

# City of Silver Lake



ORDINANCE NO. 2596

**AN ORDINANCE RELATING TO ZONING AND PLANNING, AMENDING ARTICLE XX OF CHAPTER XVI OF THE CODE OF THE CITY OF SILVER LAKE, KANSAS TO ADD CERTAIN SIGN REGULATIONS AND REPEALING ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SILVER LAKE, KANSAS:**

**SECTION 1.** That Article XX of Chapter XVI of the City Code shall be amended by adding the following provisions:

**16-2008 Regulations—Residential and Industrial Zones.** The following listed signs will be permitted in Districts "R", "R-1", "R-3", "R-P", and "I-1" and "I-2", except as otherwise provided in this ordinance.

- (1) Unilluminated "For Sale" and "For Rent" and other unilluminated single-or double-faced business signs subject to the following regulations:
  - (a) Only one sign shall be permitted per lot.
  - (b) No sign shall exceed four square feet in area.
  - (c) Signs shall be located no closer than five feet from any property line and shall not obstruct traffic.
  - (d) When the sign is affixed to a building, it shall not project higher than 10 feet above the ground level.
  - (e) Ground signs shall not project higher than three feet above ground grade.
- (2) Bulletin boards and signs for churches and other public institutions subject to the following regulations:
  - (a) One sign or bulletin board shall be permitted on each street side if located on the same site as the principal building.
  - (b) If sign or bulletin board is illuminated, the lights shall be directed away from adjoining residential uses.
  - (c) No sign or bulletin board shall exceed 24 square feet in area.
  - (d) No sign shall be located closer than eight feet from any side or rear property line.
  - (e) A sign or bulletin board located in the front yard shall be no closer to the street line than one-half the front yard.
  - (f) A sign or bulletin board, affixed to a building, shall not project higher than 10 feet above the ground level.
  - (g) Ground signs shall be permanently anchored to the ground and shall not exceed a height of six feet above normal grade.
  - (h) Buildings constructed on the property line prior to the adoption of this ordinance shall be allowed one identification sign providing the sign is a flat wall sign and permanently attached to the building.
  - (i) On corner lots, no sign shall be constructed or located that will obstruct the view of traffic approaching the street intersection. (Ord. 1129)

**16-2009 Regulations—Commercial and Industrial Zones.** In District "C-1", "C-2", "I-1", and "I-2" single or double-faced business signs shall be permitted subject to regulations set forth in this ordinance.

- (1) Flashing signs shall be permitted after it is first determined by the Public Officer that the location and colors will in no way create a traffic hazard or confusion with traffic lights and with lights on emergency vehicles and that the direct rays of the sign will not be directed into any residential district.
- (2) Non-flashing signs shall be permitted providing the sign is illuminated only during business hours or until 11:00 p.m., whichever is later, when the sign is located adjacent a residential district; providing that where the sign is illuminated by a light or lights reflected upon it, direct rays of light shall not beam upon any residential building, or into any residential district or into any street. Clocks and/or thermometers installed for public convenience and information are exempt from the time limitation.
- (3) Lighted signs in direct vision of a traffic signal shall not be in red, green or amber illumination.
- (4) The gross surface area, in square feet, on one side of any business sign on a lot shall not exceed three times the lineal feet of frontage of the building; each side of a lot which abuts upon a street shall be considered as a separate frontage, and the gross surface area of all signs located on each side of a structure shall not exceed three times the lineal feet in the separate frontage. The total surface area shall not exceed 400 square feet for each face of the sign. Individual letters, with no background, shall be measured by the minimum rectangular area necessary to encompass such letter or by a combination of rectangle as are necessary to encompass letters of irregular dimensions.
- (5) No sign shall project over any street or alley right-of-way line.
- (6) Any sign located within three feet of a driveway or parking area or within 50 feet of the intersection of two or more streets shall have its lowest elevation at least 10 feet above curb level.
- (7) In a unified shopping center in single ownership or control, one additional sign may be erected to identify the center. The sign may be free standing or attached to the building wall. The sign shall display not more than the name of the shopping center. The sign shall not exceed 30 feet in height and 15 feet in width and its bottom edge shall be at least eight feet above the ground level.
- (8) Signs within 50 feet of a residential district shall be affixed to or be a part of the building.
- (9) A maximum of two signs (only one on a façade) shall be allowed for a business or profession conducted on the premises.
- (10) No sign shall be permitted in the road or highway right-of-way and no sign shall be located in a manner to constitute a traffic hazard.
- (11) Sandwich board signs may be allowed providing the sign is permanently affixed to the surface on which it rests.
- (12) Where buildings or structures are established or are hereafter established on the property line, advertising and business signs shall conform with the following requirements, providing they are constructed and maintained in accordance with the building code of the City.
  - (a) The advertising or business sign shall be affixed flat against the face of the building or the front edge of a marquee. The front edge of the marquee shall be considered that portion of the marquee which is parallel to the street.
  - (b) Where a sign is illuminated by light directed upon it, the direct rays of light shall not beam upon any part of any existing residential district.
  - (c) Lighted signs in the direct vision of traffic shall not be in red, green or amber illumination.
  - (d) Flashing signs shall be allowed only upon approval of the building official, providing it is first determined that the sign will in no way create a traffic hazard or confusion with traffic lights or with lights on emergency vehicles.
  - (e) The gross surface area, in square feet, on one side of any sign of an advertising or business sign shall not exceed three times the lineal feet of separate frontage of the lot occupied by the building; each side of the lot which abuts upon a street shall be considered as a separate frontage, and the gross surface area of all signs located on each side of a building

shall not exceed three times the lineal feet in the separate frontage. The total surface area shall not exceed 400 square feet for each face of the sign. Individual letters, with no background, shall be measured by the minimum rectangular area necessary to encompass such letter or by a combination of rectangles as are necessary to encompass letters of irregular dimension.

- (f) Any sign located within three feet of a driveway or parking area or within 50 feet of the intersection of two or more streets shall have the lowest elevations at least 10 feet above the curb level.
- (g) Where signs are affixed to canopies and marquees, the canopy or marquee shall be constructed and maintained in accordance with the building code of the City.
- (13) Where buildings have observed a setback of 25 feet or more from the property line, signs may be erected in a required front yard but no sign shall overhang the public sidewalk, street or street right-of-way line and the sign shall conform with the following requirements:
  - (a) All signs shall be permanently affixed to the ground, pole or building or other permanent structure.
  - (b) Only one sign shall be allowed for each street frontage.
- (14) Signs hereafter erected, constructed or reconstructed, which are supported by the ground, shall have all posts or supporting structure embedded in concrete.
- (15) Free standing signs shall be constructed to withstand a pressure of 30 pounds per square foot of sign area.

**SECTION 2.** All Ordinances in conflict with this amendment are hereby repealed.

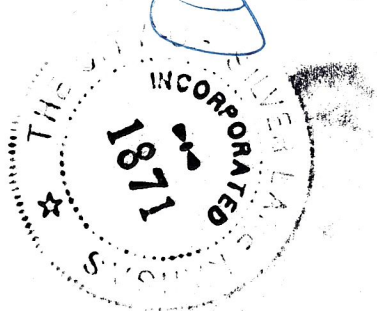
**SECTION 3.** This ordinance shall be in full force and effect from and after its adoption and publication in the official City newspaper.

**PASSED AND APPROVED**, by the Governing Body of the City of Silver Lake, Kansas this **15<sup>th</sup>** day of **January, 2024**.

  
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**JONAH BISHOP, Mayor**

**Attest:**

  
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**LIZ STECKEL, City Clerk**



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