

SIGNS LOCATED IN ONE AND TWO FAMILY DISTRICTS (R-1, R-2, R-3, R-5)

Note: Freestanding and wall signs are permitted only for non-residential uses in the above districts (i.e., churches, schools, etc.), except signs for legal home occupations within one or two family dwellings, as noted below.

SIGN TYPE	NUMBER ALLOWED	MAXIMUM AREA	MAX.HEIGHT	MINIMUM SETBACK	ILLUMINATION
Freestanding signs	1	32 sq. ft. or one half (½) square foot per linear foot of lot frontage, whichever is greater, to a maximum of 50 square feet.	5 feet	5 feet	May be illuminated but non-flashing if located a minimum of 25 feet from any residential side or rear lot line.
Wall signs	1 per main building	25 square feet or ten percent of the face of the wall where displayed, whichever is larger, to a maximum of 50 square feet.	A wall sign may not extend above the top of the wall where displayed	n/a	May be illuminated but non-flashing if located a minimum of 25 feet from any residential side or rear lot line.
Subdivision Identification signs	Up to 2 at each major intersection	50 square feet each	n/a	n/a	May be externally-illuminated but non-flashing, if the light fixtures are directed onto the signs only and the light source is not visible from adjacent residential properties
Legal home occupation signs	1	2 square feet. Must be mounted flush to the wall of the house.	n/a	n/a	May not be illuminated.

R-6 MULTIPLE DWELLING DISTRICT (multi-family and non-residential uses only; does not apply to one or two family uses)

SIGN TYPE	NUMBER ALLOWED	MAXIMUM AREA	MAX.HEIGHT	MINIMUM SETBACK	ILLUMINATION
Freestanding signs	1 per main bldg. or residential structure	For multi-family uses: 32 s.f. All others: 32 sq. ft. or one half (½) square foot per linear foot of lot frontage, whichever is greater, to a maximum of 50 square feet.	10 feet	5 feet	May be illuminated but non-flashing if located a minimum of 25 feet from any residential side or rear lot line.
Wall signs	1 per main building	25 square feet or ten percent of the face of the wall where displayed, whichever is larger, to a maximum of 50 square feet.	A wall sign may not extend above the top of the wall where displayed	n/a	May be illuminated but non-flashing if located a minimum of 25 feet from any residential side or rear lot line.

CITY OF DECATUR SUMMARY OF SIGN REQUIREMENTS
NOTE: This summary is for informational purposes only. For complete and up-to-date regulations, refer to Section XXV of the City of Decatur Zoning Ordinance.

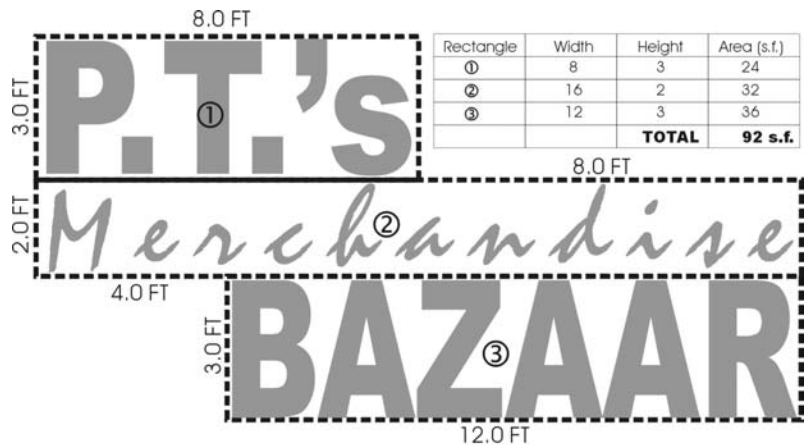
O-1 OFFICE DISTRICT

SIGN TYPE	NUMBER ALLOWED	MAXIMUM AREA	MAX.HEIGHT	MINIMUM SETBACK	ILLUMINATION
Freestanding signs	1 per main bldg. or residential structure	32 sq. ft. or one half (½) square foot per linear foot of lot frontage, whichever is greater, to a maximum of 75 square feet.	10 feet	5 feet	May be illuminated but non-flashing if located a minimum of 25 feet from any residential side or rear lot line.
Wall signs	1 per main building	25 square feet or ten percent of the face of the wall where displayed, whichever is larger, to a maximum of 75 square feet.	A wall sign may not extend above the top of the wall where displayed	n/a	May be illuminated but non-flashing if located a minimum of 25 feet from any residential side or rear lot line.

COMMERCIAL/INDUSTRIAL DISTRICTS (B-1, B-2, B-3, B-4, M-1, M-2; see Page 5 for M-3 and PD Districts)

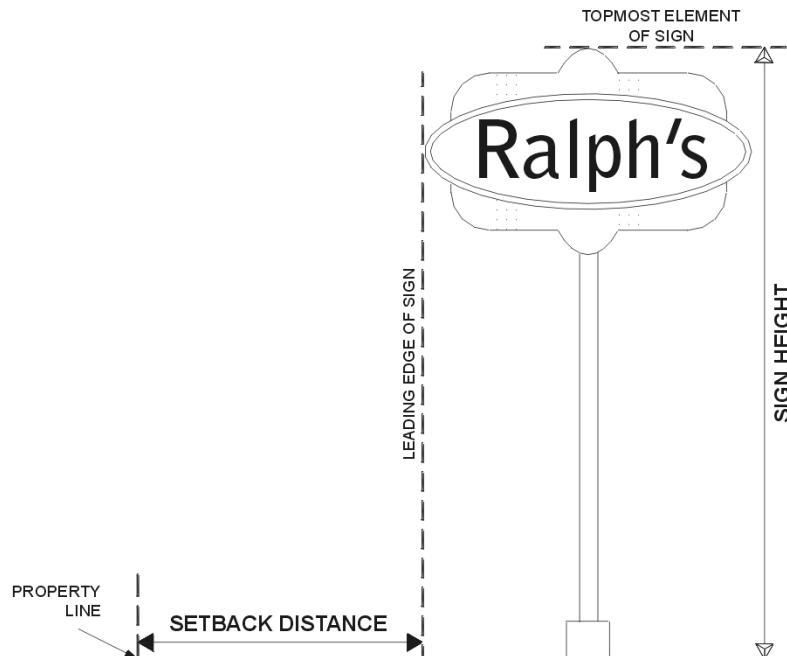
SIGN TYPE	NUMBER ALLOWED	MAXIMUM AREA	MAX.HEIGHT	MINIMUM SETBACK	ILLUMINATION
Freestanding signs (B-1 District only)	1	One (1) square foot per linear foot of lot frontage, to a maximum of 75 square feet.	20 feet	5 feet	May be illuminated but non-flashing if located a minimum of 25 feet from any residential side or rear lot line.
Freestanding signs (B-2, B-3, B-4, M-1, M-2, M-3)	Under 500' frontage: 1 501-800': 2 801' or more: 3	One (1) s.f. per each linear foot of frontage. Signs advertising 1 or 2 businesses: maximum 100 s.f. 3+ businesses: Maximum 200 s.f.	35 feet	5 feet	May be illuminated but non-flashing if located a minimum of 25 feet from any residential side or rear lot line.
Wall signs	No minimum	Ten (10) percent of the facade or wall on which the sign(s) is/are attached, or one (1) square foot per linear foot of occupant frontage, whichever is larger.	A wall sign may not extend above the top of the wall where displayed	n/a	May be illuminated but non-flashing if located a minimum of 25 feet from any residential side or rear lot line.
Projecting yard signs	B-4: no limit; all others, where there are no wall or freestanding signs: 1	40 square feet plus one additional square foot for each additional foot of occupant frontage over 40 feet	n/a	If projecting over City ROW, proof of insurance is required.	May be illuminated
Rooftop signs (B-4 only)	Buildings w/ 3 or more stories only: 1	300 s.f. Width of sign may not exceed 1/3 of width of building wall.	20 feet above roof line; total may not exceed height max. for B-4 District.	n/a	May be illuminated

CALCULATING SIGN AREA: The area of a sign consists of the area of the smallest rectangle or sum of the area of multiple contiguous rectangles (including air space and painted background, but excluding frame or support materials) enclosing the sign display. Curved, spherical or any other shaped signs are computed on the basis of actual surface area. Where a sign has two opposite sides on the same plane, or where the opposite sides are angled no greater than 30 degrees, only the area of one side of the sign shall be considered its total area. See illustration.



Sign area = the sum of the area of contiguous rectangles enclosing the sign display.

SIGN HEIGHT AND SETBACK: Sign height is calculated from the base of the sign to the topmost element. The setback of the sign is measured from the nearest property line to a point formed by an imaginary line extended from the leading edge of the sign to the ground. See illustration below.



OFF-PREMISE SIGN (BILLBOARD) REGULATIONS

1. **Maximum Area per Sign Panel:** 300 square feet, including border and trim but excluding ornamental base or apron, supports and other structural members. Back to back displays erected at no greater than a 30 degree angle to each other shall be permitted and deemed to be a single sign.
2. **One-Way Streets:** In the case of an off-premise sign that is located on a one way street, two sign faces of 300 square feet each may be displayed facing the one-way traffic, provided that such faces are arranged in a vertical manner and that there are no signs or other advertising on the reverse side of the structure. The reverse side shall be painted and maintained.
3. **Distance to Other Off-Premise Signs:** No off-premise sign shall be located closer than 750 feet from any other legally erected off-premise sign located on either side of the street or highway.
4. **Setback:** An off-premise sign shall be set back a minimum of 50 feet from any rear or side lot line of a residential district.
5. **Height:** No off-premise sign shall exceed thirty-five (35) feet in vertical height; however, an off-premise sign on a one-way street with two sign faces as permitted above may be erected to a maximum height of forty (40) feet..
6. **Number per Lot:** No more than one off-premise sign shall be permitted per lot.
7. **Where allowed:** Off-premise (billboard) signs are permitted only in the B-2, B-3, M-1, and M-2 zoning districts. An off-premise sign is considered to be an accessory use. Off-premise signs shall be allowed only on properties with frontage upon the following local streets and marked State, County and Federal highways. Where more than one such marked highway shares the same roadway, the provisions of both highways as enumerated below shall apply.
 - a. U. S. 36, except that portion between Union Street and Martin Luther King Boulevard.
 - b. U. S. 51 (Busn.), except those portions of North Main/South Main streets and Franklin Street/North Water Street between Grand Avenue and Decatur Street.
 - c. IL 121.
 - d. IL 48, north of Pershing Road and south of the Sangamon River.
 - e. IL 105, between 22nd Street and 32nd Street and between 34th Street and Brush College Road.
 - f. IL 105, between U. S. 51 (Busn.) and IL 48.
 - g. Macon County Hwy. 1 (Brush College Road), north of IL 105.
 - h. I-72.

OTHER SIGNS

1. **Directional signs:** Directional signs are permitted for any use in any district except one and two family uses and shall not be counted towards the maximum number of freestanding signs permitted. No directional sign may exceed four (4) square feet in area and shall not exceed three (3) feet in height. Directional signs that contain advertising shall be counted towards the maximum area of freestanding signs permitted; directional signs that contain no advertising shall not be counted towards the maximum area of signs permitted.
2. **Portable Signs:** Portable signs (signs mounted on a trailer or movable frame) are allowed in the B-1, B-2, B3, M-1 and M-2 districts. A portable sign may not exceed five (5) feet in height or 32 square feet in area. Only one portable sign is permitted per lot. No portable sign may be in place more than 35 days per calendar year.

3. **Interstate Signs:** Properties within 250 feet of the centerline of I-72 that are in the B-2, B-3, M-1 or M-2 districts and have 150 feet of frontage adjacent to the interstate may erect a sign with a maximum area of 200 square feet and maximum 60 feet high. Interstate signs must be at least 200 feet apart. One such sign is permitted per qualifying lot, and is not counted towards the total number of freestanding signs permitted for a single lot.
4. **Electronic Displays:** Electronic message unit signs are permitted in the O-1, B-2, B-3, B-4, M-1, M-2 and PD districts and may be located on the same sign structure as non-message unit signs.
 - a. Electronic message unit signs may not be located within 100 feet of the boundary of any residentially-zoned district.
 - b. No electronic message unit sign panel may exceed 50 square feet in area.
 - c. Electronic message unit signs may only display advertising information related to the business or businesses located on the same premises.
 - d. Electronic message unit signs may also display time and temperature as well as information of a civic, charitable, or similar nature.
 - e. Messages may not change at a rate faster than one change per second, nor may repeated messages or graphics flash at a rate faster than one flash per second

GENERAL

1. Please refer to **Section XXV** of the Decatur Zoning Ordinance (Ord. #3512 as amended by Ord. #2002-33 and as amended thereafter) for complete details regarding sign allowances, area, height and setback regulations, and permit-exempt signs. Also, see **Section II** for definitions related to signs and sign types. **This summary is for informational purposes only and does not replace the requirements of the Zoning Ordinance.**
2. **M-3 District:** The M-3 Limited Industrial District allows one (1) wall sign of 25 square feet maximum; one (1) freestanding monument sign of maximum five (5) feet in height and maximum 50 square feet in area; and set back a minimum of five (5) feet from all lot lines. Said signs may be illuminated, but not flashing, if located at least 25 feet from any residential lot line.
3. **PD District:** Signage standards for properties zoned PD shall follow the approved sign plan attached to the Planned Development ordinance for the subject property. Changes or additions to the approved plan may require an amendment to the Planned Development before sign permits may be issued.
4. **Vision clearance area:** No portion of any sign (except the pole or support of a freestanding sign) located within a vision clearance area (a triangle formed by going 25 feet in each direction at a street intersection or at a driveway and street intersection) shall be less than nine feet above grade, except that where traffic lights may be obscured, the minimum height shall be twelve feet. The standard or support for a freestanding sign within a vision clearance area shall be limited to the following: (1) a single pole or column with a maximum diameter or width of twenty-four inches or (2) a maximum of two poles or columns with a maximum diameter or width of eighteen (18) inches each and a minimum clear distance of six (6) feet between such poles or columns. A directional sign as listed above may be located within the vision clearance triangle.
5. **Flashing signs:** Signs employing exterior brilliant, intermittent, rotating or flashing lights, including electronic message unit signs, shall not be permitted within 100 feet of the boundary of any "R" District.