

# St. Clair, MO

## Sign Regulations

### Section 1008 (Specific Sign Requirements)

**Table 1008.1.1(1): Identification Sign Standards (Wall Signs)**

Land Use	Aggregate Area (Square Feet)
Single-Family Residential	20
Multi-family residential	20
Nonresidential in a residential zone	20
Commercial and Industrial	See Table 1008.1.1(2)

**Table 1008.1.1(2): Sign Area**

Distance of sign from road or adjacent commercial or industrial zone	Percentage of Building elevation permitted for sign area
0 to 100	5%
101 to 300	10%
Over 301 feet	Check with Authority Having Jurisdiction

**Table 1008.1.2: Identification Sign Standards Free Standing Signs**

Land Use	Number of Signs	Height (ft)	Area (sq ft)	Spacing
Single-family residential	2	5	12	1 per subdivision entrance
Multi-family residential	2	5	12	1 per driveway
Nonresidential in a residential zone	1	5	20	300 (a)
Commercial and Industrial	1	See figures 1008.1.2 (1), (2) & (3)	See figures 1008.1.2 (1), (2) & (3)	150 (b)

#### Footnotes

(a) For subdivision or apartment identification signs placed on a decorative entry wall approved by the code official, two identification signs shall be permitted to be placed at each entrance to the subdivision or apartment complex, one on each side of the driveway or entry drive.

(b) For shopping centers or planned industrial parks, two monument-style free-standing signs not exceeding 50 percent each of the permitted height and area, and spaced not closer than 100 feet to any other free-standing identification sign, shall be permitted to be allowed in lieu of any free-standing sign other wise permitted to Table 1008.1.2.

(c) For any commercial or industrial development complex exceeding 1,000,000 square feet of gross leasable area, or 40 acres in size, such as regional shopping centers, auto malls or planned industrial parks, one free-standing sign per street front shall be permitted to be increased in sign area by up to 50 percent.

**1008.1 Identification Signs.** Identification signs shall be in accordance with Sections 1008.1.1 through 1008.1.3

**1008.1.1 Wall Signs.** Every single family residence, multiple-family residential complex, commercial or industrial building, and every separate nonresidential building in a residential zone may display wall signs per street frontage subject to the limiting standards set forth in Table 1008.1.1(1). For shopping centers, planned industrial parks or other multiple occupancy nonresidential buildings, the building face or wall shall be calculated separately for each separate occupancy, but in no event will the allowed area for any separate occupancy be less than twelve (12) square feet.

**1008.1.2 Free-standing signs.** In addition to any allowable wall signs, every single-family residential subdivision, multiple-family residential complex, commercial or industrial building, and every separate nonresidential building in a residential zone shall be permitted to display free-standing or combination signs per street frontage subject to the limiting standards set forth in Table 1008.1.2.

**1008.1.3 Directional signs.** No more than two directional signs shall be permitted per street entrance to any lot. There shall be no limit to the number of directional signs providing directional information interior to a lot. In residential zones, to maximum area for directional signs shall be four (4) square feet. For all other zones, the maximum area for any directional sign visible from adjacent property or rights-of-way shall be sixteen (16) square feet. Not more than 25 percent of the area of any directional sign shall be permitted to be devoted to business identification or logo, which area shall not be assessed as identification sign area.

**1008.2 Temporary signs.** Temporary signs shall be in accordance with Sections 1008.2.1 through 1008.2.6.

**1008.2.1 Real estate signs.** Real estate signs shall be permitted in all zoning districts, subject to the following limitations:

1. Real estate signs located on a single residential lot shall be limited to one sign, not greater than four (4) feet in height and four (4) square feet in area.
2. Real estate signs advertising the sale of lots located within a subdivision shall be limited to one sign per entrance to the subdivision, and each sign shall be no greater than thirty-two (32) square feet in area for five (5) feet in height. All signs permitted under this section shall be removed within 10 days after sale of the last original lot.

3. Real estate signs advertising the sale or lease of space within commercial or industrial buildings shall be no greater than sixteen (16) square feet in area nor five (5) feet in height, and shall be limited to one sign per street front.
4. Real estate signs advertising the sale or lease of vacant commercial or industrial land shall be limited to one sign per street front, and each sign shall be no greater than ten (10) feet in height, and fifty (50) square feet for property of 10 acres or less, or 100 square feet for property exceeding 10 acres.
5. Real estate signs shall be removed not later than 10 days after execution of a lease agreement in the event of a lease, or the closing of the sale in the event of a purchase.

**1008.2.2 Development and construction signs.** Signs temporarily erected during construction to inform the public of the developer, contractors, architects, engineers, the nature of the project or anticipated completion dates, shall be permitted in all zoning districts, subject to the following limitations:

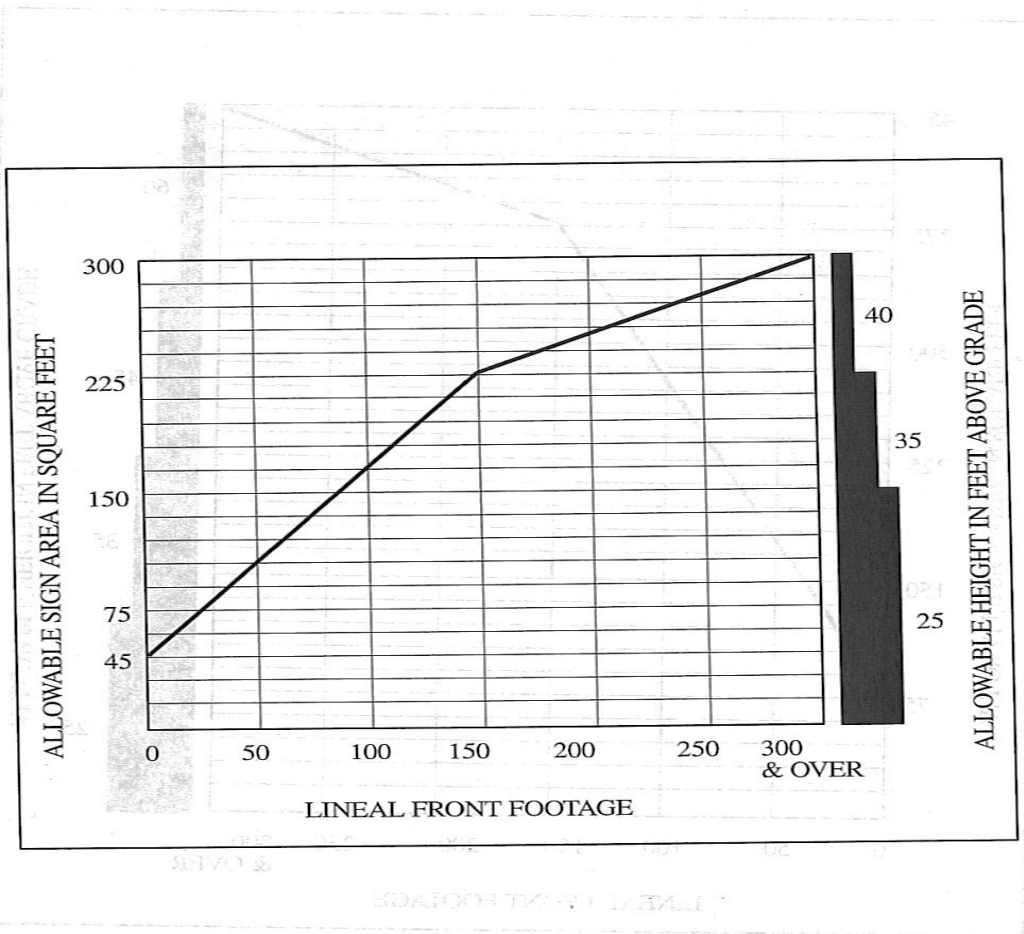
1. Such signs on a single residential lot shall be limited to one sign, not greater than four (4) feet in height and four (4) square feet in area.
2. Such signs for a residential subdivision or multiple residential lots shall be limited to one sign, at each entrance to the subdivision or on one of the lots to be built upon, and shall be no greater than eight (8) feet in height and thirty-two (32) square feet in area.
3. Such signs for nonresidential uses in residential districts shall be limited to one sign, and shall be no greater than five (5) feet in height and sixteen (16) square feet in area.
4. Such signs for commercial or industrial projects shall be limited to one sign per street front, not to exceed ten (10) feet in height and thirty-two (32) square feet in area for projects on parcels five (5) acres or less in size, and not to exceed ten (10) feet in height and thirty-two (32) square feet in area for projects on parcels larger than five (5) acres in size.
5. Development and construction signs may not be displayed until after the issuance of construction permits by the building official, and must be removed not later than 24 hours following issuance of an occupancy permit for any of all portions or the project.

**1008.2.3 Special promotion, event and grand opening signs.** Signs temporarily displayed to advertise special promotions, events and grand openings shall be permitted for nonresidential uses in a residential district, and for all commercial and industrial districts subject to the following limitations:

1. Such signs shall be limited to one sign per street front.
2. Such signs may be displayed for not more than 30 consecutive days in any 3-month period, and not more than 60 days in any calendar year. The signs shall

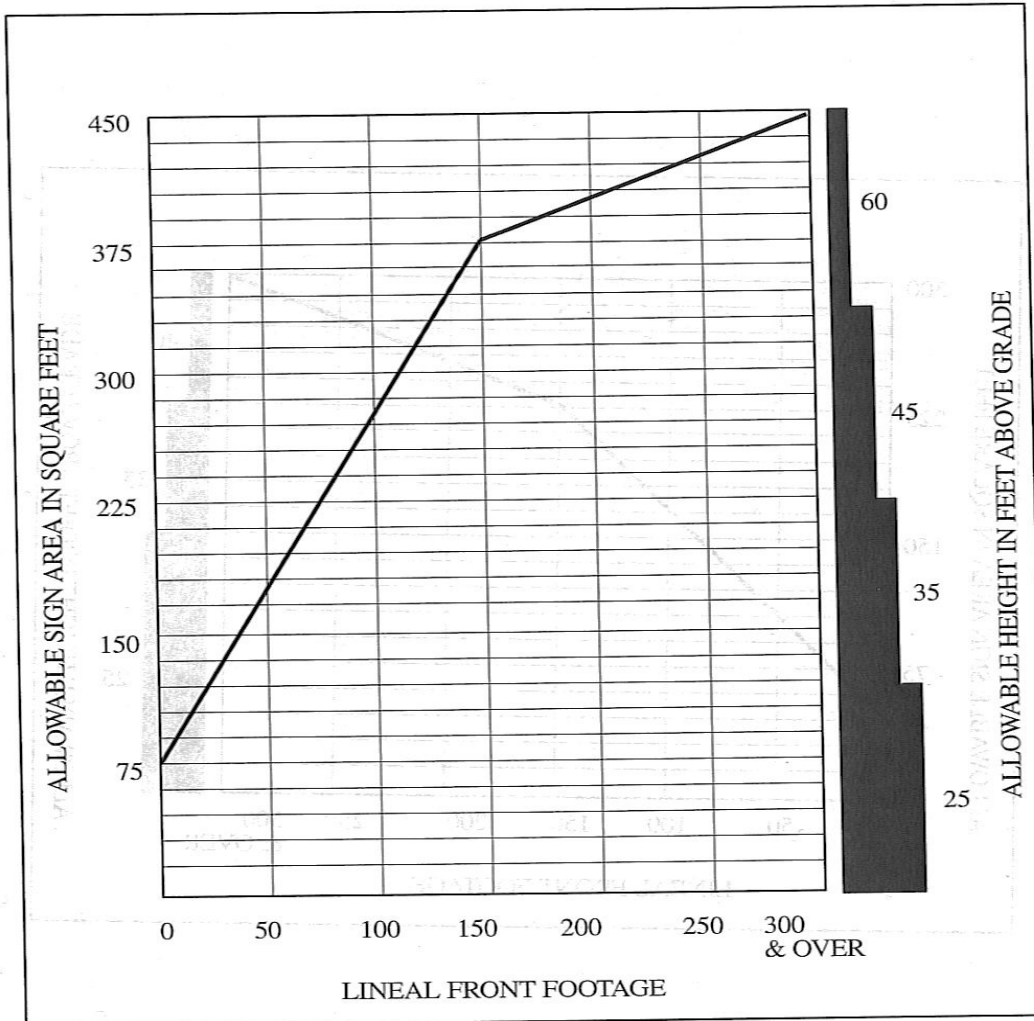
- be erected no more than five (5) days prior to the event or grand opening, and shall be removed not more than one (1) day after the event or grand opening.
- The total area of all such signs shall not exceed sixteen (16) square feet in any single-family residential district, sixteen (16) square feet in any multiple-family residential district and thirty-two (32) square feet in any commercial or industrial district.

**SIGN REGULATIONS**



For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>, 1 mile per hour = 1.609 km/h.

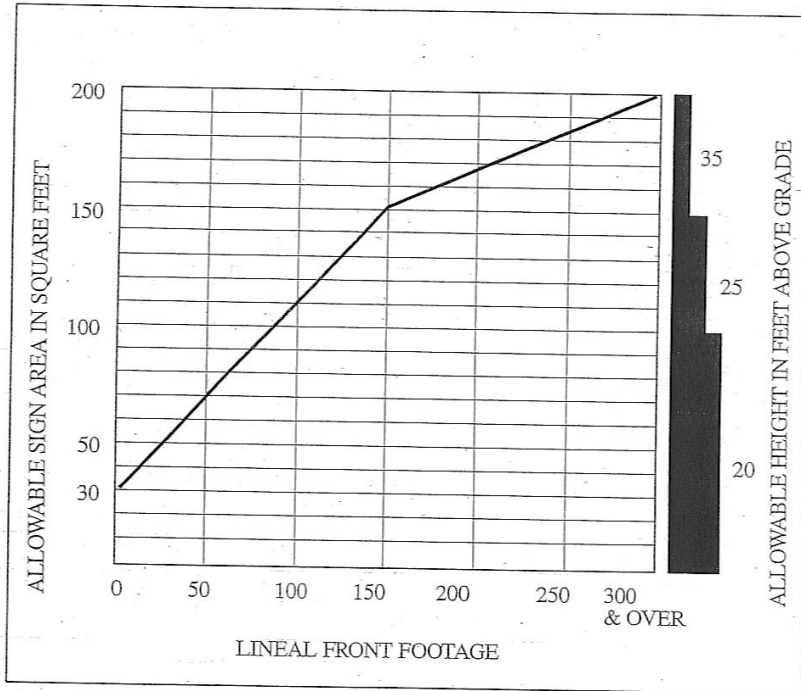
**FIGURE 1008.1.2(2)**  
**ON-PREMISE FREE-STANDING SIGNS/COMMERCIAL AND INDUSTRIAL ZONES**  
**VEHICULAR SPEED SUBJECT TO POSTED LIMITS BETWEEN 35 AND 55 MILES PER HOUR**



For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>, 1 mile per hour = 1.609 km/h.

**FIGURE 1008.1.2(3)**  
**ON-PREMISE FREE-STANDING SIGNS/COMMERCIAL AND INDUSTRIAL ZONES**  
**VEHICULAR SPEED SUBJECT TO POSTED LIMITS ABOVE 55 MILES PER HOUR**

SIGN REGULATION:



1: 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>, 1 mile per hour = 1.609 km/h.

FIGURE 1008.1.2(1):  
ON-PREMISE FREE-STANDING SIGNS/COMMERCIAL AND INDUSTRIAL ZONES  
VEHICULAR SPEED SUBJECT TO POSTED LIMITS UNDER 35 MILES PER HOUR