

O'Fallon Planning and Development

City of O'Fallon, Missouri
100 North Main Street
O'Fallon, Missouri 63366

Phone (636) 379-5467
Fax (636) 240-5511



Permanent Sign Information

- A) **Maximum Number of Signs:** The maximum number of signs per lot is defined as the sum of the total allowable number of free-standing signs and the total allowable number of wall signs.
- 1) **Free-Standing Signs:** A maximum of one (1) free-standing sign is allowed per lot.
 - 2) **Wall Signs:**
 - a) **Single Tenant Buildings:** A maximum of one (1) wall sign per façade will be allowed, except in cases where the façade fronts onto an adjacent property that is residentially zoned. Attached wall signs are prohibited on any façade fronting on property that is residentially zoned.
 - b) **Multi-tenant Buildings:** A maximum of one (1) wall sign is allowed on each tenant unit with a public entrance. Common walls (elevations with no entrances or accesses) may have allowed directory signs. In cases where all the tenants are accessed through one common entrance, one sign per tenant is allowed, as long as the total square footage of all signage on the façade added together does not exceed the maximum amount of signage allowed for that facade.
- B) **Height of Sign:** Wall signs shall not extend beyond the limits of the wall they are attached to. For freestanding signs, the overall sign structure may not exceed twelve (12) feet in height. Only wall signs and freestanding signs not exceeding eight (8) feet in height are permitted in residential zoning districts. However, pylon signs up to 35 feet in height are permitted in the interchange sign district.
- C) **Sign Area:** Sign Area is defined as the size of the sign face (panel) measured in square feet, as determined by the calculations herein. The supporting structure or bracing of a sign shall not be counted as a part of the sign area unless such structure or bracing is made a part of the sign's message. Where a sign has two display faces (panels) back to back, the area of only one (1) face (panel) shall be considered the sign area. Where a sign has more than one (1) display face (panel) not back to back, the maximum area which can be viewed simultaneously from any point, shall be considered the sign area.
- 1) **Calculations:** The maximum permitted sign area of an individual sign is computed based on the type of sign as follows:
 - a) **Free Standing Signs for Single Tenant Buildings:** The size of the sign face shall be no greater than seventy-five one hundredths of a percent (0.75%) of the floor area of all primary and accessory structures on site, or seventy (70) square feet, whichever is less. A permitted ground sign face may be at least twenty-four (24) square feet regardless of the building's floor area; or may be smaller than twenty-four (24) square feet at the applicant's discretion.
 - b) **Free Standing Signs for Multiple Tenant Developments:** Multiple-tenant developments shall be allowed the option to erect either a Directory Sign or Center Sign.
 - (1) **Directory Sign:** A single sign identifying the different tenants in a development.
 - (a) The sign area shall be equal to either thirty-five (35) percent of the development's linear footage along the right-of-way or 150 square feet, whichever is less.
 - (b) If the sign has two faces (back to back) tenant panels shall have the same configuration on both sides.
 - (c) No other free-standing signs are permitted, except as specifically called out in this Chapter.
 - (2) **Center Sign:** A single sign identifying the development as a whole instead of listing the tenants in the development.
 - (a) The sign area shall be equal to either twenty (20) percent of the development's linear footage along right-of-way or 70 square feet, whichever is less.
 - (b) A Center Sign shall display the name and/or logo of the multiple-tenant development, a street address, or other non-advertisement items of information.
 - (c) No other free-standing signs are permitted, except as specifically called out in this Chapter.
 - c) **Wall Signs:** The maximum permitted area of a wall sign for an individual tenant unit or building façade shall be equal to a percentage of the square footage of the respective tenant unit or building face. For multi-tenant buildings with a common entrance, this percentage applies to the allowable wall signs per façade for the structure as a whole, therefore only one such sign shall be allowed if the maximum percent or maximum sign area square footage is used in a single sign. The following sign area percentages shall apply:
- | Building or Tenant Unit Face
(in square feet) | Percent of Building Face Allowed for
Signage | Maximum Sign Area
(in square feet) |
|--|---|---------------------------------------|
| 0-1000 | 7.50% | 70 |
| 1001-2500 | 7.25% | 150 |
| 2501-5000 | 6.00% | 250 |
| 5001-7500 | 5.00% | 325 |
| 7501+ | 4.50% | 375 |
- d) **Accessory Signs:** Accessory signs are regulated in the same manner as other wall signs. The maximum permitted area of an individual accessory sign shall be equal to five percent (5%) of the square footage of the accessory building's wall or canopy façade or thirty (30) square feet, which ever is less.

O'Fallon Planning and Development

City of O'Fallon, Missouri
100 North Main Street
O'Fallon, Missouri 63366

Phone (636) 379-5542

Fax (636) 240-5511

- D) **Items of Information:** All signs shall be limited to one (1) business name, unless it is a directory sign, whereby each tenant panel will be allowed one business name. Including the business name, a maximum of eight (8) items of information may be displayed on a sign.
- E) **Commercial Address Plates:** Each permitted freestanding sign shall contain a placard that displays the assigned numerical street address of the subject property. In the case of multi tenant signs, the placard shall list the numerical addresses or suite numbers for each tenant unit within the building. The dimensions of the address plate shall be a size not more than 10% of the allowed square footage of the sign face (for single tenant signs) or 30% of the allowed square footage of the sign face (for directory signs). This additional square footage shall not count against the sign's allowed square footage; and the addresses listed shall not count against the sign's allowed number of items of information.
- F) **Illumination:** All illuminated signs shall comply with all applicable codes and regulations, including Section 400.277 of the *O'Fallon Zoning Code* that refers to Exterior Lighting Standards. In addition all electrical equipment and devices shall be UL listed and approved for their proposed use.
- G) **Placement:** Any sign erected within the City limits must be placed in accordance with the following regulations:
- 1) **Setbacks for Free Standing Signs:** All free-standing signs shall be located a minimum of ten (10) feet away from any right-of-way line and/or property line and a minimum of three (3) feet from the back of any curbing or sidewalk. All signs shall abide by the regulations for visibility at corners, including visibility corners from driveways and the street it intersects per Section 400.260 of the *O'Fallon Zoning Code*.
 - 2) **Location of Wall Signs:** Wall signs may only be placed on a façade that does not front on residentially zoned property. No maximum permitted height is provided for wall signs except that no sign shall be higher than the building wall on which it is mounted. Signs shall not encroach upon any window, doorway, or architectural feature.
 - 3) **Placement Within or on a Frame:** All signs designed for a pre-existing structure or frame shall be designed to fit the frame or structure as though it were the original sign. Any portion of any sign or unused remaining frame or structure shall be subject to removal.
 - 4) **Additions to Existing Signs:** No sign over four (4) square feet in area may be attached to another sign without being designed as an integral part of the original sign. No signs may be attached to, or cover up, any portion of a sign's frame, structure or base unless originally designed or subsequently redesigned for that purpose.