

ARTICLE 4.

DEVELOPMENT STANDARDS

Sec. 4.5. Landscape 4-38

4.5.1. Walls and Fences 4-38

4.5.2. Landscape Design 4-45

4.5.3. Existing Vegetation Credits for Required Landscaping 4-50

Sec. 4.6. Signs 4-51

4.6.1. General Provisions 4-51

4.6.2. Sign Definitions and Calculations 4-52

4.6.3. Prohibited Signs 4-53

4.6.4. District Specific Sign Regulations 4-54

4.6.5. General Requirements for All Signs 4-69

4.6.6. Signs Allowed in All Districts 4-70

4.6.7. Off-Premise Signs 4-71

4.6.8. Sign Illumination 4-72

4.6.9. Nonconforming Uses and Nonconforming Signs. 4-74

4.6.10. Unlawful Signs 4-75

4.6.11. Permits 4-75

Sec. 4.7. Lighting. 4-76

4.7.1. Outdoor Lighting 4-76

SEC. 4.5. LANDSCAPE

4.5.1. Walls and Fences

A. Intent

To facilitate natural surveillance and visual interest along the public realm while ensuring security and privacy for ground story uses in a manner appropriate to the context.

B. Applicability

1. Wall and fence standards apply to all lots.
2. Allowed wall and fence types for each zoning district are specified in the table below, unless:
 - a. Associated with a recreational facility, such as a tennis court; or
 - b. Associated with an electrical substation; or
 - c. As otherwise required by another local, state, or federal government rule or law.

	R-C	RD-A	RD-B/C	RA-	RX-	MX-	IX-	CG	IL	IH	INS	CEM	OS
Front	A	B	A	A	A	A	B	B	C	C	B	C	B
Side street	B	B	B	B	B	B	B	C	C	C	B	C	B
Side/rear/alley	D	D	D	D	D	D	E	E	E	E	D	D	D

3. If a screening requirement requires a taller wall or fence, the screening requirement supersedes.
4. An additional 1.5 feet of height is allowed for posts, columns and gates.

C. Front and Side Street Yards

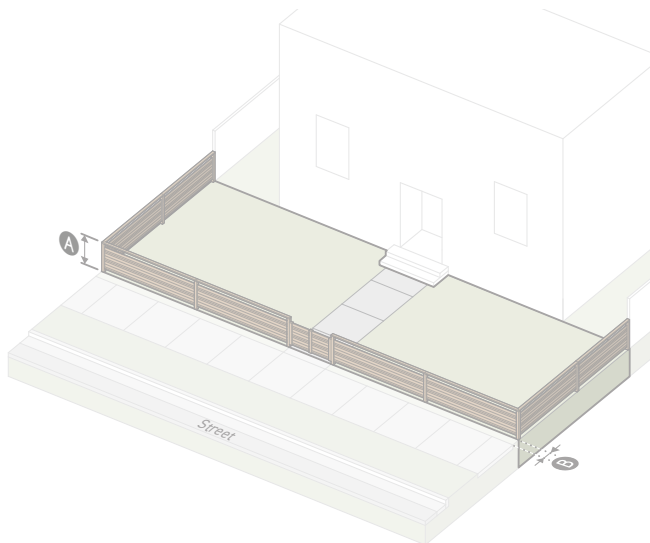
FENCE/WALL TYPE A

Intended for front and side street yards where the need for natural surveillance and visual interest is balanced with the need for separation between private ground floor uses and sidewalks.

FENCE/WALL TYPE B

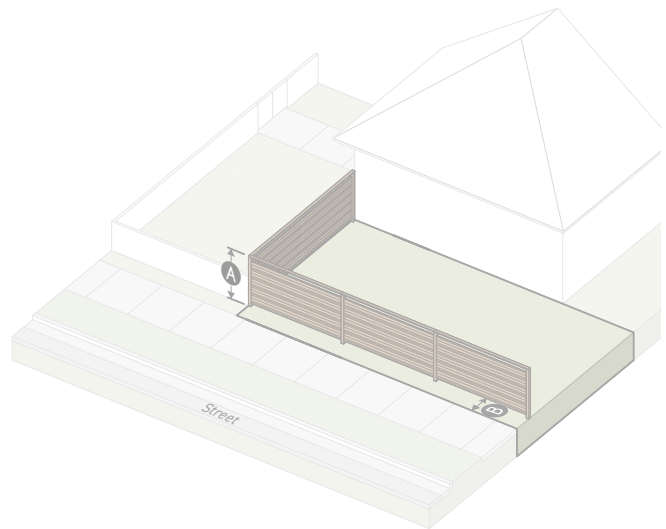
Intended for front and side street yards where visual interest and activation along the public realm is less critical than the need for additional privacy and security.

PLACEHOLDER



DIMENSIONAL STANDARDS

A Height (max)	4'
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DIMENSIONAL STANDARDS

A Height (max)	6.5'
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D. Side and Rear Yards

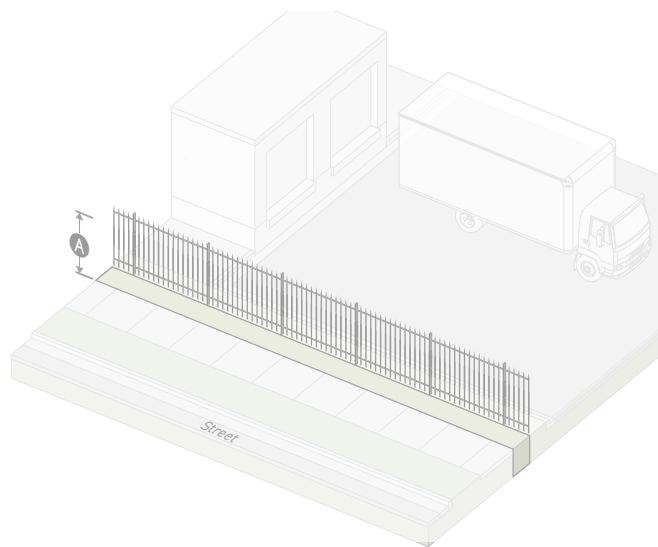
FENCE/WALL TYPE C

Intended for front and side street yards where additional screening and security is needed.

FENCE/WALL TYPE D

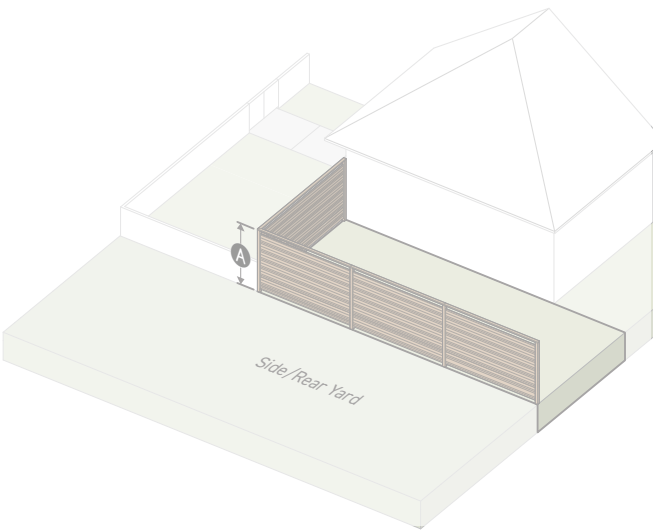
Intended for side and rear yards where visual interest and activation along the public realm is less critical than the need for additional privacy and security.

PLACEHOLDER



DIMENSIONAL STANDARDS

A Height (max)	8'
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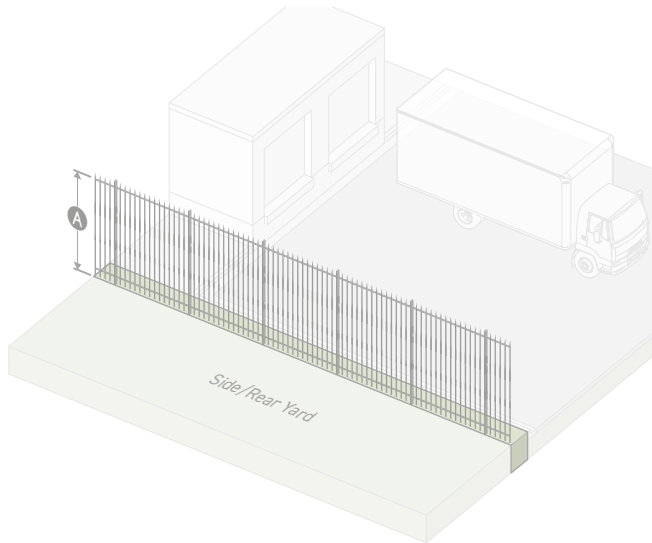
DIMENSIONAL STANDARDS

A Height (max)	6.5'
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FENCE/WALL TYPE E

Intended for side and rear yards where additional screening and security is needed.

PLACEHOLDER



DIMENSIONAL STANDARDS

A Height (max)	8'
-----------------------	----

E. Design and Installation

1. Walls

- a. Walls must use durable, low maintenance materials that have a long life expectancy constructed from one or more of the following materials:
 - i. Architectural block;
 - ii. Brick;
 - iii. Exposed aggregate concrete;
 - iv. Stucco over concrete block; or
 - v. Stone, all in a safe and visually appealing condition.
- b. Exposed, plain, or painted concrete cinder block walls are not allowed.
- c. Other materials of similar construction, quality, and durability not listed may be allowed with approval by the Zoning Administrator.

2. Fences

- a. Fences must use durable, low maintenance materials that have a long life expectancy constructed from one or more of the following materials:
 - i. Vinyl/PVC.
 - ii. Wood boards/slats (e.g. cedar).
 - iii. Wood-like composite materials.
 - iv. Ornamental metal (aluminum/steel/iron).
- b. No fence can be constructed of tires, junk, or other discarded or salvaged materials.
- c. Other materials of similar construction, quality, and durability not listed may be allowed with approval by the Zoning Administrator.
- d. Fences constructed of materials with a finished side must face the finished side toward the abutting property. If support posts are located or visible on one side only, that side is the unfinished side.
- e. The use of electric, razor wire, concertina wire, barbed wire, or similar fencing and materials must meet *Sec. 5-12. of Chapter 5 - Building and Building Regulations*.

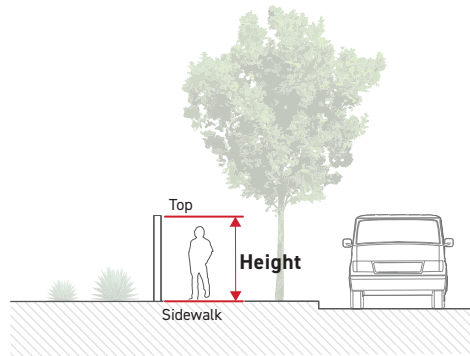
3. Location

- a. All parts of a wall or fence, including their sub-grade elements, such as footings or foundation, must be located on-site.
- b. No wall or fence is allowed within any required drainage or utility easement.
- c. No wall or fence can obstruct the visibility of motorists, cyclists, and pedestrians at intersections or driveways - see **XX, Sight Triangle**.

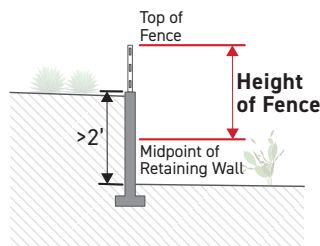
F. Measurement

1. Front and Side Street Yards

- a. Wall or fence height is measured from the abutting sidewalk to the topmost point of the wall or fence.

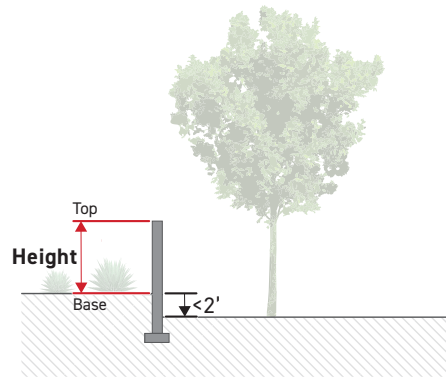


- b. If no sidewalk exists within 20 feet of the wall or fence, height is measured from the base of the wall or fence to the topmost point of the wall or fence, on the exterior side of the wall or fence.
- c. If a wall or fence is located within 3 feet of the exterior face of a retaining wall and the retaining wall is 2 feet in height or greater, the height is measured from the top of the wall or fence to the midpoint of the retaining wall. If a guardrail is required on top of a retaining wall, the guardrail is exempt from the maximum height measurement.

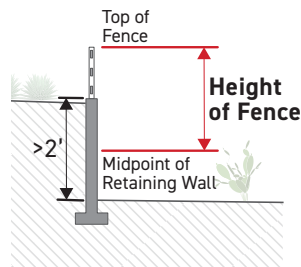


2. Side and Rear Yards

- a. If the difference in grade on either side of a wall or fence is less than 2 feet, height is measured from the base of the wall on the side with the highest grade.

LANDSCAPE

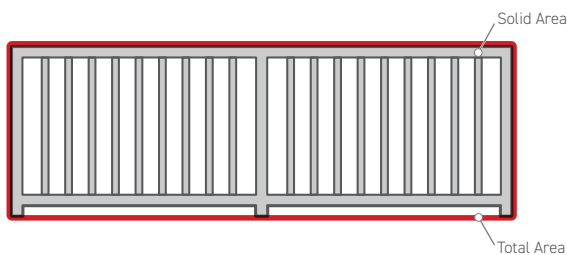
- b. If a wall or fence is located within 3 feet of the exterior face of a retaining wall and the retaining wall is 2 feet in height or greater, the height is measured from the top of the wall or fence to the midpoint of the retaining wall. If a guardrail is required on top of a retaining wall, the guardrail is exempt from the maximum height measurement.



- c. Walls or fences abutting an alley in the rear or side yard are measured from the surface of the adjacent alley to the topmost point of the wall or fence. If the wall or fence is located on a slope of more than 2 feet above the surface of an alley, the height is measured from the top of the wall or fence to the midpoint of the slope.

3. Opacity

- a. Opacity is measured as a percentage, calculated by dividing the solid portion of the fence or wall by the total area of the wall or fence.
- b. The total area of the wall or fence is measured as the smallest regular shape containing all elements of the fence or wall, excluding the top portions of a finial or post.



$$\frac{\text{Solid Area}}{\text{Total Area}} = \text{Opacity (\%)}$$

- c. If the opacity requirement applies to a portion of the fence or wall, the total area to be measured is limited to that specified portion.

4.5.2. Landscape Design

A. Intent

To support a healthy urban ecological system by providing the necessary supplemental information for all applicable landscaping requirements in this Code.

B. Applicability

The landscape design standards apply to any plant material used to meet a requirement of this Code.

C. Basic Plant Types

There are 3 basic plant types referred to in this section, and all require the use of locally-adapted plants. They include canopy trees, understory trees, and shrubs, defined as follows:

1. Canopy Trees

- a. Large deciduous shade trees with a mature height of 30 feet or greater and a mature spread of 30 feet or greater.
- b. Large evergreen trees at least 20 feet tall at maturity that usually have green foliage throughout all seasons of the year.

2. Understory Trees

- a. Small deciduous trees or large deciduous shrubs with a mature height of 10 to 30 feet.
- b. Small evergreen trees or large evergreen shrubs at least 10 feet tall at maturity that usually have green foliage throughout all seasons of the year.

3. Shrubs

Prostrate or upright woody plants, either evergreen or deciduous, with a mature height usually less than 10 feet. Evergreen shrubs usually have green foliage throughout all seasons of the year.

D. Plant Material Requirements

Plant material must meet the minimum requirements listed below. When determining the quantity of plant material required, the quantity is rounded up to the nearest whole number.

1. Plant Materials, General

All plant material must meet or exceed size and shape relationships specified in the latest edition of The American Standard for Nursery Stock published by the American Association of Nurserymen.

2. Trees

a. Canopy Trees

- i. Canopy trees must be a minimum caliper size of 2.5 inches at the time of planting,
- ii. Evergreen canopy trees must be a minimum height of 8 feet at the time of planting.

b. Understory Trees

- i. Understory trees with a single stem must be a minimum caliper size of 1-inch caliper and a minimum height of 8 feet at the time of planting.
- ii. Understory trees with multiple stems must be a minimum height of 8 feet at the time of planting.
- iii. Evergreen understory trees must be a minimum height of 6 feet at the time of planting.

c. Tree Spacing

- i. Canopy trees must be planted at least 18 feet apart.
- ii. Understory trees must be planted at least 12 feet apart.
- iii. The spacing between canopy and deciduous understory trees must be at least 6 feet.

d. Mixing of Tree Species

The following table indicates the maximum percentage of trees of the same genus and species that can be planted.

Total Trees Planted on Site	Species Required (min)	Percentage of Any One Species (max)
10 or less	1	Not applicable
11 to 20	2	70%
21 to 50	3	50%
51 to 100	4	40%
101+	5	30%

3. Shrubs

a. General

- i. All shrubs must be cold hardy and heat tolerant.
- ii. Upright shrubs must be a minimum of 15 inches in height at the time of planting.
- iii. Shrubs cannot be planted closer than 3 feet on center. Shrubs cannot be planted closer than 3 feet to planted trees, or within 6 feet of existing protected trees; however, no more than 25% of the tree protection zone of an existing tree may be disturbed with new plantings.
- iv. When planted as a hedge, the maximum spacing for 24-inch high shrubs is 3 feet on center.

b. Mixing of Shrub Species

When more than 20 shrubs are required to be planted, a mix of species must be provided. The following table indicates the maximum percentage of shrubs of the same genus and species that can be planted.

Total Shrubs Planted on Site	Species Required (min)	Percentage of Any One Species (max)
20 or less	1	Not applicable
21 to 100	3	20%
101 to 200	4	25%

4. Plant Species List

- A list of plants by type and appropriate location or use to satisfy the requirements under this Code is in **§§§§§**.
- A list of prohibited plants identified as inappropriate for use within Richmond is in the **§§§§**. These plants cannot be used to satisfy landscaping requirements, either as existing or proposed plant material.
- When a species or cultivar is proposed for use but is not listed, a professional urban forester or certified plant professional must certify that the use of the plant material is appropriate for the intended use and location, and that it does not have invasive tendencies.

E. Landscape Plans and Surveys

Landscaping plans must be prepared by certified arborists, landscape architects, or other similarly licensed professionals with a proficiency in preparing landscaping plans. Tree surveys must be reviewed and signed by a certified arborist or forester to confirm the size and species of the trees depicted on the plans.

F. Installation

1. Easements

- Trees can be planted in access or utility easements, including stormwater control measure access and maintenance easements, provided that they are a species adapted for the nature of the easement.
 - Approval by the entity or Department responsible for the easement is required for the location of the trees proposed for planting.
 - Compliance with additional requirements by the responsible entity or Department is required.
- Shrubs must be installed at least 5 feet away from the flow line of a swale.
- Shrubs can be planted in a public utility easement provided they are approved by the utility provider.
- If the entity responsible for an existing easement denies the location of landscaping material that is otherwise required by this Code, the required landscaping location can be modified to the minimum extent necessary to avoid conflict with the easement.

2. Tree Grates

When used, tree grates must be sized and maintained to ensure continued health of any required tree and installed so as not to create any pedestrian hazard.

LANDSCAPE**3. Groundcover and Mulch**

- a. Groundcover can be planted around trees, provided they are located outside of the planting hole.
- b. Mulch must be used in all areas where no other ground cover or grass is used to avoid bare spots.

4. Certification

Certification by a licensed landscape architect or licensed landscape contractor verifying that all plants have been installed per all Code requirements must be submitted before a **Certificate of Zoning Compliance** is issued.

G. Maintenance**1. Responsibility**

Unless otherwise stated, the owner of any property where landscaping is required is responsible for the maintenance of all required plant material (including street trees located off-site), fences and walls. Maintenance responsibilities includes the clearing and replacement of required material that is dead and/or dying.

2. Pruning

- a. Trees and shrubs must be kept trimmed back from doors, windows, and walkways.
- b. Necessary pruning and trimming must be in accordance with the American National Standards for Tree Care Operations: Tree Shrub and Other Woody Plant Maintenance – Standards Practices (Pruning), and cannot be interpreted to include topping of trees through removal of crown material or the central leader, or any other similarly severe procedures such as lollipopping, meatballing, or hatracking that cause irreparable harm to the natural form of the tree, except where such procedures are necessary to maintain public overhead utilities.
- c. Any such activity is a violation of this Code and additional plant material may be required by to replace or supplement the damaged plant material.

H. Extensions**1. General Request for Extension of Compliance**

It is recognized that land occurs continuously and that vegetation used in landscaping needs to be planted at certain times to ensure the best chance of survival.

2. Extensions for All Other Development

- a. In order to ensure compliance and to reduce the potential expense of replacing landscape materials which were installed at an inappropriate time or under unfavorable conditions, a letter of request for extension of compliance with the landscape requirements can be filed with the Planning Director, which states the reasons why the request is being made.
- b. This letter must acknowledge that the applicant is aware of all landscape requirements, and will comply with those requirements within 90 days, or discontinue use of the property.

- c. The Planning Director may grant the extension on requests for planting extensions submitted between May 15 and September 15 of each year and may grant the extensions for other uses and at other times if there are unfavorable conditions for planting.
- d. If the initial letter of request for extension of compliance with the landscaping requirements has expired and conditions are still deemed unsuitable for planting, an applicant can request one additional extension of up to 90 days. During periods of extreme weather, the Planning Director may authorize additional 90-day extensions beyond the one extension typically allowed. These extensions may be continued throughout the period in which the extreme weather conditions remain.
- e. No Final Certificate of Compliance can be issued while there is an active (pending) letter of request for extension of compliance with landscape requirements unless a performance guarantee (such as a letter of credit or performance bond) sufficient to cover 125% of the installed landscaping costs has been posted with the Planning Department.

4.5.3. Existing Vegetation Credits for Required Landscaping

A. Intent

To help ensure existing healthy vegetation on site can be used to meet a landscaping requirement of this Code.

B. Applicability

Existing healthy vegetation that is retained can be credited toward landscaping requirements.

C. Existing Trees

1. Healthy trees can be retained and credited toward landscaping requirements if each tree proposed for credit has a dbh of at least 1 inch. Credit will be given for existing, healthy, protected trees at number equal to the value of the dbh of each protected tree divided by 2 inches.
2. Credit is allocated on a one-for-one basis for healthy evergreen trees, deciduous understory trees, evergreen understory trees or shrubs. The size of material is not be taken into account, except where the material is below the required minimum planting size, in which case no credit is given.
3. In order to receive credit for any retained trees, at least 75% of the tree protection zone must remain undisturbed. Root zones extending into rights-of-way are considered disturbed areas, unless legally binding protections are placed upon those areas. Trees whose tree protection zones fall outside the protected area, but are within larger groups of trees, do not count toward any landscaping requirements but must be left in place unless they are diseased or otherwise hazardous to the integrity of the landscape area or the development.
4. Existing trees located within 30 feet of power lines or within utility easements are not be eligible to receive credit, unless the tree is a species appropriate for underneath power lines or received approval to be located within the utility easement.

SEC. 4.6. **SIGNS**

4.6.1. **General Provisions**

A. Purpose and Intent

1. Signs obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation.
2. The purpose of this Section is to regulate the size, color, illumination, movement, materials, location, height and condition of all signs placed on private property for exterior observation, helping to ensure the protection of property values, the character of the various neighborhoods, the creation of a convenient, attractive and harmonious community, protection against destruction of or encroachment upon historic areas, and the safety and welfare of pedestrians and wheeled traffic, while providing convenience to citizens and encouraging economic development.
3. A sign placed on land or on a building for the purpose of identification, protection or directing persons to a use conducted is deemed to be an integral but accessory and subordinate part of the principal use of land or building. Therefore, the intent of this Section is to establish limitations on signs in order to ensure they are appropriate to the land, building or use to which they are appurtenant and are adequate for their intended purpose while balancing the individual and community interests identified in *paragraph (2)* above.
4. These regulations are intended to promote signs that are compatible with the use of the property to which they are appurtenant, landscape and architecture of surrounding buildings, are legible and appropriate to the activity to which they pertain, are not distracting to motorists, and are constructed and maintained in a structurally sound and attractive condition.

B. Interpretation

1. This Section allows adequate communication through signage while encouraging aesthetic quality in the design, location, size and purpose of all signs.
2. This Section is interpreted in a manner consistent with the First Amendment guarantee of free speech. If any provision is found by a court of competent jurisdiction to be invalid, the finding does not affect the validity of other provisions of this Section which can be given effect without the invalid provision.

C. Applicability

1. The standards in this Section apply to signs in all districts as specified. No sign can be erected, placed, constructed, installed, attached, painted on, moved or altered except in conformity with all of the standards this Section applicable to the particular sign in the district in which it is located.
2. Signs on a lot containing a stadium structure with at least 3,000 seats are exempt from all sign regulations in this Section.

4.6.2. Sign Definitions and Calculations

A. Sign Defined

1. Sign means any object, device, display, or part of, visible from a public place, a public right-of-way, or any navigable body of water, which is designed and used to attract attention to an institution, organization, business, product, service, event, location, or person by any means involving words, letters, figures, symbols, fixtures, logos, colors, illumination, or projected images. The term "sign" does not include the display of merchandise for sale on the site of the display.
2. Various kinds of signs are further defined in this section.

B. Permitted Sign Area

1. Street Frontage

- a. Street frontage is measured following the geometry of primary and street lot lines that bound the lot.

[add image]

- b. Where more than one main building is located on a lot, permitted sign area is calculated for individual buildings and building frontage along a street, rather than for lots and street frontage.

2. Building Frontage

- a. Building frontage is measured as the width of the building's exterior wall that faces the street.

[add image]

- b. In the case of a building greater than 1 story in height, permitted sign area is calculated based on the frontage of the ground floor of the building or buildings located on the lot.
- c. For individual tenants, building frontage is measured for their individual length of building frontage.

3. Signs Visible from any Street

- a. Permitted sign area only applies to signs visible from a street. This include all signs on a lot which are located along a street in such manner that the faces of the signs are oriented to and viewed from any point along the street, as well as signs located on a side of a building in such manner as to be viewed from the same street.
- b. For a lot having multiple street frontages, the area of signs that can be viewed from more than one street are attributed to the street frontage along which such signs have the more direct orientation and are more easily visible.

C. Individual Sign Area

1. For the purpose of measuring sign area, the area of a sign is the smallest individual rectangle, triangle or circle or combination of not more than 3 contiguous rectangles, triangles or circles

which will encompass all elements of the sign, provided that for a freestanding sign, the figures need not be contiguous.

[add images]

2. The area of a double-faced sign is the area of the largest single face of the sign, provided that the interior angle formed by the two faces does not exceed 30 degrees.

[add image]

3. When a sign is placed on a fence, wall or any other structure that serves a separate purpose other than support for the sign, the entire area of such structure is not computed as sign area.

[add image]

D. Sign Height

The height of a sign is measured from average grade to the highest point of the sign or the supporting structure of the sign.

[add images]

4.6.3. Prohibited Signs

The following signs are not allowed, unless specifically allowed in a zoning district:

- A. Animated signs.
- B. Portable signs.
- C. Commercial flag signs, pennant signs, and any other attention-getting signs or devices such as streamers, balloons, or inflatable devices of any configuration acting to attract attention to any use other than noncommercial activity at a residential use.
- D. Vehicle or trailer signs.
- E. Signs that emit smoke, flame, scent, mist, aerosol, liquid, or gas.
- F. Signs that emit sound.
- G. Off-premises signs.
- H. Window signs whose aggregate area on a window or door exceed 25% of the total area of the window or door.
- I. Any sign displayed without complying with all applicable regulations of this Code.

4.6.4. District Specific Sign Regulations

A. Allocation of Sign Area by Zoning District

- 1. Permitted sign area is determined by zoning district and is established in the following table.
- 2. For each cell in the table below, there is a maximum permitted sign area that may be utilized with any combination signs associated with that cell, subject to specific sign type requirements. For allowed sign type by district see 4.6.4.B.
- 3. The measurement for “linear feet” is measured at grade.
- 4. For the purposes of calculating permitted sign area, signs allowed in 4.6.6 are exempt from the maximum permitted sign area.
- 5. In no case can the area of any individual sign allowed for a district exceed the permitted sign area in that district.
- 6. Any portion of the aggregate sign area permitted on a lot may be allocated to signs attached to a building and oriented to an alley abutting the lot.

Residential Districts (R-C, RD-, RA-)	
Building Signs Awning sign Canopy sign Pedestrian sign Projecting sign Suspended sign Wall sign	Sign Area for Building Signs (max) 1. Less than 100’ of building frontage: 12 SF 2. 100’ to 300’ of building frontage: 20 SF 3. More than 300’ of building frontage: 32 SF
Freestanding Signs Bracket sign Monument sign	Sign Area for Freestanding Signs (max) 1. Bracket sign: 9 SF per sign 2. Monument sign: 32 SF per sign
Mixed Use Districts (RX-, MX-, IX-)	
Building Signs Awning sign Canopy sign Pedestrian sign Projecting sign Roof sign (not allowed in RX) Suspended sign Wall sign Freestanding Signs Bracket sign Monument sign	Sign Area for All Building and Freestanding Signs (max) 2 SF per linear foot of building frontage: up to 200 SF, with a minimum of 50 SF.

Commercial Districts (CG)**Building Signs**

Awning sign
Canopy sign
Pedestrian sign
Projecting sign
Roof sign
Suspended sign
Wall sign

Sign Area for All Building and Freestanding Signs (max)

2 SF per linear foot of street frontage: up to 200 SF, with a minimum of 50 SF.

Freestanding Signs

Bracket sign
Monument sign
Pylon sign

Industrial Districts (IL/IH)**Building Signs**

Awning sign
Canopy sign
Pedestrian sign
Projecting sign
Roof sign
Suspended sign
Wall sign

Sign Area for All Building and Freestanding Signs (max)

3 SF per linear foot of street frontage: up to 300 SF, with a minimum of 50 SF.

Freestanding Signs

Bracket sign
Monument sign
Pylon sign

Institutional District (INS)**Building Signs**

Awning sign
Canopy sign
Pedestrian sign
Projecting sign
Suspended sign
Wall sign

Sign Area for All Building and Freestanding Signs (max)

3 SF per linear foot of street frontage: up to 300 SF, with a minimum of 50 SF.

Freestanding Signs

Bracket sign
Monument sign
Pylon sign

Open Space Districts (CEM, OS)**Building Signs**

Awning sign
Canopy sign
Pedestrian sign
Projecting sign
Suspended sign
Wall sign

Sign Area for All Building and Freestanding Signs (max)

48 SF.

Freestanding Signs

Bracket sign
Monument sign

SIGNS**B. Sign Types Allowed by Zoning District**

The following signs are allowed by zoning district. Specific requirements for each sign type are listed on the following pages.

	R-C	RD-	RA-	RX-	MX-, IX-	CG	IL, IH	INS	CEM, OS	Standards
Building Signs										
Awning sign	■	■	■	■	■	■	■	■	■	4.6.4.C
Canopy sign	■	■	■	■	■	■	■	■	■	4.6.4.D
Pedestrian sign	■	■	■	■	■	■	■	■	■	4.6.4.E
Projecting sign	■	■	■	■	■	■	■	■	■	4.6.4.F
Roof sign	--	--	--	--	■	■	■	--	--	4.6.4.G
Suspended sign	■	■	■	■	■	■	■	■	■	4.6.4.H
Wall sign	■	■	■	■	■	■	■	■	■	4.6.4.I
Freestanding Signs										
Bracket sign	■	■	■	■	■	■	■	■	■	4.6.4.J
Monument sign	○	○	○	■	■	■	■	■	■	4.6.4.K
Pylon sign	--	--	--	--	--	■	■	■	--	4.6.4.L
Special Signs										
Crown sign	--	--	--	■	■	■	■	■	--	4.6.4.M
Entrance sign	■	■	■	--	--	--	--	--	--	4.6.4.N
Off-Premise Signs	--	--	--	--	--	■	■	--	--	4.6.7

■ = Allowed

□ = Allowed for permitted Public & Institutional, Commercial, & Manufacturing & Industrial uses

○ = Allowed for permitted Public & Institutional uses

-- = Not allowed

C. Awning Sign



1. Definition

A building sign painted, printed, sewn, or similarly attached to an awning as an integrated part of the awning itself.

2. General Standards

Any awning containing an awning sign must be attached immediately above the lintel.

No portion of any awning containing an awning sign can extend above any part of the windowsill level of the story, if any, above it.

An awning sign may be attached on the awning valance or the shed of the awning.

An awning sign is not allowed on awning ends.

An awning sign is not allowed above the ground floor of the building.

Any awning containing an awning sign cannot obscure distinctive or unique architectural elements

An awning sign cannot be illuminated.

3. Number of Signs

Maximum of 1 sign per awning.

4. Permitted Sign Area

Allocation of permitted sign area See 4.6.4.A

5. Awning with Sign

A Depth (max) 10'

B Height, including valance (max) 4'

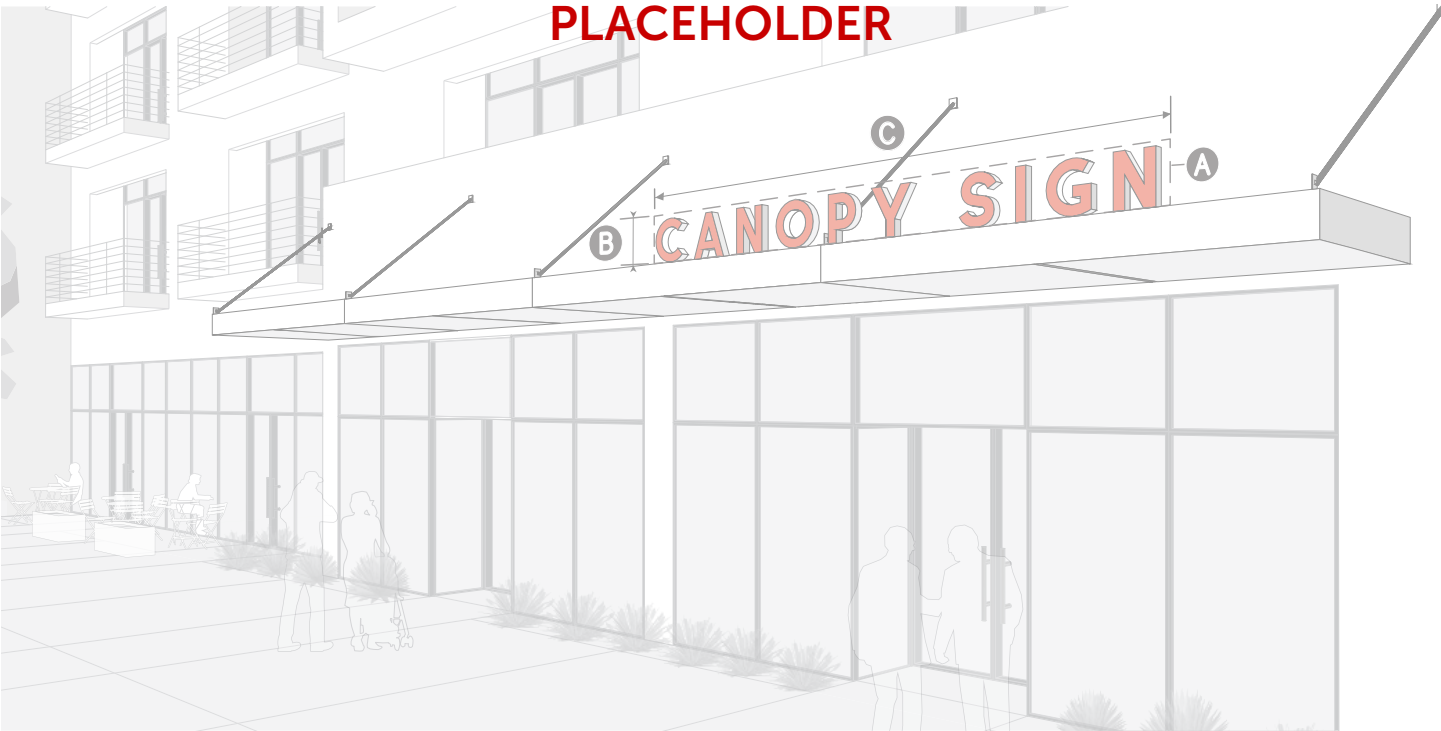
6. Individual Sign Dimensions

C Height (max) 50% of awning

D Width (max) 75% of awning

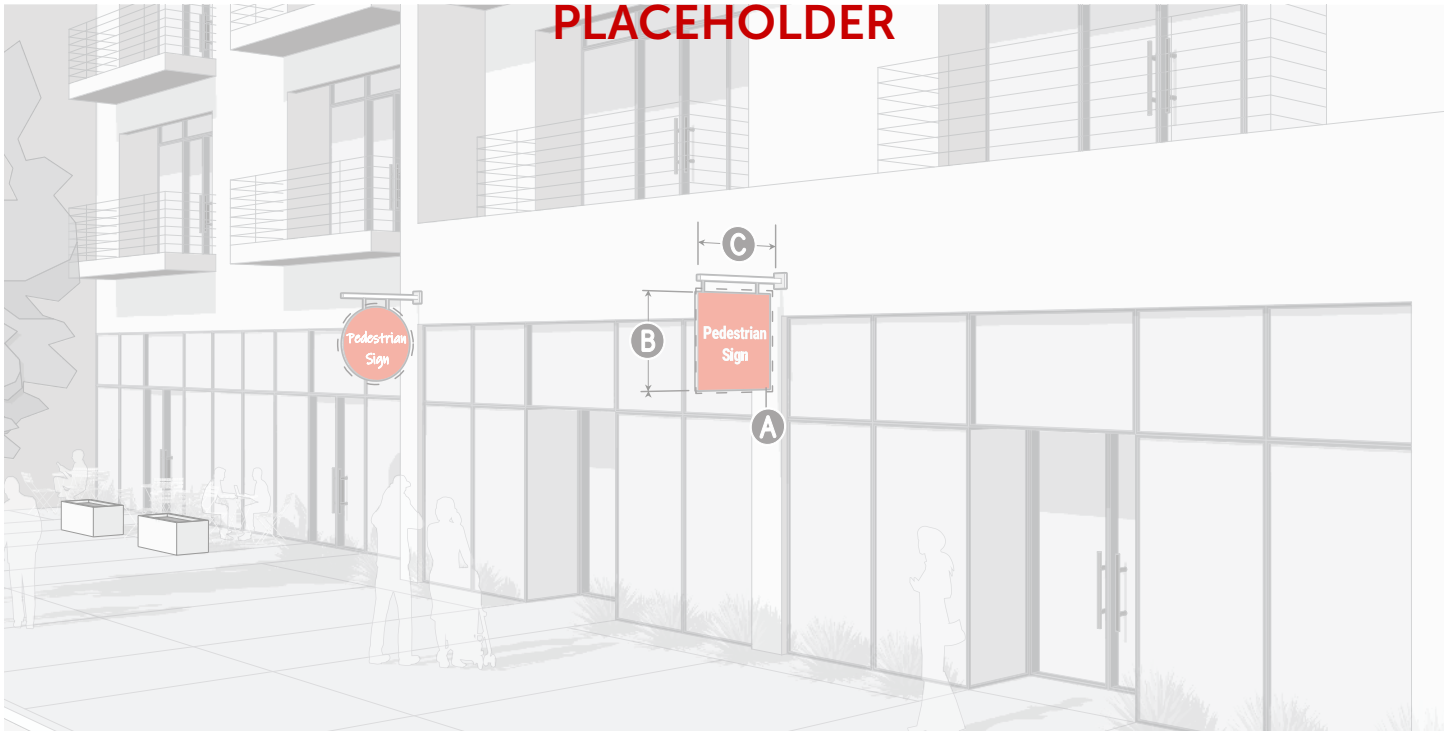
E Clear height above sidewalk (min) 8'

D. Canopy Sign



1. Definition	
A building sign attached to a canopy so that the display surface is parallel, or nearly so, to the plane of the front building front facade.	
2. General Standards	
Any canopy containing an canopy sign must be attached immediately above the lintel.	
No portion of any canopy containing an canopy sign can extend above any part of the windowsill level of the story, if any, above it.	
A canopy sign must be attached completely below or completely above the canopy fascia or completely within the perimeter limits of the canopy fascia.	
A canopy sign cannot extend outside the length of the canopy.	
A canopy sign is not allowed on canopy ends.	
A canopy sign is not allowed above the ground floor of the building.	
Any canopy containing an canopy sign cannot obscure distinctive or unique architectural elements	
A canopy sign must be constructed of individual freestanding letters, numbers, other characters, or logos	
A canopy sign can be externally or internally illuminated - see 4.6.8.	
3. Number of Signs	Maximum of 1 sign per canopy
4. Total Sign Area	Allocation of permitted sign area See 4.6.6.A
5. Individual Sign Dimensions	
A Height (max)	2'
B Depth (max)	1'
C Width (max)	75% of canopy
D Clear height above sidewalk (min)	8'

E. Pedestrian Sign



1. Definition

A building sign attached to the building facade at a 90-degree angle that hangs from a bracket or support

2. General Standards

The hanging bracket must be an integral part of the sign design.

A pedestrian sign must be located below the window sills of the 2nd story on a multi-story building or below the roof line on a single-story building.

A pedestrian sign must be located at least 25 feet from any other a pedestrian sign or projecting sign.

A pedestrian sign can only be externally illuminated - see 4.6.8

3. Number of Signs

Maximum of 1 sign per establishment or 25' of building frontage, whichever is greater.

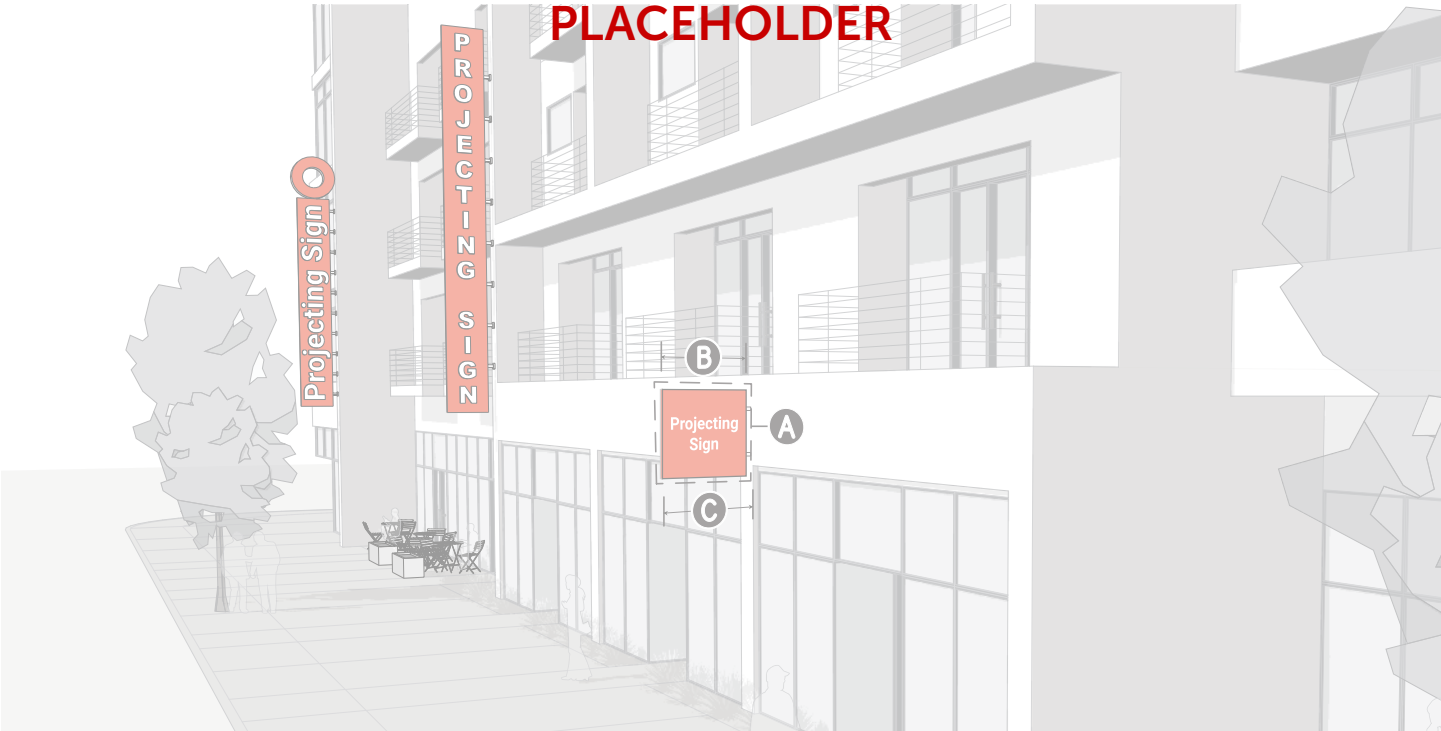
4. Permitted Sign Area

Allocation of permitted sign area See 4.6.6.A

5. Individual Sign Dimensions

A Area (max)	6 SF
B Height (max)	3'
C Depth (min/max)	1.25'/3'
D Clear height above sidewalk (min)	8'

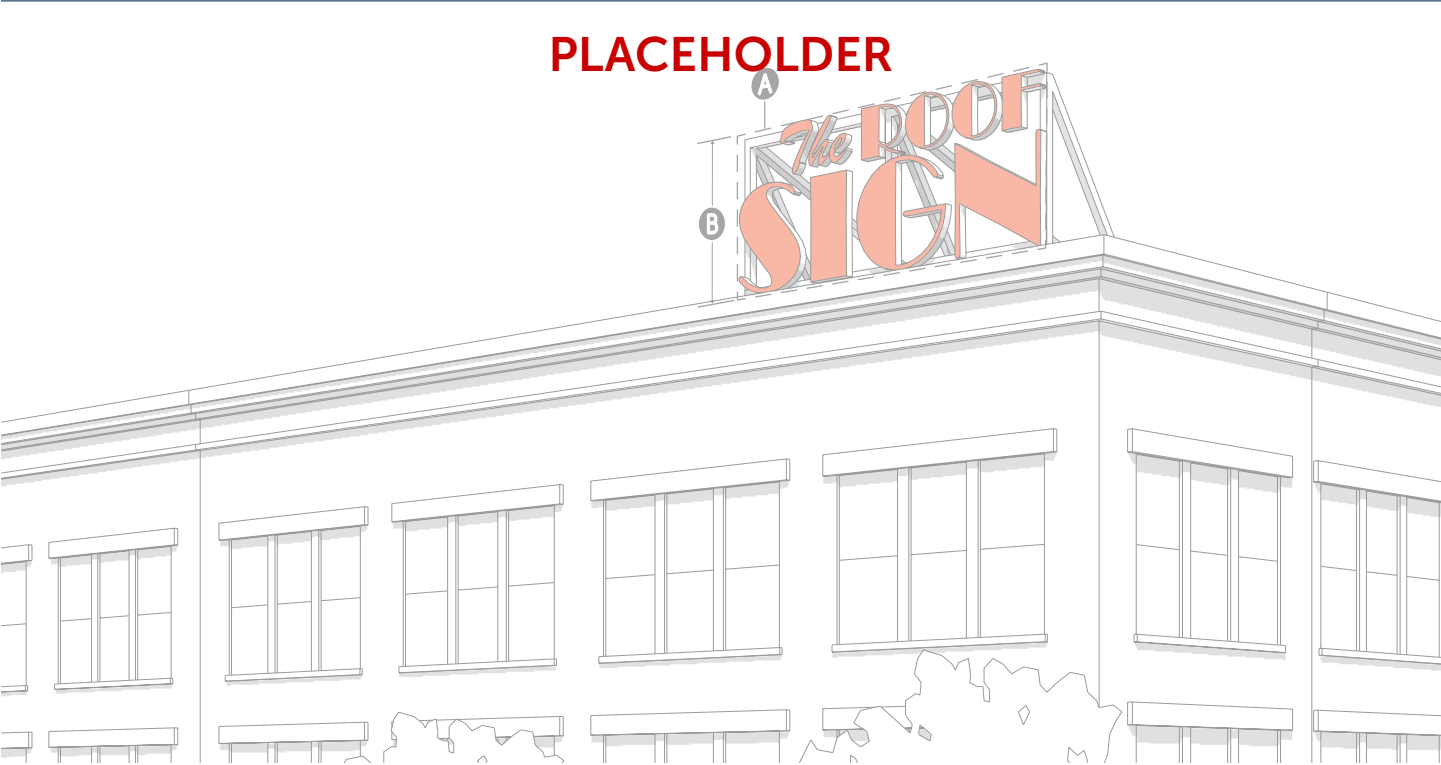
F. Projecting Sign



1. Definition
A building sign attached to the face of a wall of a building so that the face of the sign is perpendicular or nearly perpendicular to the face of the wall.
2. General Standards
A projecting sign must be at least 25 feet from any other projecting sign or pedestrian sign.
A projecting sign cannot above the top of the building roof line or parapet.
A projecting sign can be externally or internally illuminated - see 4.6.8.
3. Number of Signs
Maximum of 1 sign per establishment or 25 feet of building frontage, whichever is greater.

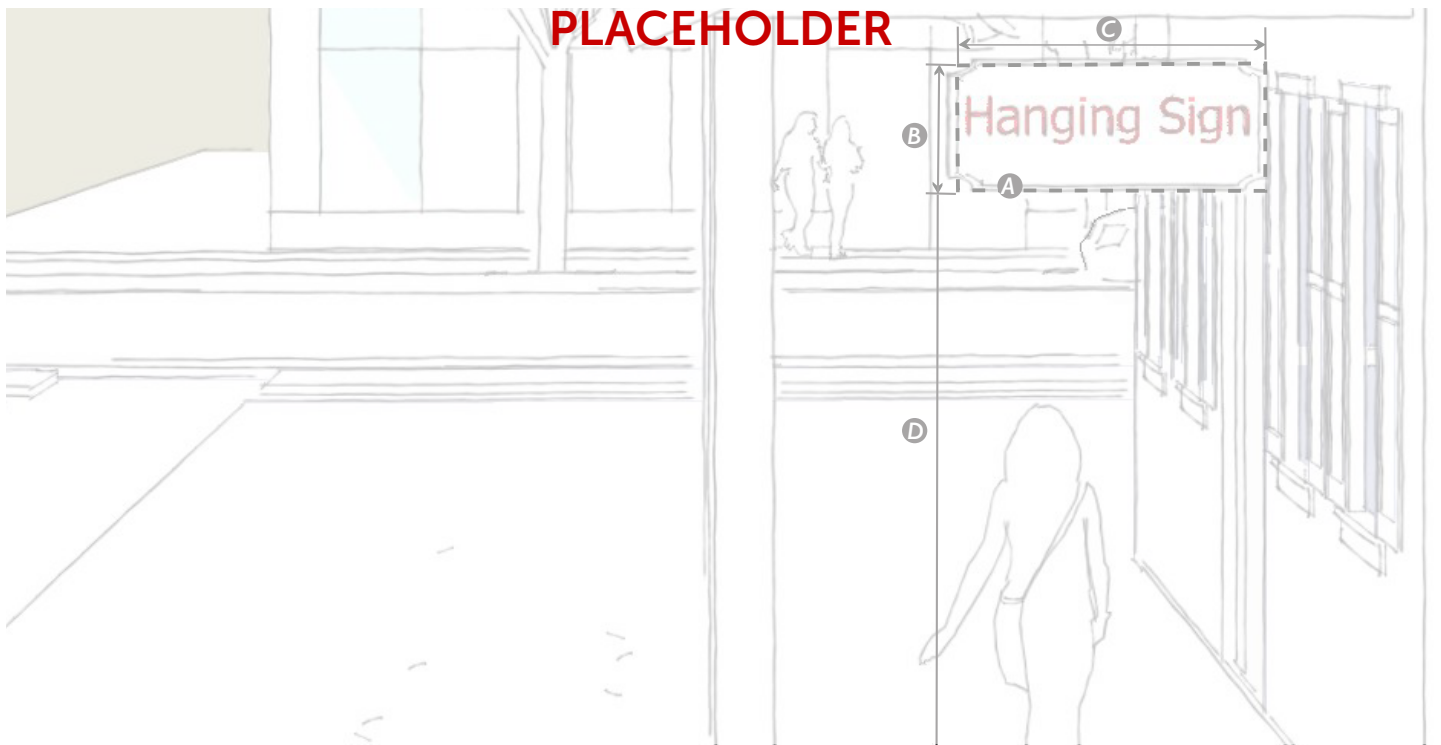
4. Permitted Sign Area	
Allocation of permitted sign area	See 4.6.4.A
5. Individual Sign Dimensions	
A Area (max)	60 SF
B Height (max)	12'
C Depth (min/max)	1.25'/6'
D Clear height above sidewalk (min)	8'

G. Roof Sign



1. Definition		
A building sign erected on a roof of a building consisting of channel letters, graphic segments, open lighting elements, or other open forms affixed to a non-solid panel sign support structure.		
2. General Standards		
A building can have a roof sign or a crown sign - a building cannot have both.		
A roof sign is only allowed on buildings at least 4 stories in height.		
A roof sign is only allowed on a flat roof.		
A roof sign can be externally or internally illuminated - see 4.6.8		
3. Number of Signs		
Maximum of 1 sign per building		
4. Permitted Sign Area		
Allocation of permitted sign area	See 4.6.4.A	
5. Individual Sign Dimensions		
A Area (max)	200 SF	
B Height (max)	10'	

H. Suspended Sign



1. Definition
A building sign attached to the underside of a beam or ceiling of a porch, arcade, gallery or similar covered area face that is perpendicular or nearly perpendicular to the face of the wall.
2. General Standards
A suspended sign must be at least 15 feet from any other suspended sign.
A suspended sign cannot be illuminated - see 4.6.8.
3. Number of Signs
Maximum of 1 sign per establishment or 15 feet of building frontage, whichever is greater.

4. Permitted Sign Area	
Allocation of permitted sign area	See 4.6.4.A
5. Individual Sign Dimensions	
A Area (max)	--
B Depth (max)	--
C Clear height above sidewalk (min)	8'

I. Wall Sign



1. Definition

A building sign that is painted on or attached to a wall or parapet wall, window or other vertical surface of a building, which is parallel or nearly parallel to the surface to which the sign is attached.

2. General Standards

A wall sign must be located below the window sills of the 2nd story on a multi-story building or below the roof line on a single-story building.

A wall sign cannot obscure distinctive or unique architectural elements

No wall sign located in a Mixed Use, Commercial, or Industrial district can face an abutting lot located in an R-C, RD- or RA- district unless separated by an off-street parking area serving the lot in the Mixed Use, Commercial, or Industrial district.

The total area of all wall signs painted on a building wall cannot exceed 25% of the area of the wall.

A wall sign can be externally or internally illuminated
- see 4.6.8.

3. Number of Signs

There is not limit on the number of wall signs

4. Permitted Sign Area

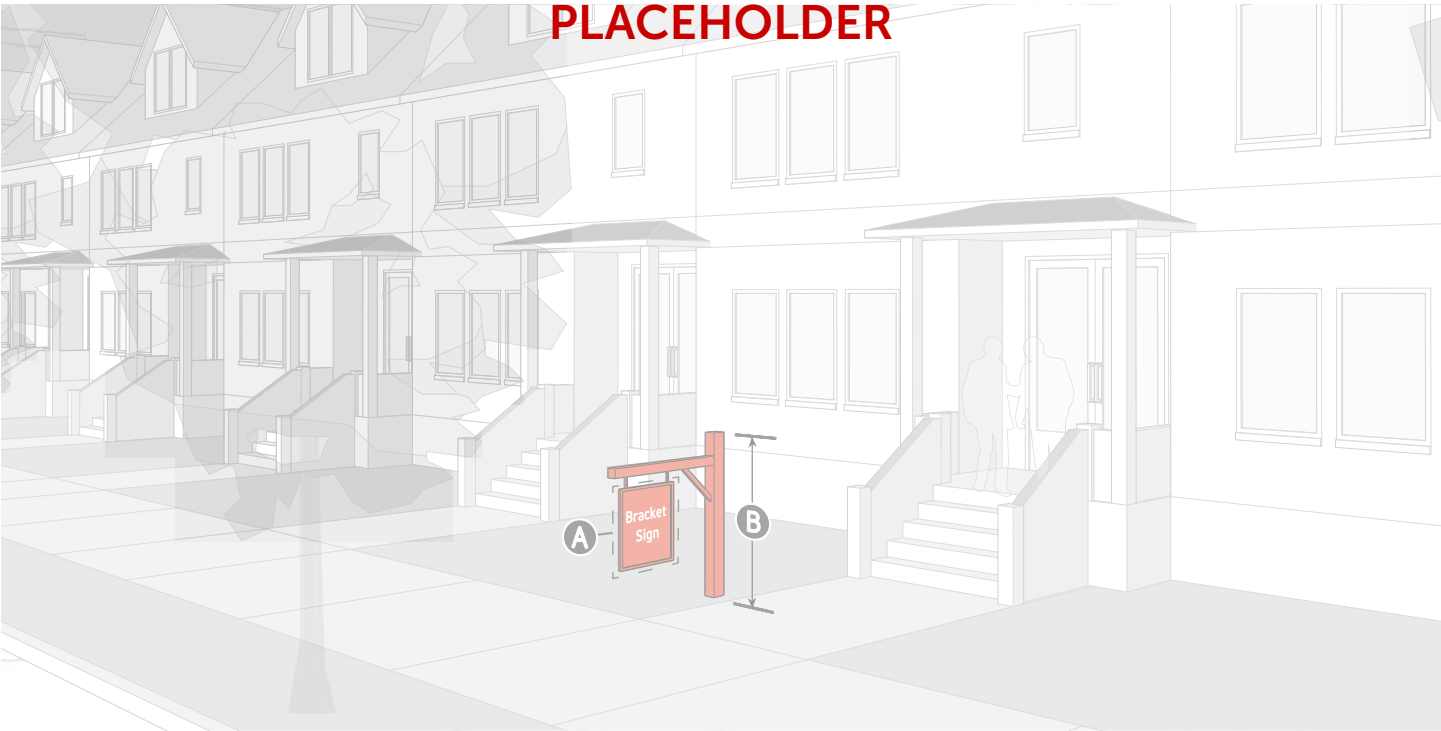
Allocation of permitted sign area	See 4.6.4.A
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Any portion of the permitted sign area may be allocated to wall signs attached to a building and oriented to an alley abutting the lot, provided that any sign adjacent to or across an alley from an R-C, RD-, or RA- district can be illuminated.

5. Individual Sign Dimensions

A Area (max)	--
B Depth (max)	1.25'

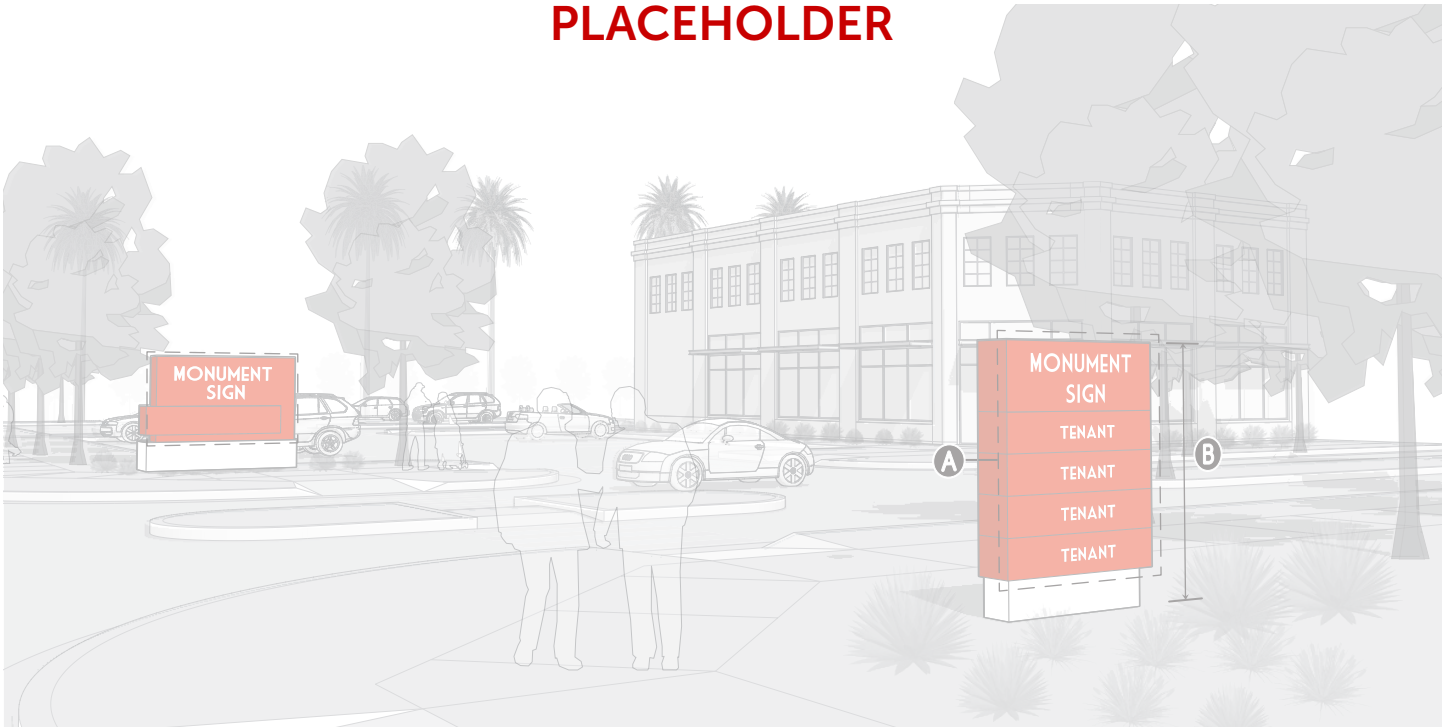
J. Bracket Sign



1. Definition	
A freestanding sign comprised of a vertical pole, a horizontal decorative sign support, and a suspended sign face.	
2. General Standards	
A bracket sign must be located at least 30 feet from any other freestanding sign	
A bracket sign can only be externally illuminated - see 4.6.8.	
3. Number of Signs	
Maximum of 1 sign per street frontage or 25' of street frontage, whichever is greater.	
4. Permitted Sign Area	
Allocation of permitted sign area	See 4.6.4.A
5. Individual Sign Dimensions	
A Area (max)	9 SF
B Height (max)	6'

K. Monument Sign

PLACEHOLDER



1. Definition

A low freestanding sign attached to the ground along its entire length.

2. General Standards

A monument sign must be located at least 50 feet from any other freestanding sign

A monument sign must be set back at least 10 feet from any lot line.

A monument sign can be externally or internally illuminated - see 4.6.8.

3. Number of Signs

Maximum of 1 monument or pylon sign per street frontage.

Shopping centers with multiple street frontages get one additional monument sign per street frontage (this is in addition to the total permitted sign area for the district)

4. Permitted Sign Area

Allocation of permitted sign area

See 4.6.4.A

5. Individual Sign Dimensions

A Area (max)

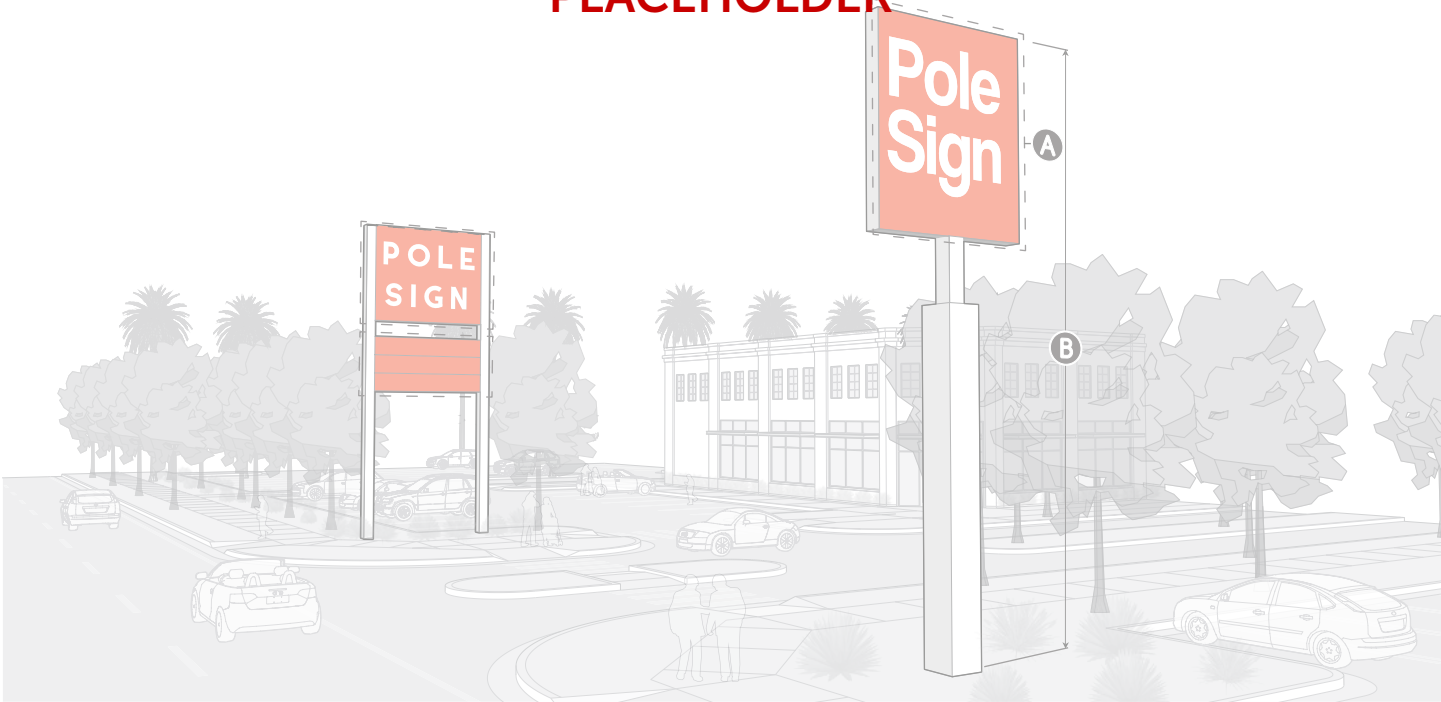
32 SF

B Height (max)

8'

L. Pylon Sign

PLACEHOLDER



1. Definition
A tall freestanding sign attached to the ground using one or more poles for support
2. General Standards
A pylon sign must be located at least 50 feet from any other freestanding sign
A pylon sign must be set back at least 10 feet from a street lot line and 20 feet from a common lot line.
A pylon sign can be externally or internally illuminated - see 4.6.8.
3. Number of Signs
Maximum of 1 monument or pylon sign per street frontage.

4. Permitted Sign Area	
Allocation of permitted sign area	See 4.6.4.A
5. Individual Sign Dimensions	
A Area (max)	
CC, INS	100 SF
IL, IH	300 SF
B Height (max)	
CC, INS	35'
IL, IH	45'

M. Crown Sign

PLACEHOLDER



1. Definition

A special sign attached flat to the exterior wall of a building, located on the upper band of the building.

2. General Standards

A building can have a crown sign or a roof sign - a building cannot have both.

A crown sign is only allowed on buildings at least 4 stories in height, when no other signs are located on the same building facade above 35 feet.

A crown sign cannot be placed below the start of the 4th story.

A crown sign cannot extend above the top of the building roof line or parapet.

A crown sign cannot obscure distinctive or unique architectural elements

A crown sign can be externally or internally illuminated - see 4.6.8

3. Number of Signs

Maximum of 2 signs allowed per building, with a maximum of 1 sign per building facade.

4. Total Sign Area

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5. Individual Sign Dimensions

A Area (max)

4 to 6 stories

50 SF

7 to 10 stories

75 SF

10 to 20 stories

160 SF

More than 20 stories

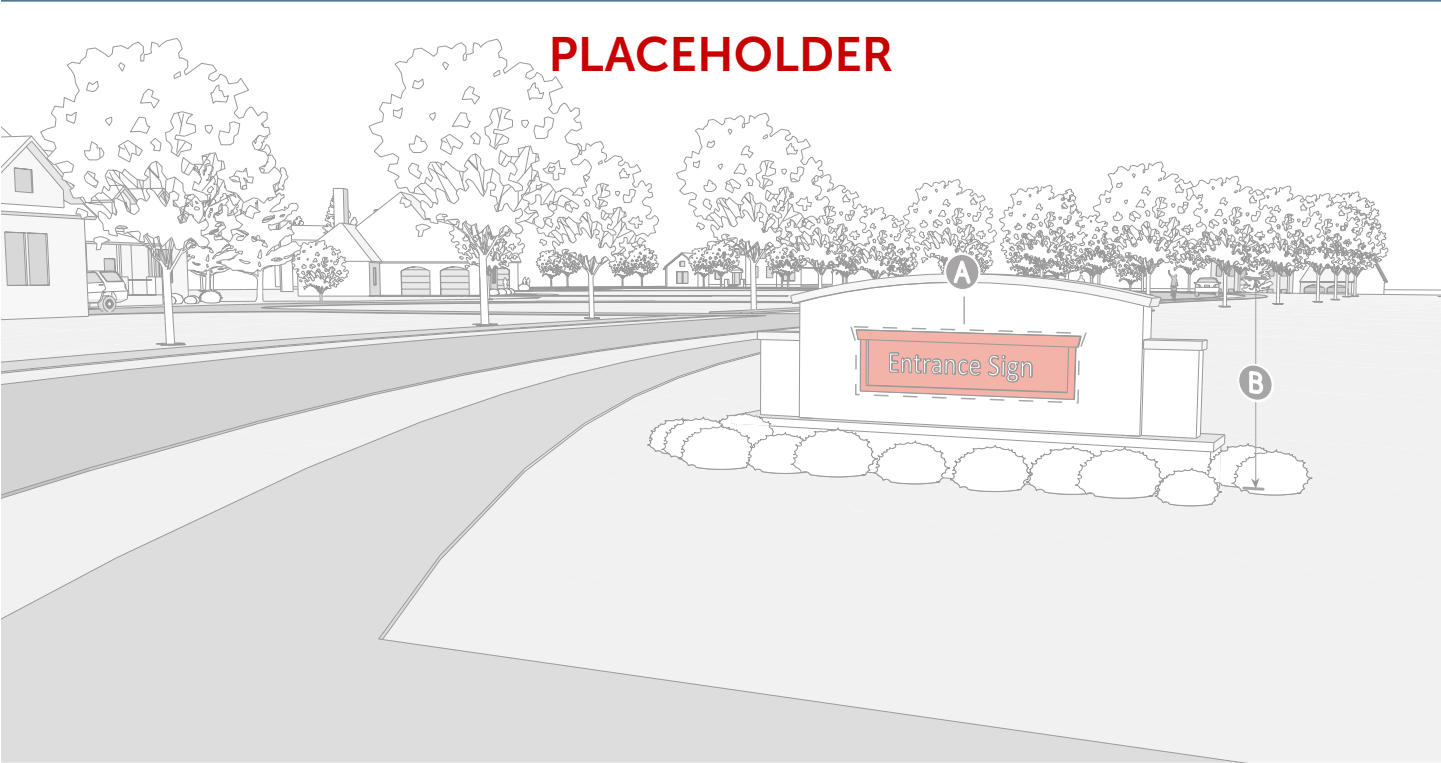
300 SF

B Depth (max)

3'

Sign area for any building facade may be increased by up to 25% by transferring permitted sign area from another facade on the same building

N. Entrance Sign



1. Definition
A special sign attached to the ground along its entire length placed near a entrance into a development.
2. General Standards
An entrance sign must be located within 25 feet of a subdivision or development entrance.
An entrance sign must be located at least 30 feet from any other freestanding sign.
An entrance sign must be set back at least 10 feet from any lot line.
An entrance sign must be incorporated into a permanent landscape feature such as a wall or masonry column.
An entrance sign can be externally or internally illuminated - see 4.6.8.
3. Number of Signs
Maximum of 2 signs allowed for each subdivision or development.

4. Total Sign Area	--
5. Individual Sign Dimensions	
A Area (max)	32 SF
B Height (max)	8'

4.6.5. General Requirements for All Signs

A. Maintenance and Removal of Signs

1. All signs must be constructed and mounted in compliance with the Virginia Uniform Statewide Building Code.
2. All signs and their components must be maintained in good repair and in a safe, neat and clean condition.
3. The building official may cause to have removed or repaired immediately without written notice any sign which, in their opinion, has become insecure, in danger of falling, or otherwise unsafe, and, as such, presents an immediate threat to the safety of the public. If such action is necessary to render a sign safe, the cost of such emergency removal or repair will be at the expense of the owner or lessee.
4. Not including any permitted off-premises signs, the owner of any sign used to attract attention to a commercial use, product, service, or activity and located on a lot on which the use or business has ceased operating must, within 60 days of the cessation of use or business operation, replace the sign face with a blank face until such time as a use or business has resumed operating on the lot.

B. Safety, Nuisance, and Abandonment

1. Any sign which becomes a safety hazard or which is not kept in a reasonably good state of repair must be put in a safe and good state of repair within 30 days of a written notice to the owner and permit holder.
2. Any sign which constitutes a nuisance may be abated by the City under the requirements of Code of Virginia, § 15.2-900, 15.2-906, or 15.2-1115, as applicable.

C. Visibility at Intersections

Where a driveway intersects a right-of-way or where property abuts the intersection of two rights-of-way, an unobstructed sight distance must be provided at all times within the sight triangle area (see XX).

D. Interference with Traffic

No sign may be located, arranged, designed or illuminated in such a manner that it interferes with traffic by any of the following means:

1. Glare;
2. Confusion with a traffic control device by reason of its color, location, shape, or other characteristic;
3. Similarity to or confusion with official signs, traffic signals, warning lights or lighting on emergency vehicles;
4. Any other means.

SIGNS**E. Encroachment or Extension Beyond Property Lines**

1. No portion of any sign or its supporting structure may extend beyond the property lines of the lot on which it is located, provided that a sign allowed by this Code may extend into or project over the right-of-way of a public street, public alley or other public way when in compliance with and authorized pursuant to the encroachment policies and regulations of the City.
2. The area of such a sign is included in the calculation of permitted sign area.

F. Service Station Pump Island and Canopy Signs

1. Signs displayed on service station pump islands are not included in the calculation of aggregate sign area permitted on a lot, provided that the signs do not exceed a total of 6 square feet per pump face within the pump island.
2. Signs displayed on service station pump island canopies are included in the calculation of aggregate sign area permitted on a lot, cannot exceed 10 square feet each in area, and not more than 1 sign may be displayed on each side of a pump island canopy.

4.6.6. Signs Allowed in All Districts

The following signs are allowed in all zoning districts, and the area of each sign not included in calculating the maximum permitted area of signs permitted on any lot.

A. Temporary Signs on Lot for Sale or Rent

On any lot for sale or rent, one or more temporary signs not exceeding an aggregate area of 6 square feet along each street frontage is allowed, provided they are not illuminated and are removed when the lot is no longer being offered for sale or rent.

B. Temporary Signs on Construction Sites

On any site under construction, not more than 2 temporary signs not exceeding an aggregate area of 32 square feet.

C. Temporary Signs for Subdivisions Under Development

1. At the entrance of any approved subdivision that is under development, one temporary freestanding sign not to exceed 32 square feet, provided the sign is not illuminated and is displayed for no more than 1 year after installation.
2. The sign must be set back at least 5 feet from a street lot line and 15 feet from a common lot line.

D. On-Site Traffic Directional Signs

Noncommercial signs located on private property devoted to uses other than single-unit or two-unit dwellings and directing and guiding traffic or persons or identifying parking on the property provided the signs do not exceed 4 square feet in area. If freestanding, the signs cannot exceed 5 feet in height and cannot be located within 3 feet of any lot line.

E. Noncommercial Flags and Banners

Noncommercial flags and banners containing no commercial message, logo or name of a business or product and not displayed in connection with a commercial promotion or for purposes of attracting attention to a commercial activity.

F. Minor Signs

A noncommercial wall or freestanding sign not exceeding 2 square feet in area in a residential district and a wall or freestanding sign not exceeding 4 square feet in area in any other district, provided the sign is located within 10 feet of the main entrance to a building if a wall sign and within 10 feet of the main entrance of the lot if a freestanding sign and provided it is not used to promote, identify, or attract attention to a commercial use.

G. Governmental Signs

1. Signs erected by a governmental body or required to be erected by law.
2. Signs erected and maintained by a public utility showing the location of underground facilities or providing other information pertaining to public safety.

H. Historic Signs

Any sign that is required to be maintained or restored as a result of being designated as a historic sign or a contributing feature by the National Register of Historic Places, the Virginia Landmarks Register, or the Commission of Architectural Review pursuant to Article IX, Division 4 of this chapter.

4.6.7. Off-Premise Signs

An off-premises sign is allowed in a CG, IL or IH district provided the sign is oriented towards, visible from, and located within 660 feet of the right-of-way of an interstate highway, and further provided that:

- A. Any single off-premise sign does not exceed 700 square feet in area or 35 feet in height.
- B. An off-premise sign is at least 500 feet along the same side of the highway from another off-premise sign. The distance between signs is measured along the nearest edge of the pavement between points marking the intersections of the edge of the pavement and perpendiculars extending from the edge of the pavement to each off-premise sign.
- C. An off-premise sign is not within 500 feet of an interchange. The distance from an interchange is measured along the nearest edge of the pavement between points marking the beginning or ending of the pavement widening at the exit ramp from or entrance ramp to the main traveled way and a point marking the intersection of the edge of the pavement and a perpendicular extending from the edge of the off-premise sign.

SIGNS

4.6.8. Sign Illumination

A. Prohibited Light Sources

The following light sources are not allowed:

1. Blinking, flashing and chasing.
2. Bare bulb illumination.
3. Colored lights used in any manner so as to be confused with or construed as traffic control devices.
4. Direct reflected light that create a hazard to operators of motor vehicles.

B. Internal Illumination

1. Illuminated signs using channel letters must be internally lit or back-lit.



2. For internally illuminated signs on a background, the background must be opaque or a darker color than the message of the sign.



C. External Illumination

1. Lighting directed toward a sign must be shielded so that it illuminates only the face of the sign and does not shine directly onto public right-of-way or adjacent properties.



SIGNS

2. Projecting light fixtures used for externally illuminated signs must be simple and unobtrusive in appearance, and not obscure the sign.



D. Awnings and Canopies

Except for service station canopies, no awning or canopy, whether or not it contains any awning or canopy sign, can be illuminated by internal or integral means or by outlining its extremities, provided that lighting external to an awning or canopy may be provided for purposes of illuminating a building or entrance to a building.

4.6.9. Nonconforming Uses and Nonconforming Signs

A. Signs Identifying Nonconforming Uses

On any lot utilized for a nonconforming use and located in an R-C, RD-, or RA- district, one wall sign is allowed, provided that the sign does not exceed 12 square feet in area and is not be illuminated. On any lot utilized for a nonconforming use and located in any district other than an R-C, RD-, or RA- district, signs must conform to the sign regulations applicable in the district in which the lot is located.

B. Nonconforming Signs

A nonconforming sign may remain except as outlined below.

1. The owner of the property has the burden of establishing the nonconforming status of a sign and of the physical characteristics and location of the sign. Upon notice from the zoning administrator, a property owner must submit verification that the sign lawfully existed at the time of erection. Failure to provide verification is cause for an order to remove the sign or to bring the sign into compliance with the current sign requirements.
2. A nonconforming sign cannot be enlarged, and no feature of a nonconforming sign, such as illumination, can be increased.

3. Nonconforming signs must be kept in good repair. Nonconforming signs cannot be extended, structurally reconstructed, or altered in any manner except that a sign face may be changed if the new face is equal to or reduced in height or sign area, either or both.
4. A nonconforming sign cannot be moved on the same lot or to any other lot unless the change in location makes the sign conforming.
5. A nonconforming sign that is destroyed or damaged by any casualty to an extent not exceeding 50% of its area may be restored within 2 years after the destruction or damage but cannot be enlarged in any manner. If the sign is destroyed or damaged to an extent exceeding 50%, it cannot be reconstructed but may be replaced with a sign that is in full accordance with the provisions of this Code.
6. A nonconforming sign that is changed to become conforming or is replaced by a conforming sign is no longer deemed nonconforming, and the sign must meet the requirements of this Code.
7. A nonconforming sign structure must be removed if the use to which it is accessory has not been in operation for a period of 2 years or more. The owner or lessee of the property must remove the sign structure. If the owner or lessee fails to remove the sign structure, the zoning administrator will give the owner written notice that the sign must be removed within 15 days after the notice is given. If the owner fails to comply with this notice, the zoning administrator may enter the property upon which the sign is located and remove any the sign or initiate action as may be necessary to bring the sign into compliance with this Code. The cost of removal will be chargeable to the owner of the property.

4.6.10. Unlawful Signs

Nothing contained in *Sec. 4.6, Signs* may be construed to authorize or permit the continuance of any sign which was in violation of any Article of this Code pertaining to zoning and preceding this chapter, and any such sign shall not be deemed to be nonconforming under this chapter and is unlawful.

4.6.11. Permits

- A. Except as provided in *paragraph B.below*, any sign permitted by this Code for which a permit to erect a sign is not required by the Virginia Uniform Statewide Building Code or any other building code which may be adopted by the City requires a certificate of zoning compliance as set forth in Article X, Division 3 of this chapter.
- B. Except has provided in *paragraph A.above*, the following signs, displays, and devices, do not require a certificate of zoning compliance:
 1. Noncommercial flags and banners containing no commercial message, logo, or name of a business or product and not displayed in connection with a commercial promotion or for purposes of attracting attention to a commercial activity.
 2. Minor signs.
 3. Signs erected by a governmental body or required to be erected by law.
 4. Signs erected and maintained by a public utility showing the location of underground facilities or providing other information pertaining to public safety.

SEC. 4.7. **LIGHTING**

4.7.1. **Outdoor Lighting**

A. Intent

To provide exterior lighting standards to support a variety of environments and to minimize the negative impacts of lighting on adjacent uses and users of the public realm.

B. Applicability

1. New Fixtures

All outdoor on-site lighting fixtures installed after the effective date of this Code.

2. Existing Fixtures

- a. Routine maintenance, including changing the lamp, ballast, starter, photo control, fixture housing, lens and other required components, is allowed for all existing fixtures.
- b. The installation of new site lighting, replacement of existing lighting, and any modifications to light fixture wattage, fixture type, mounting, or fixture location must comply with the requirements of this Section.

3. Exemptions

The following lighting are exempt from the requirements of this Section:

- a. Lighting which is excluded from local regulation by State or Federal law.
- b. Construction, emergency or holiday decorative lighting, provided that the lighting is temporary, and is discontinued after completion of the project, emergency or holiday for which the lighting was provided.
- c. Lighting of the United States of America or Commonwealth of Virginia flags and other noncommercial flags expressing constitutionally protected speech.
- d. Security lighting controlled by sensors, generating a maximum of 6,000 lumens per fixture, and which provides illumination for 15 minutes or less. In R-C, RD-, and RA- districts, security lighting must not generate more than 3,000 lumens per fixture.
- e. Lighting solely for signs (see [Sec. 4.6](#)).
- f. Outdoor lights used exclusively for recreational activities, concerts, plays, sports or other outdoor events that are open to the public, provided that the light fixtures are located at least 100 feet from any adjacent residential use and the event or function meets all other applicable zoning requirements.
 - i. No limits in a MX-13 or MX-U district.
 - ii. In all other districts, lights cannot be illuminated between the weekday hours of 12:00 a.m. and 8:00 a.m. and between the hours of 1:00 a.m. and 8:00 a.m. on Saturday and Sunday.

- iii. Outdoor lights exempted above can only be illuminated while the activity takes place and during high traffic periods immediately before and after the event.

C. Prohibited Lighting Sources

The following light fixtures and sources are not allowed:

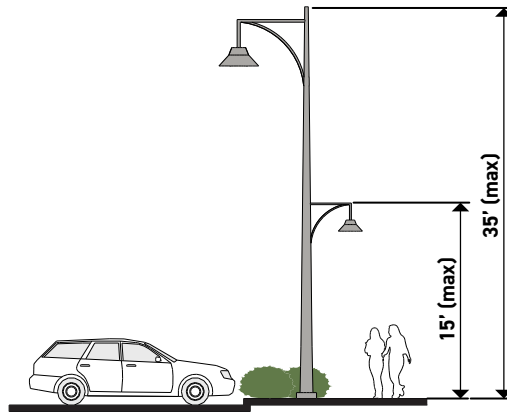
1. Cobra-head-type fixtures with dished or drop lenses or refractors, which contain sources that are not incandescent.
2. Temporary searchlights and other high-intensity narrow-beam moving fixtures that shine light directly up to the sky.
3. Blinking or flashing lights are not allowed unless the lights are used for construction, emergencies or holiday lighting.
4. The direct or reflected light from any outdoor light source must not create a traffic hazard to operators of motor vehicles or to operators of aircraft.
5. No colored lights may be used in such a way as to be confused or construed as street-traffic control or air-traffic control devices.

D. Design and Installation

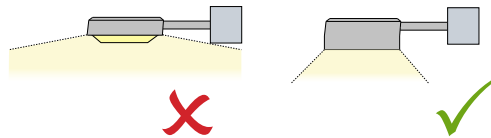
1. Outdoor lights must not be oriented onto abutting properties or streets.
2. The maximum light level measured at a street lot line cannot exceed 2.5 horizontal footcandles.
3. The maximum light level measured at any common line abutting a lot in a R-C, RD-, or RA-district cannot exceed 0.5 horizontal footcandles.
4. The maximum light level measured at any common line abutting in all other districts cannot exceed 1.5 horizontal footcandles.
5. Light sources must have a Color Rendering Index (CRI) value of 80 or higher.
6. Service connections for all new freestanding outdoor lights must be installed underground.

LIGHTING**E. Parking and Pedestrian Area Lighting**

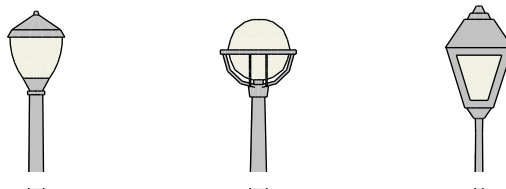
1. Parking areas and parking lots must provide lighting during non-daylight hours when in use. Intensity of illumination cannot be less than 0.5 horizontal footcandle at any location.
2. The lighting maximum-to-minimum ratio within the parking area cannot exceed 15:1.
3. Light fixtures within parking lots and motor vehicle use areas can be no higher than 35 feet.
4. Light fixtures within pedestrian areas mounted on poles can be no higher than 15 feet.



5. All light fixtures must be full cutoff (shielded), except as listed below.

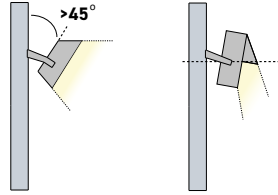


6. Non-cutoff (unshielded) fixtures can be used when the maximum initial lumens generated by each fixture is less than 9,500. These fixtures generally feature globes or vertical glass planes and must be coated with an internal white frosting to diffuse light.

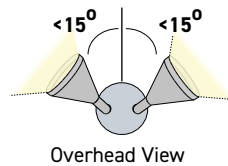


F. Flood Lights and Flood Lamps

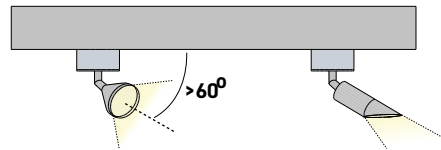
1. Flood light fixtures must either be aimed down at least 45 degrees from vertical or the front of the fixture shielded so that no portion of the light bulb extends below the bottom edge of the shield.



2. Any flood light fixture located within 50 feet of a street right-of-way must be mounted and aimed perpendicular to the right-of-way, with a side-to-side horizontal aiming tolerance not to exceed 15 degrees.



3. All flood lamps emitting 1,000 or more lumens must be aimed at least 60 degrees down from horizontal or shielded so that the main beam is not visible from adjacent properties or the street right-of-way.

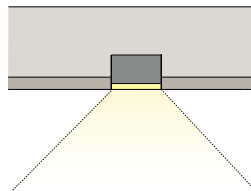


G. Canopies

Outdoor lighting under canopies must be designed to prevent glare off-site. Acceptable lighting designs include the following:

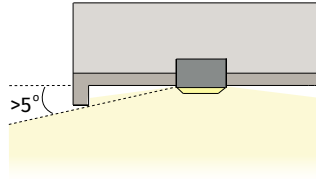
1. Recessed

Recessed fixture incorporating a lens cover that is either recessed or flush with the bottom surface of the canopy.

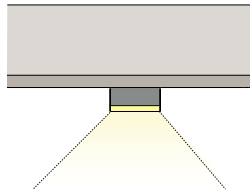


LIGHTING**2. Shielded**

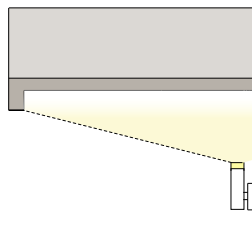
Light fixture incorporating shields or is shielded by the edge of the canopy itself, so that light is restrained to 5 degrees or more below the horizontal plane.

**3. Surface Mounted**

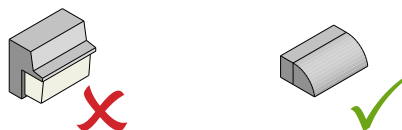
Surface mounted fixture incorporating a flat glass that provides a cutoff design or shielded light distribution.

**4. Indirect**

Indirect lighting where light is beamed upward and then reflected down from the underside of the canopy, provided the fixture is shielded so that direct illumination is focused exclusively on the underside of the canopy.

**H. Building Lighting**

1. Outdoor lighting fixtures must be selected, located, aimed and shielded so that direct illumination is focused exclusively on the building facade, plantings and other intended site features and away from adjoining properties and the street right-of-way.
2. All wall pack fixtures must be full cutoff fixtures.



3. Only lighting used to accent architectural features, landscape or art may be directed upward, provided that the fixture is located, aimed or shielded to minimize light spill into the night sky.