUSTRIAL SIGN ALLOWANCES**

**[Amended 10-13-2020 by Ord. No. 1121]**

Sign allowances shown are per lot.

District	Freestanding		Business Center Identification Size	Projecting Size	Roof Size	Marquee Size	Wall Size	Awning & Canopy Size	Individual Identification Size	Residential Subdivision Size	Mural Size	Commercial Temporary Size	Residential Temporary Size
	Height	Size											
C-1: Neigh Comm	Up to 8 ft on arterials and 6 ft on collector or local streets. This does not apply to home occupations. These signs may only be monument style.	Up to 45 square feet per street frontage. Up to 25 square feet may be dynamic messaging. This does not apply to home occupations. See Note 4		0.5 sq ft per 1 ft of store frontage pursuant to Section 25.G.11.e.	New roof signs are not permitted. Existing signs are considered to be nonconforming. Such signs may be replaced and the logo changed, as long as the new sign maintains the size, style, materials and historical integrity of the sign.	1 sq ft per 1 ft of store frontage pursuant to Section 25.G.11.d.	2 sq ft per 1 ft of building frontage	See Section 25.G.11.b.			See Section 25.G.14	As defined in Section 25.12.a.	
C-2: Gen'l Comm	45 feet max.	See Note 1, 2 & 4	SIGN MASTER PLAN REQUIRED (See Section 25.G.16)	0.5 sq ft per 1 ft of store frontage pursuant to Section 25.G.11.e.	New roof signs are not permitted. Existing signs are considered to be nonconforming. Such signs may be replaced and the logo changed, as long as the new sign maintains the size, style, materials and historical integrity of the sign.	1 sq ft per 1 ft of store frontage pursuant to Section 25.G.11.d.	2 sq ft per 1 ft of building frontage	See Section 25.G.11.b.			See Section 25.G.14	As defined in Section 25.12.a.	
C-3: Restricted Comm	45 feet max.	See Note 1, 2 & 4	SIGN MASTER PLAN REQUIRED (See Section 25.G.16)	0.5 sq ft per 1 ft of store frontage pursuant to Section 25.G.11.e.	New roof signs are not permitted. Existing signs are considered to be nonconforming. Such signs may be replaced and the logo changed, as long as the new sign maintains the size, style, materials and historical integrity of the sign.	1 sq ft per 1 ft of store frontage pursuant to Section 25.G.11.d.	2 sq ft per 1 ft of building frontage	See Section 25.G.11.b.			See Section 25.G.14	As defined in Section 25.12.a.	
HCC: Highway Corridor Commercial	45 feet max.	See Note 1, 2 & 4	SIGN MASTER PLAN REQUIRED (See Section 25.G.16)	0.5 sq ft per 1 ft of store frontage pursuant to Section 25.G.11.e.	New roof signs are not permitted. Existing signs are considered to be nonconforming. Such signs may be replaced and the logo changed, as long as the new sign maintains the size, style, materials and historical integrity of the sign.	1 sq ft per 1 ft of store frontage pursuant to Section 25.G.11.d.	2 sq ft per 1 ft of building frontage	See Section 25.G.11.b.			See Section 25.G.14	As defined in Section 25.12.a.	
Center DOWNTOWN (SEE NOTE 3)				0.5 sq ft per 1 ft of store frontage pursuant to Section 25.G.11.e.	New roof signs are not permitted. Existing signs are considered to be nonconforming. Such signs may be replaced and the logo changed, as long as the new sign maintains the size, style, materials and historical integrity of the sign.	1 sq ft per 1 ft of store frontage pursuant to Section 25.G.11.d.	2 sq ft per 1 ft of building frontage	See Section 25.G.11.b.			See Section 25.G.14	As defined in Section 25.12.a.	
Fringe DOWNTOWN (SEE NOTE 3)	Up to 8 ft on arterials and 6 ft on collector or local streets. This does not apply to home occupations. These signs may only be monument style.	Up to 45 square feet per street frontage. Up to 25 square feet may be dynamic messaging. This does not apply to home occupations.		0.5 sq ft per 1 ft of store frontage pursuant to Section 25.G.11.e.	New roof signs are not permitted. Existing signs are considered to be nonconforming. Such signs may be replaced and the logo changed, as long as the new sign maintains the size, style, materials and historical integrity of the sign.	1 sq ft per 1 ft of store frontage pursuant to Section 25.G.11.d.	2 sq ft per 1 ft of building frontage	See Section 25.G.11.b.			See Section 25.G.14	As defined in Section 25.12.a.	
PUD: Planned Unit	SIGN MASTER PLAN REQUIRED (See Section 25.G.16)										See Section 25.G.14	As defined in Section 25.12.a.	
M-1: Light Ind	45 feet max.	See Note 1, 2 & 4	SIGN MASTER PLAN REQUIRED (See Section 25.G.16)	0.5 sq ft per 1 ft of store frontage pursuant to Section 25.G.11.e.	New roof signs are not permitted. Existing signs are considered to be nonconforming. Such signs may be replaced and the logo changed, as long as the new sign maintains the size, style, materials and historical integrity of the sign.	1 sq ft per 1 ft of store frontage pursuant to Section 25.G.11.d.	2 sq ft per 1 ft of building frontage	See Section 25.G.11.b.			See Section 25.G.14	As defined in Section 25.12.a.	

WILLISTON CODE

District	Freestanding		Business Center Identification Size	Projecting Size	Roof Size	Marquee Size	Wall Size	Awning & Canopy Size	Individual Identification Size	Residential Subdivision Size	Mural Size	Commercial Temporary Size	Residential Temporary Size
	Height	Size											
M-2: Heavy Ind	45 feet max.	See Note 1, 2 & 4	SIGN MASTER PLAN REQUIRED (See Section 25.G.16)	0.5 sq ft per 1 ft of store frontage pursuant to Section 25.G.11.e.		1 sq ft per 1 ft of store frontage pursuant to Section 25.G.11.d.	2 sq ft per 1 ft of building frontage	See Section 25.G.11.b.			See Section 25.G.14	As defined in Section 25.12.a.	
M-3: Industrial Park	45 feet max.	See Note 1, 2 & 4	SIGN MASTER PLAN REQUIRED (See Section 25.G.16)	0.5 sq ft per 1 ft of store frontage pursuant to Section 25.G.11.e.		1 sq ft per 1 ft of store frontage pursuant to Section 25.G.11.d.	2 sq ft per 1 ft of building frontage	See Section 25.G.11.b.			See Section 25.G.14	As defined in Section 25.12.a.	

NOTES:

1. Freestanding signs may be sized at two square feet for every one foot of lot frontage, with a maximum size of 200 square feet. In any case, a freestanding sign may be a minimum of 125 square feet. In the case of two businesses, up to 200 square feet is allowed in order to advertise both businesses. If three or more businesses are located on one lot, the total sign allowance is 200 square feet, or the lot may apply to utilize a business center identification sign.
2. If a lot, regardless of number of businesses on the lot, has more than one frontage and at least 250 feet of frontage per frontage, then a sign of 125 square feet in the case of one business on the lot, or a sign of 200 square feet in the case of two businesses on the lot, or a sign of 200 square feet or a business center identification sign in the case of three or more businesses on the lot, may be utilized on each frontage.
3. "Downtown" is defined by Exhibit A and includes C-3 and M-1 zoned areas of the Downtown. Signs must be located on private property. Freestanding signs which currently exist in the Downtown may be updated and rebuilt, but may not be enlarged.
4. All Commercial and Industrial properties are allowed a sandwich board sign of no more than six square feet. This permit must be renewed on a yearly basis.