

Cantera Development Control Regulations, Section VI

D. SIGN REGULATIONS

1. Applicability.

The regulations and definitions contained in the Warrenville Sign Ordinance shall apply, except that the regulations established below shall supersede the regulations of the Sign Ordinance where there is a conflict.

2. Construction Signs.

In all use areas, construction signs shall be limited to 32 square feet in size and shall not be more than eight feet in height. All such signs shall be located not less than 12.5 feet from any lot line.

3. Lot/Development Entry Signs.

In all use areas, lot/development entry signs shall not exceed 160 square feet in area or more than 12 feet in height. In addition, entry signs shall be setback not less than 12.5 feet from the street right-of-way line.

4. Wall Signs.

a) Wall signs shall be permitted only in the Office Park, Light Industrial Park, Commercial Center and Large Facility Use Areas.

b) Wall Sign Restrictions Within The Office Park, Light Industrial Park and Large Facility Use Areas:

1) Size Limits.

(a) For buildings 1-2 stories: .25 square feet of sign area per lineal foot of building façade on which the sign is attached.

(b) For buildings 3-5 stories: .50 square feet of sign area per lineal foot of building façade on which the sign is attached.

(c) For buildings 6 stories or more: .75 square feet of sign area per lineal foot of building facade on which the sign is attached. (Ord. 1814, 3-23-00)

2) Limit On Number Of Signs.

There shall be no more than two signs per building and not more than one sign per wall face.

3) External Illumination.

No illumination of any wall sign shall be permitted other than from an external source. Back lighting shall be a permitted means of external illumination. (Ord. 1814, 3-23-00)

c) Wall Sign Restrictions Within The Commercial Center Use Area.

- 1) The maximum sign area shall not exceed one square foot of sign area for each linear foot of store frontage.
- 2) Not more than one wall sign shall be permitted for each storefront, or in the case of single user buildings, one wall sign per building.
- 3) The maximum height shall not exceed two feet for uses with less than 50 linear feet of frontage, three feet for uses with less than 90 feet of frontage and three and one-half feet for all other uses.

5. Temporary Signs, Non-Real Estate.

a) Restrictions in Single Family, Multi-Family and Special Residential Use Areas.

- 1) Only one temporary, non-real estate sign shall be permitted at a time and not more than two per lot in any calendar year.
- 2) The sign area shall not exceed six square feet in area.
- 3) Illumination shall not be permitted.
- 4) Such sign shall not be more than six feet in height.
- 5) Such sign shall not be closer than ten feet from any lot line.

b) Restrictions in Other Use Areas.

- 1) Only one temporary, non-real estate sign shall be permitted at a time per storefront, tenant or building, whichever is applicable, and not more than two in any calendar year.
- 2) The sign area shall not exceed twenty square feet in area.
- 3) Illumination is not permitted.

- 4) Such sign shall not be more than eight feet in height.
- 5) Such sign shall not be closer than ten feet from any lot line.
- 6) Such sign shall not be displayed longer than 30 days at a time.

6. Temporary Signs, Real Estate/Leasing.

Temporary signs identifying property for sale or lease shall be subject to the following regulations.

- a) Items of information shall be limited to the name of the property, sales/leasing information and the design/construction team.
- b) The sign area of signs for new development shall not exceed 100 square feet in area. Signs for existing buildings shall conform to the Warrenville Sign Ordinance.
- c) Illumination is permitted.
- d) Such sign shall not be more than ten feet in height.
- e) Such sign shall not be closer than ten feet from any lot line.
- f) Only one sign shall be permitted per development or lot.
- g) In all Use Areas, real estate signs, including residential resale signs, shall conform to the requirements of the Warrenville Sign Ordinance once initial occupancy or sales have reached 75% or more.
- h) Abutting the tollway, two development identification signs may be located along each side of the tollway to serve the entire development, provided that:
 - 1) the sign is not located within 75 feet of the tollway R.O.W.;
 - 2) the maximum sign area shall not exceed 392 square feet on each side in area; and
 - 3) the sign shall be immediately removed if it no longer is used as an identification sign for the entire development.

7. Portable Signs - Are prohibited.