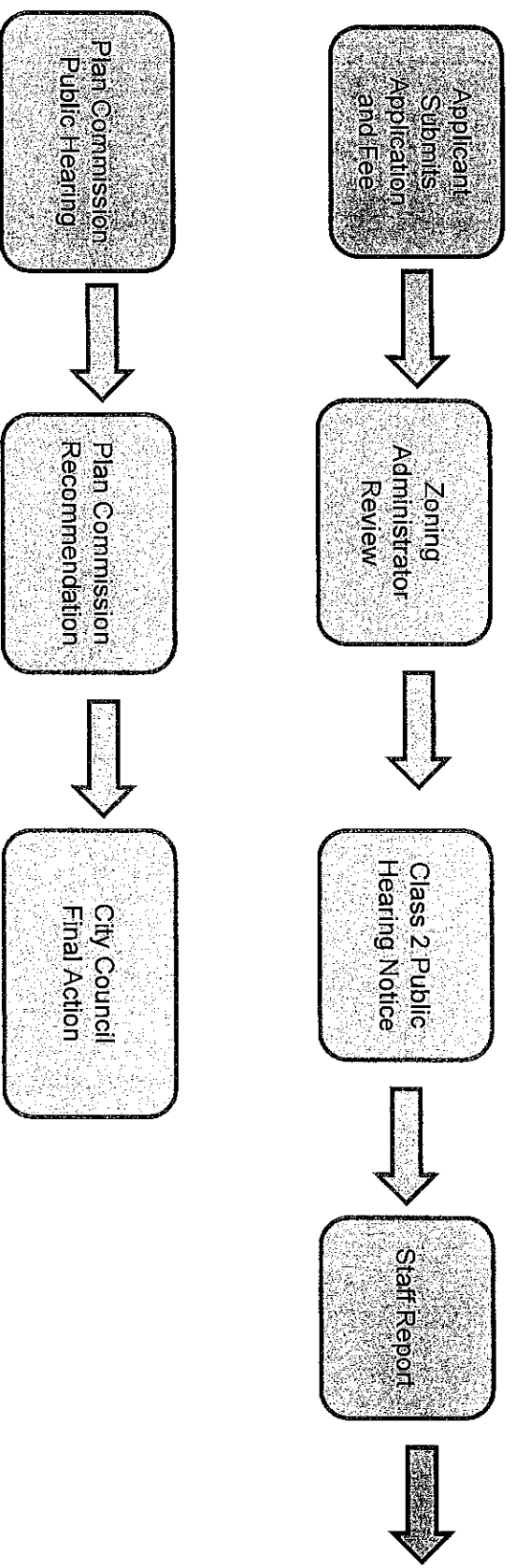


Chapter 3

PLANNING AND ZONING PROCEDURES

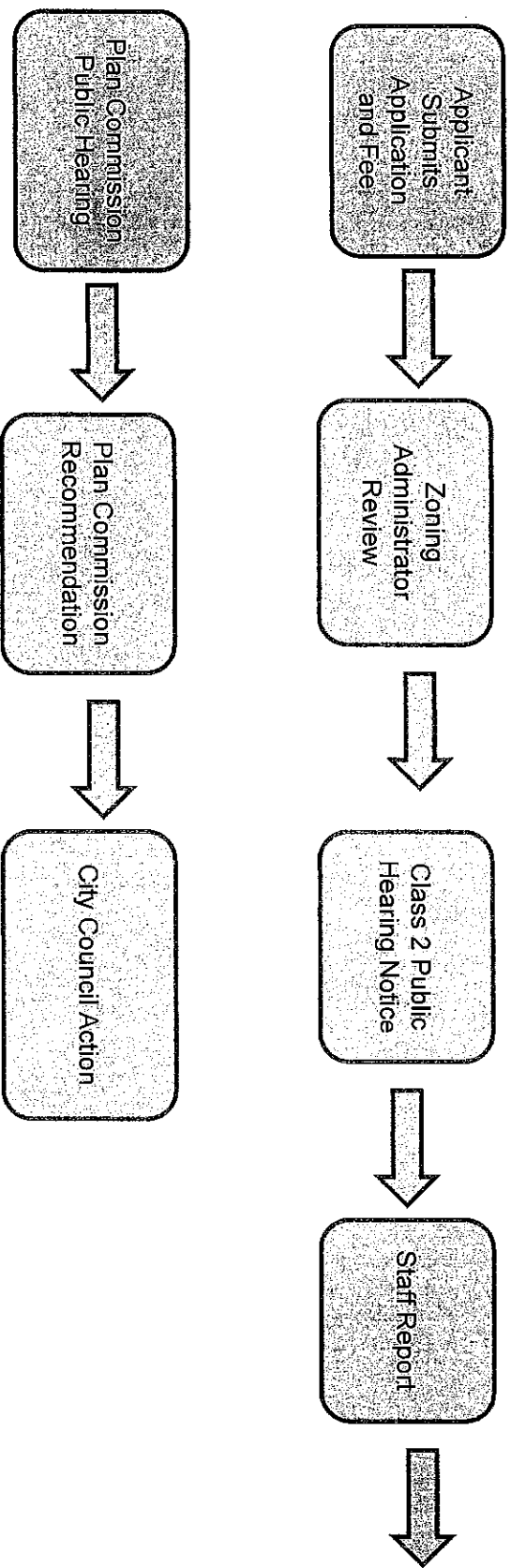
- Comprehensive Plan Amendments
- Zoning Ordinance Amendments or Rezoning
- Conditional Use Permits
- Site Plan Reviews
- Preliminary Plats
- Final Plats, Certified Survey Maps (CSM's) and Condominium Plats
- Variances and Appeals

CITY OF EVANSVILLE, WISCONSIN COMPREHENSIVE PLAN MAP AMENDMENT PROCESS



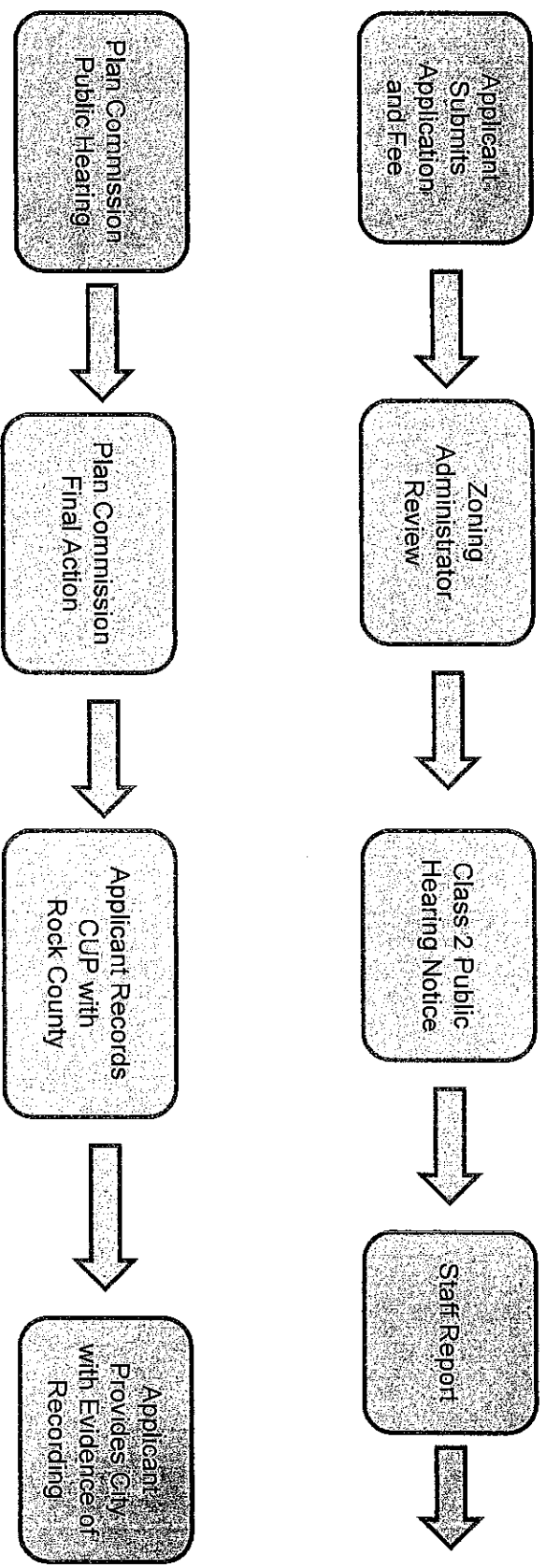
Decisions of the City Council may be appealed through the Courts.

CITY OF EVANSVILLE, WISCONSIN ZONING ORDINANCE TEXT OR MAP AMENDMENT (REZONING) PROCESS



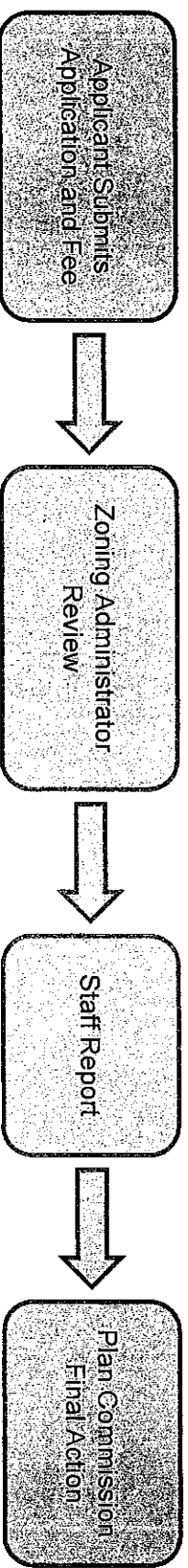
Decisions of the City Council may be appealed through the Courts.

CITY OF EVANSVILLE, WISCONSIN CONDITIONAL USE PERMIT PROCESS



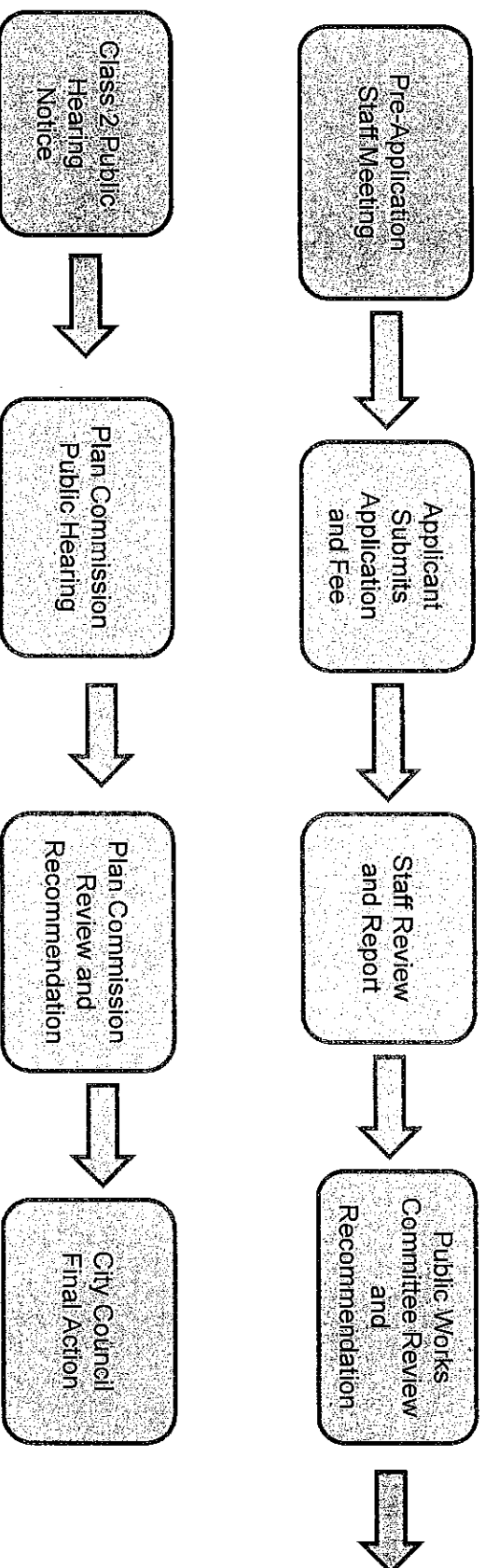
Appeals of administrative decisions by the Zoning Administrator or actions of the Plan Commission related to conditional use permit approval may be appealed to the Board of Appeals.

CITY OF EVANSVILLE, WISCONSIN SITE PLAN REVIEW PROCESS



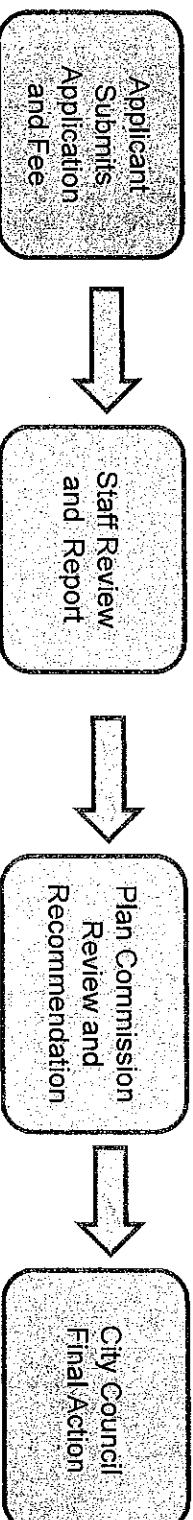
Appeals of administrative decisions by the Zoning Administrator or actions of the Plan Commission related to site plan approval may be appealed to the Board of Appeals.

CITY OF EVANSVILLE, WISCONSIN PRELIMINARY PLAT PROCESS



There is no appeal of a denial of a preliminary plat by the City Council, but the City Planner shall prepare a decision letter stating the basis of the denial. The applicant may reapply.

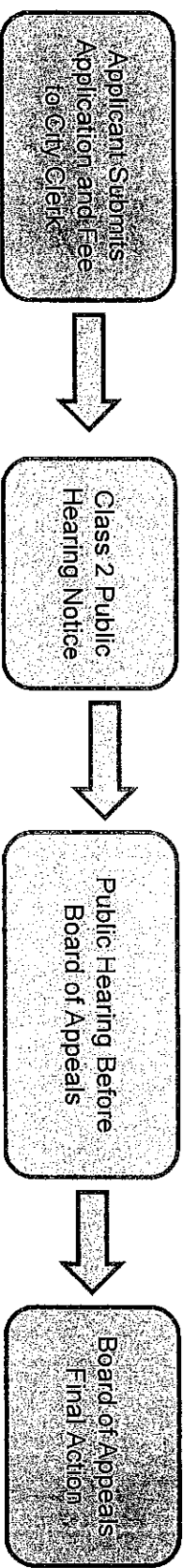
CITY OF EVANSVILLE, WISCONSIN FINAL PLAT, CONDOMINIUM PLAT, AND CERTIFIED SURVEY MAP (CSM) PROCESS



The applicant must attached a Developer's Letter of Credit and proposed Developer's Agreement to the application for any land division requiring public improvements.

There is no appeal of a denial of final plat, condominium plan or CSM by the City Council, but the City Planner shall prepare a decision letter stating the basis of the denial. The applicant may reapply.

CITY OF EVANSVILLE, WISCONSIN VARIANCE AND APPEALS PROCESS



Appeals of actions of the Board of Appeals related to appeals of administrative actions or variances may be appealed through the Courts.

Evansville Plan Commission

2010 Submittal Deadlines and Meeting Schedule

Plan Commission Meeting	Application Submittal Deadline	Notice Publication Submittal Deadline	1st Publication	2nd Publication	Technical Staff Meeting (3rd Wednesday)	Staff Report
1/4/10	12/8/09	12/11/09	12/16/09	12/23/09	12/16/09	1/1/10
2/1/10	1/5/10	1/8/10	1/13/10	1/20/10	1/20/10	1/29/10
3/1/10	2/2/09	2/5/10	2/10/10	2/17/10	2/17/10	2/26/10
4/5/10	3/9/10	3/12/10	3/17/10	3/24/10	3/17/10	4/2/10
5/3/10	4/6/10	4/8/10	4/13/10	4/20/10	4/20/10	4/30/10
6/7/10	5/4/10	5/7/10	5/12/10	5/19/10	5/19/10	5/28/10
7/5/10	6/8/10	6/11/10	6/16/10	6/23/10	6/16/10	7/2/10
8/2/10	7/6/10	7/9/10	7/14/10	7/21/10	7/21/10	7/30/10
9/6/10	8/10/10	8/13/10	8/18/10	8/25/10	8/18/10	9/3/10
10/4/10	9/7/10	9/18/00	9/14/10	9/21/10	9/21/10	10/1/10
11/1/10	10/5/10	10/8/10	10/13/10	10/20/10	10/20/10	10/29/10
12/6/10	11/9/10	11/12/10	11/17/10	11/24/10	11/17/10	12/3/10

Note: The dates above apply to Rezoning, Conditional Use Permits, and all other applications requiring Public Hearings and Class 2 notification. The deadline for Site Plan Review submittals, which do not require Public Hearings, is the 15th of each month preceding the scheduled Plan Commission meetings.

Evansville Plan Commission 2009 Submittal Deadlines and Meeting Schedule

Plan Commission Meeting (1st Monday)	Application Submittal Deadline	Notice Publication Submittal Deadline	1st Publication	2nd Publication	Technical Staff Meeting (3rd Wednesday)	Staff Report
2/2/09	1/6/09	1/9/09	1/14/09	1/21/09	1/21/09	1/28/09
3/2/09	2/3/09	2/6/09	2/11/09	2/18/09	2/18/09	2/25/09
4/6/09	3/10/09	3/13/09	3/18/09	3/25/09	3/18/09	4/1/09
5/4/09	4/7/09	4/10/09	4/15/09	4/22/09	4/15/09	4/29/09
6/1/09	5/5/09	5/8/09	5/13/09	5/20/09	5/20/09	5/27/09
7/6/09	6/9/09	6/12/09	6/17/09	6/24/09	6/17/09	7/1/09
8/3/09	7/7/09	7/10/09	7/15/09	7/22/09	7/15/09	7/29/09
9/1/09	8/4/09	8/7/09	8/12/09	8/19/09	8/19/09	8/26/09
10/5/09	9/8/09	9/11/09	9/16/09	9/23/09	9/16/09	9/30/09
11/2/09	10/6/09	10/9/09	10/14/09	10/21/09	10/21/09	10/28/09
12/7/09	11/10/09	11/13/09	11/18/09	11/25/09	11/18/09	12/2/09
1/4/10	12/8/09	12/11/09	12/16/09	12/23/09	12/16/09	12/30/09

Note: The dates above apply to Rezoning, Conditional Use Permits, and all other applications requiring Public Hearings and Class 2 notification. The deadline for Site Plan Review submittals, which do not require Public Hearings, is the 15th of each month preceding the scheduled Plan Commission meetings.

ZONING AND DEVELOPMENT RELATED FEES			
Chapter 16. Annexation Application Fees			
16-5	Annexation Application Fee	\$150.00 (plus municipal consult cost)	Res 2005-57
Chapter 48. Erosion Control Plan Review Fees			
48-8	Erosion Control Plan Review Fee	\$150.00 (plus municipal consult cost)	Res 2005-57
	Combined Erosion Control and Stormwater Management Plan Review Fee	\$200.00 (plus municipal consult cost)	Res 2005-57
Chapter 54. Floodplain Zoning Application			
54-77	Floodplain Development Application Fee	\$50.00 (plus municipal consult cost)	Res 2006-23
Chapter 94. Planning Application Fees			
	Landowner-Initiated Amendment to the Comprehensive Plan Application Fee	\$300.00 (plus municipal consult cost)	Res 2006-23
Chapter 104. Storm Water Management Review Fees			
104-8	Stormwater Management Plan Review Fee	\$150.00 (plus municipal consult cost)	Res 2005-57
	Combined Stormwater Management and Erosion Control Plan Review Fee	\$200.00 (plus municipal consult cost)	Res 2005-57
Chapter 110. Subdivisions and Land Division Application Fees			
110-82	Preliminary Subdivision Plat Application Fee	\$300.00 (plus municipal consult cost)	Res 2005-57
110-82	Final Subdivision Plat Application Fee (also applies to CSM's and Condo Plats)	\$150.00 (plus municipal consult cost)	Res 2005-57
110-155	Annual Alley Maintenance Fee	\$1.00 per linear foot	Res 2005-57
110-192b(6)	Fee-in-lieu-of Dedication of Parkland		
	Single Family (per lot)	\$775.37	Res 2006-9
	Multi-family (per dwelling unit)	\$581.50	Res 2006-9
Chapter 130. Zoning Application and Review Fees			
130-115	Conditional Use Permit Application Fee	\$300.00 (plus municipal consult cost)	
130-151(4)	Appeals and Variance Application Fee	\$200.00 (plus municipal consult cost)	Res 2001-17
130-178	Zoning Map Amendment (Rezoning) Application Fee	\$150.00 (plus municipal consult cost)	
130-207	Site Plan Review Application Fee	\$300.00 (plus municipal consult cost)	
130-1047(b)	Planned Unit Development - General Development Plan (PUD-GDP) Review Fee	\$300.00 (plus municipal consult cost)	
130-1048(b)	Planned Unit Development - Precise Implementation Plan (PUD-PIP) Review Fee	\$300.00 (plus municipal consult cost)	
130-1073(c.)	Mobile Home Park Space Fee	\$100.00	
130-1077	Transfer of Mobile Home License Fee	\$10.00	
130-1272(c.)	Sign Permit Application Fee	\$17.50	Res 2003-14
130-1282	Sign Application Non-Compliance Fee	\$35.00	Res 2003-14

OFFICIAL ZONING MAP

City of Evansville

Rock County, Wisconsin

July, 2009



This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only.

History of Amendments - January 1, 2005 to July 8, 2005

Ordinance Number	Ordinance Adoption Date
2005-8	May 10, 2005
2005-13	June 14, 2005
2005-15	July 12, 2005
2005-16	July 12, 2005
2005-45	December 13, 2005
2006-48	January 10, 2006
2006-2	February 14, 2006
2006-12	January 14, 2003
2006-33	August 8, 2006
2006-34	November 14, 2006
2006-41	November 14, 2006
2007-7	July 10, 2007
2007-14	October 9, 2007
2007-20	December 11, 2007
2007-23	January 15, 2007
2008-10	July 8, 2008
2008-18	October 14, 2008

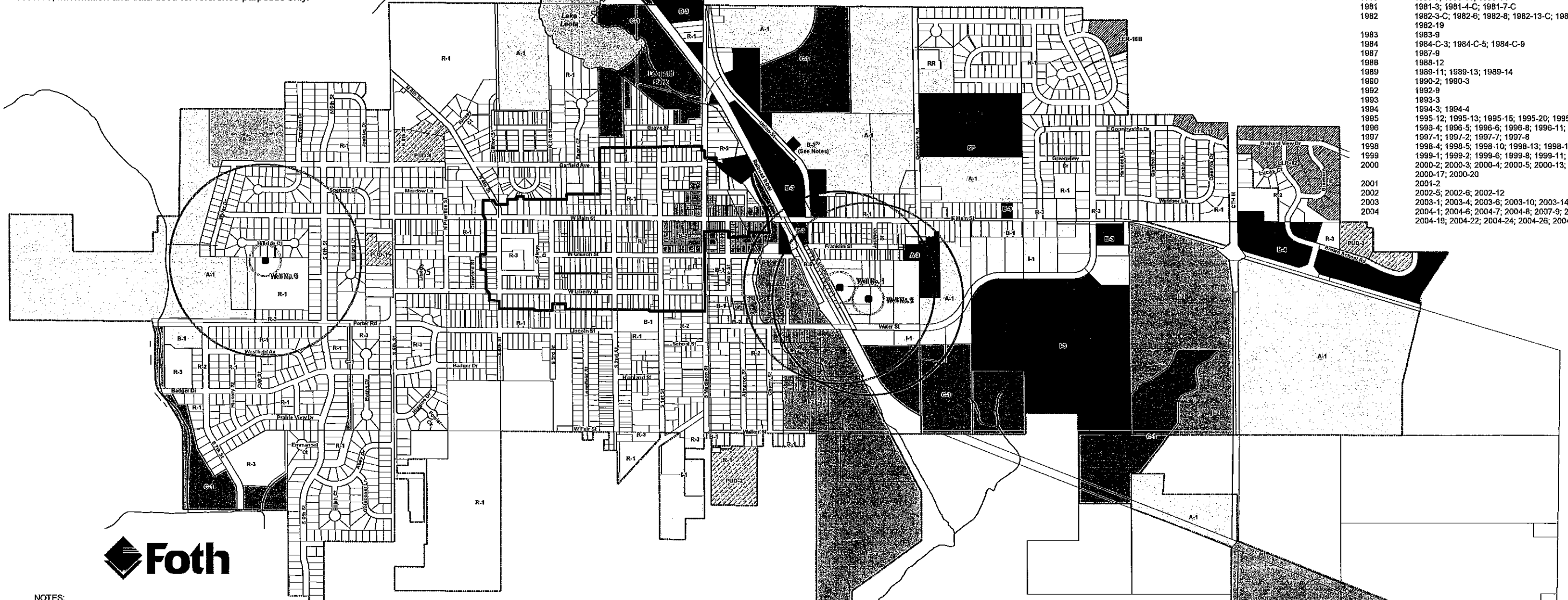
General Description of Amendment

Rezone land Westfield Meadows subdivision from Agricultural District One (A-1) to Local Business District (B-1), Lowland Conservancy District One (C-1), Residential District One "A" (R-1A), Residential District One "B" (R-1B), Residential District One "C" (R-1C), Residential District Two (R-2), and Residential District Three (R-3)
 Rezone the Rachel Elmer property consisting of 27.82 acres from Agricultural District One (A-1) Town of Union to Agricultural District One (A-1)
 Rezone territory from Residential District One (R-1) to Community Business District (B-3)
 Rezone the Rachel Elmer property consisting of 27.82 acres from Agricultural District One (A-1) to Large Lot Urban Residential District Twelve "A" (LL-R12A), Large Lot Urban Residential District Twelve "B" (LL-R12B), and Residential District Two (R-2)
 Rezone territory from Central Business District (B-2) and Community Business District (B-3) to Special Use Business District (B-5)
 Rezone 30 South Madison Street from Central Business District (B-2) to Residential District Two (R-2)
 Annex 88.51 acres (Larsen Acres property) and by default rezoning it as Agricultural District One (A-1)
 Annex territory and by default rezone it Agricultural District One (A-1)
 Rezone a single parcel from Agricultural District One (A-1) to Rural Residential (RR)
 Annex 121 acres and zone a portion as Heavy Industrial Two (I-2) and the remainder as Agricultural District One (A-1)
 Rezone territory from Town of Union zoning classification to Agricultural District One (A-1)
 Rezone four parcels from Residential District One (R-1) to Planned Unit Development District No. 4 (PUD-4)
 Rezone 14 lots in Capstone Ridge subdivision from Residential District One-A (R-1A) to Residential District One-C (R-1C)
 Rezone parcel 6-27-933 from Agricultural District One (A-1) to Residential District One (R-1)
 Rezone a portion of parcel 6-27-585 from Agricultural District One (A-1) and Lowland Conservancy District (C-1) to Light Industrial (I-1)
 Rezone one lot from Residential District One (R-1) Temporary to Residential District One (R-1) Permanent
 Rezone parcel 6-27-575 from Local Business District (B-1) to Community Business District (B-3)

Note: On April 13, 2004, the City adopted Ordinance 2004-2, which established sub-districts based on minimum house size requirements in each of the following residential districts: Residential District One (R-1), Large Lot Urban Residential District (LLR-12), and Large Lot Residential District (LLR-15). Those sub-districts were allowed to sunset on January 1, 2008. As a result, the zoning designation of those affected parcels reverted to the primary zoning designation.

History of Amendments - January 1, 1980 through December 31, 2004

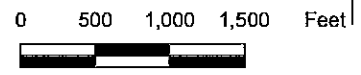
Year	Ordinance Number
1980	1980-7; 1980-13; 1980-14
1981	1981-3; 1981-4-C; 1981-7-C
1982	1982-3-C; 1982-6; 1982-8; 1982-13-C; 1982-14-C; 1982-17; 1982-19
1983	1983-9
1984	1984-C-3; 1984-C-5; 1984-C-9
1987	1987-9
1988	1988-12
1989	1989-11; 1989-13; 1989-14
1990	1990-2; 1990-3
1992	1992-9
1993	1993-3
1994	1994-3; 1994-4
1995	1995-12; 1995-13; 1995-15; 1995-20; 1995-21
1996	1996-4; 1996-5; 1996-6; 1996-8; 1996-11; 1996-12
1997	1997-1; 1997-2; 1997-7; 1997-8
1998	1998-4; 1998-5; 1998-10; 1998-13; 1998-17; 1998-18
1999	1999-1; 1999-2; 1999-6; 1999-8; 1999-11; 1999-22
2000	2000-2; 2000-3; 2000-4; 2000-5; 2000-13; 2000-14; 2000-15; 2000-17; 2000-20
2001	2001-2
2002	2002-5; 2002-6; 2002-12
2003	2003-1; 2003-4; 2003-6; 2003-10; 2003-14
2004	2004-1; 2004-6; 2004-7; 2004-8; 2004-10; 2004-13; 2004-19; 2004-22; 2004-24; 2004-26; 2004-28



NOTES:
 1. The survey creating this parcel is deficient, and the exact location of this parcel is therefore uncertain.

- Other Features**
- Well No. 1 Municipal Well
 - Wellhead Protection Zone 1 (196')
 - Wellhead Protection Zone 2 (1,200')
 - City Boundary

- Zoning**
- A-1 Agricultural District 1
 - A-2 Agricultural District 2
 - A-3 Agricultural District 3
 - B-1 Local Business District
 - B-2 Central Business District
 - B-3 Community Business District
 - B-4 Regional Business District
 - B-5 Special Use Business District
 - C-1 Lowland Conservancy District
 - C-2 Highland Conservancy District
 - I-1 Light Industrial District
 - I-2 Heavy Industrial District
 - I-3 Special Industrial District
 - O-1 Planned Office District
 - RR Rural Residential
 - R-1 Residential District 1
 - R-2 Residential District 2
 - R-3 Residential District 3
 - LLR-12 Large Lot Residential District 12
 - LLR-15 Large Lot Residential District 15
 - MHP Mobile Home Park District
 - PUD-# Planned Unit Development District
 - SP Special Purpose District
 - Historic District Boundary



evansville

City Information

Municipal Code Search: This search program is limited to the Evansville Municipal Code and related documents.

If you want a broader search of the entire City of Evansville website, please use the search program on our [homepage](#).

- About Us
- Committees
- Economic Development
- City Staff
- City Services
- Local Businesses
- Calendars
- Smart Growth Plan
- Documents: Agendas, Ordinances & Minutes
- Municipal Code & Zoning
- Contact Us
- Home

Zoning Code

The Zoning Code is over 250 pages long. If you'd like, the complete code is here or the most common sections are available in the "short list" below. Using the Municipal Code Search Function may

The short list:

Zoning Map

Table of Contents

- Article I. In General
- Definitions
- Article II. Administration & Enforcement
- Site Plan Review and Approval
- Article III. Performance Standards
- Article IV. Landscaping & Bufferyard Requirements
- Article V. Detailed Land Use Descriptions & Regulations
- Fences
- Article VI. Use Restrictions
- Article VII. Nonconforming Uses, Structures & Lots
- Article VIII. Districts - Generally
- Local Business District (B-1)
- Central Business District (B-2)
- Community Business District (B-3)
- Regional Business District (B-4)
- Special Use Business District (B-5)
- Rural Residential District (RR)
- Large Lot Urban Residential District (LL-R12)
- Large Lot Urban Residential District (LL-R15)
- Residential District One (R-1)
- Residential District Two (R-2)
- Residential District Three (R-3)
- Historic Conservation Overlay District (HC)
- Light Industrial District (I-1)
- Heavy Industrial District (I-2)
- Article IX. Manufactured Homes & Trailers
- Article X. Sign Regulations

250 pages
of zoning
code
available
online.

The complete list:

Zoning Map

Table of Contents

Chapter 130 ZONING

Article I. In General

- Sec. 130-1. Statutory authority.
- Sec. 130-2. Purpose of chapter.
- Sec. 130-3. Effect of chapter on existing ordinances and property restrictions.
- Sec. 130-4. Interpretation of chapter.
- Sec. 130-5. Jurisdiction of chapter.
- Sec. 130-6. Definitions.
- Sec. 130-7. Compliance with chapter.
- Sec. 130-8. Hearings on proposed amendments to be held before plan commission.
- Sec. 130-9. Official map.
- Sec. 130-10. Reserved.
- Sec. 130-11. Repeal of certain districts.
- Secs. 130-12--130-30. Reserved.

Article II. Administration and Enforcement

Division 1. Generally

- Sec. 130-31. Land use permits and certificates of occupancy.
- Sec. 130-32. Violations; penalties; civil remedies.
- Secs. 130-33--130-50. Reserved.

Division 2. Administrator

- Sec. 130-51. Designated; general duties.
- Sec. 130-52. Specific duties.
- Secs. 130-53--130-70. Reserved.

Division 3. Board of Zoning Appeals

- Sec. 130-71. Membership.
- Sec. 130-72. Term of members.
- Sec. 130-73. Oath of members.
- Sec. 130-74. Vacancies.
- Sec. 130-75. Compensation of members.
- Sec. 130-76. Alternate members.
- Sec. 130-77. Chairperson.
- Sec. 130-78. Secretary.
- Sec. 130-79. Conflicts of interest.
- Sec. 130-80. Technical assistance by zoning administrator.
- Sec. 130-81. Organization; meetings and rules of procedure; records.
- Sec. 130-82. Powers; assistance by other agencies.
- Secs. 130-83--130-100. Reserved.

Division 4. Conditional Uses

Sec. 130-101. Purpose of division.
 Sec. 130-102. Initiation of request for approval.
 Sec. 130-103. Application for approval.
 Sec. 130-104. Review by zoning administrator.
 Sec. 130-105. Preliminary review by plan commission; public hearing.
 Sec. 130-106. Final action by plan commission.
 Sec. 130-107. Resubmittal of application after denial.
 Sec. 130-108. Revocation of approval.
 Sec. 130-109. Time limit for commencing and completing development.
 Sec. 130-110. Discontinuance of use.
 Sec. 130-111. Change of ownership of property.
 Sec. 130-112. Recording of site plan and other documents.
 Sec. 130-113. Notice to the state department of natural resources regarding uses affected by conservancy regulations.
 Sec. 130-114. Appeals.
 Sec. 130-115. Fees.
 Sec. 130-116. Imposition of conditions.
 Secs. 130-117--130-130. Reserved.

Division 5. Standards for Evaluating Proposed Conditional Uses, Zoning District Changes and Variances

Sec. 130-131. Information to be considered.
 Secs. 130-132--130-150. Reserved.

Division 6. Appeal and Variance Procedures

Sec. 130-151. Application.
 Sec. 130-152. Hearing.
 Sec. 130-153. Findings.
 Sec. 130-154. Decision; time limit for commencing development.
 Sec. 130-155. Review by court.
 Secs. 130-156--130-170. Reserved.

Division 7. Amendment of Official Zoning Map And/Or Zoning Classification

Sec. 130-171. Purpose of division.
 Sec. 130-172. Initiation of request for amendment.
 Sec. 130-173. Application.
 Sec. 130-174. Review by zoning administrator.
 Sec. 130-175. Review and recommendation by plan commission.
 Sec. 130-176. Action by city council.
 Sec. 130-177. Resubmittal of application after denial.
 Sec. 130-178. Fees.
 Secs. 130-179--130-200. Reserved.

Division 8. Site Plan Review and Approval

Sec. 130-201. Purpose of division.
 Sec. 130-202. Initiation of request for approval; pre-application meeting; review by zoning administrator; appeal for variance.
 Sec. 130-203. Application requirements.
 Sec. 130-204. Review by plan commission.
 Sec. 130-205. Approval required prior to initiation of land use or development activity.
 Sec. 130-206. Modification of approved plan.
 Sec. 130-207. Fees.
 Sec. 130-208. Site evaluation worksheet.
 Secs. 130-209--130-230. Reserved.

Article III. Performance Standards

Sec. 130-231. Generally.
 Sec. 130-232. Air pollution.
 Sec. 130-233. Fire and explosive hazards.
 Sec. 130-234. Glare and heat.
 Sec. 130-235. Liquid or solid wastes.
 Sec. 130-236. Noise.
 Sec. 130-237. Odors.
 Sec. 130-238. Radioactivity and electrical disturbances.
 Sec. 130-239. Vibration.
 Sec. 130-240. Water quality protection.
 Secs. 130-241--130-260. Reserved.

Article IV. Landscaping and Bufferyard Regulations

Sec. 130-261. Purpose of article.
 Sec. 130-262. Scope and organization of article.
 Sec. 130-263. Landscaping points, sample landscaping schemes and measurements for landscaping requirements.
 Sec. 130-264. Landscaping requirements for building foundations.
 Sec. 130-265. Landscaping requirements for developed lots.
 Sec. 130-266. Landscaping requirements for street frontages.
 Sec. 130-267. Landscaping requirements for paved areas.
 Sec. 130-268. Landscaping requirements for other permanently protected green spaces.
 Sec. 130-269. Landscaping requirements for required reforestation.
 Sec. 130-270. Bufferyards.
 Sec. 130-271. Classification of plant species.
 Sec. 130-272. Installation, maintenance and use of landscaped and bufferyard areas.
 Sec. 130-273. Calculation of landscaping and bufferyard requirements.
 Sec. 130-274. Depiction of landscaping in site plan.
 Secs. 130-275--130-300. Reserved.

Article V. Detailed Land Use Descriptions and Regulations**Division 1. Generally**

Sec. 130-301. Scope of article.
 Sec. 130-302. Table of land uses.
 Secs. 130-303--130-320. Reserved.

Division 2. Residential Land Uses

Sec. 130-321. Conventional residential development.
 Sec. 130-322. Institutional residential development.
 Secs. 130-323--130-340. Reserved.

Division 3. Agricultural Land Uses

Sec. 130-341. Cultivation.
 Sec. 130-342. Husbandry.
 Sec. 130-343. Intensive agriculture.
 Sec. 130-344. Agricultural service uses.
 Sec. 130-345. On-site agricultural retail uses.
 Sec. 130-346. Selective cutting.
 Sec. 130-347. Clear cutting.
 Secs. 130-348--130-370. Reserved.

Division 4. Institutional Land Uses

Sec. 130-371. Passive outdoor public recreational uses.
 Sec. 130-372. Active outdoor public recreational uses.
 Sec. 130-373. Indoor institutional uses.
 Sec. 130-374. Outdoor institutional uses.
 Sec. 130-375. Public service and utilities uses.
 Sec. 130-376. Institutional residential uses.
 Sec. 130-377. Community living arrangement (one to eight residents).
 Sec. 130-378. Community living arrangement (nine to 15 residents).
 Sec. 130-379. Community living arrangement (16 or more residents).
 Secs. 130-380--130-400. Reserved.

Division 5. Commercial Land Uses

Sec. 130-401. Office.
 Sec. 130-402. Personal or professional service.
 Sec. 130-403. Indoor sales or service.
 Sec. 130-404. Outdoor display.
 Sec. 130-405. Indoor maintenance service.
 Sec. 130-406. Outdoor maintenance service.
 Sec. 130-407. In-vehicle sales or service.
 Sec. 130-408. Indoor commercial entertainment.
 Sec. 130-409. Outdoor commercial entertainment.
 Sec. 130-410. Commercial animal boarding.
 Sec. 130-411. Commercial indoor lodging.
 Sec. 130-412. Bed and breakfast establishment.
 Sec. 130-413. Group day care center (nine or more children).
 Sec. 130-414. Campground.
 Sec. 130-415. Boardinghouse.
 Sec. 130-416. Sexually oriented land uses.
 Sec. 130-417. Vehicle repair and maintenance.
 Sec. 130-418. Group development.
 Sec. 130-419. Gas station/convenience store/food counter.
 Sec. 130-420. Carwash.
 Sec. 130-421. Special central business district commercial/residential uses.
 Sec. 130-422. Large-format retail stores.
 Sec. 130-423. Artisan studio.
 Secs. 130-424--130-450. Reserved.

Division 6. Storage or Disposal Land Uses

Sec. 130-451. Indoor storage or wholesaling.
 Sec. 130-452. Outdoor storage or wholesaling.
 Sec. 130-453. Personal storage facility.
 Sec. 130-454. Junkyard or salvage yard.
 Sec. 130-455. Waste disposal facility.
 Sec. 130-456. Composting operation.
 Sec. 130-457. Motor vehicle storage yard.
 Secs. 130-458--130-480. Reserved.

Division 7. Transportation Land Uses

Sec. 130-481. Off-site parking lot.
 Sec. 130-482. Airport/heliport.
 Sec. 130-483. Freight terminal.
 Sec. 130-484. Distribution center.
 Sec. 130-485. Railroad line.
 Secs. 130-486--130-500. Reserved.

Division 8. Industrial Land Uses

Sec. 130-501. Light industrial land uses.
 Sec. 130-502. Heavy industrial land use.
 Sec. 130-503. Communication tower.
 Sec. 130-504. Extraction uses.
 Secs. 130-505--130-520. Reserved.

Division 9. Accessory Land Uses

Sec. 130-521. Generally.
 Sec. 130-522. Commercial apartment.
 Sec. 130-523. Farm residence.
 Sec. 130-524. Detached garage, carport, utility shed, play structure or lawn ornament.
 Sec. 130-525. Company cafeteria.
 Sec. 130-526. Company-provided on-site recreation.
 Sec. 130-527. Outdoor display incidental to indoor sales and service (more than 12 days).
 Sec. 130-528. In-vehicle sales and services incidental to on-site principal land use.
 Sec. 130-529. Indoor sales incidental to storage or light industrial land use.
 Sec. 130-530. Light industrial activities incidental to indoor sales or service land use.
 Sec. 130-531. Home occupation.
 Sec. 130-532. Family day care home (four to eight children).
 Sec. 130-533. Intermediate day care home (nine to 15 children).
 Sec. 130-534. Migrant labor camp.
 Sec. 130-535. On-site parking lot.
 Sec. 130-536. Exterior communication devices.
 Sec. 130-537. Drive-in financial institution.
 Sec. 130-538. Outdoor commercial food and beverage service.
 Sec. 130-539. Outdoor furnace.
 Sec. 130-540. Fences.
 Secs. 130-541--130-560. Reserved.

Division 10. Temporary Land Uses

Sec. 130-561. General temporary outdoor sales.
 Sec. 130-562. Outdoor assembly.
 Sec. 130-563. Contractor's project office.

Sec. 130-564. Contractor's on-site equipment storage facility.
Sec. 130-565. Relocatable building.
Sec. 130-566. On-site real estate sales office.
Sec. 130-567. Seasonal outdoor sales of farm products.
Sec. 130-568. Sidewalk café.
Secs. 130-569--130-610. Reserved.

Article VI. Use Restrictions

Sec. 130-611. Generally.
Sec. 130-612. Permitted uses.
Sec. 130-613. Accessory uses.
Sec. 130-614. Conditional uses.
Sec. 130-615. Unclassified or unspecified uses.
Sec. 130-616. Temporary uses.
Sec. 130-617. Compliance with performance standards.
Sec. 130-618. Soil restrictions.
Secs. 130-619--130-640. Reserved.

Article VII. Nonconforming Uses, Structures and Lots

Sec. 130-641. Continuation of nonconforming use.
Sec. 130-642. Discontinuance of nonconforming use; replacement of damaged structure.
Sec. 130-643. Continuation of nonconforming structure.
Sec. 130-644. Change to conforming use or structure; substitution of more restrictive use.
Sec. 130-645. Substandard lots.
Sec. 130-646. Special provisions for preexisting and nonconforming outdoor furnaces.
Secs. 130-647--130-670. Reserved.

Article VIII. Districts

Division 1. Generally

Sec. 130-671. Established.
Sec. 130-672. Zoning map.
Sec. 130-673. District boundaries.
Sec. 130-674. Zoning of annexed land.
Sec. 130-675. General regulations.
Secs. 130-676--130-700. Reserved.

Division 2. Agricultural District One (A-1)

Sec. 130-701. Purpose and intent; soil types.
Sec. 130-702. Uses permitted by right.
Sec. 130-703. Uses permitted as conditional use.
Sec. 130-704. Uses permitted as accessory uses.
Sec. 130-705. Requirements for all uses.
Secs. 130-706--130-720. Reserved.

Division 3. Agricultural District Two (A-2)

Sec. 130-721. Purpose and intent; soil types.
Sec. 130-722. Uses permitted by right.
Sec. 130-723. Uses permitted as conditional use.
Sec. 130-724. Uses permitted as accessory uses.
Sec. 130-725. Requirements for all uses.
Secs. 130-726--130-740. Reserved.

Division 4. Agricultural District Three (A-3)

Sec. 130-741. Purpose and intent.
Sec. 130-742. Uses permitted by right.
Sec. 130-743. Uses permitted as conditional use.
Sec. 130-744. Uses permitted as accessory uses.
Sec. 130-745. Requirements for all uses.
Secs. 130-746--130-760. Reserved.

Division 5. Local Business District (B-1)

Sec. 130-761. Intent and purpose.
Sec. 130-762. Uses permitted by right.
Sec. 130-763. Uses permitted as conditional use.
Sec. 130-764. Uses permitted as accessory use.
Sec. 130-765. Uses permitted as temporary use.
Sec. 130-766. Requirements for all uses.
Sec. 130-767. Requirements for residential uses.
Sec. 130-768. Requirements for nonresidential uses.
Secs. 130-769--130-790. Reserved.

Division 6. Central Business District (B-2)

Sec. 130-791. Intent and purpose.
Sec. 130-792. Uses permitted by right.
Sec. 130-793. Uses permitted as conditional use.
Sec. 130-794. Uses permitted as accessory use.
Sec. 130-795. Uses permitted as temporary use.
Sec. 130-796. Architectural requirements.
Sec. 130-797. Requirements for institutional residential uses.
Sec. 130-798. Requirements for nonresidential uses.
Secs. 130-799--130-820. Reserved.

Division 7. Community Business District (B-3)

Sec. 130-821. Intent and purpose.
Sec. 130-822. Uses permitted by right.
Sec. 130-823. Uses permitted as conditional use.
Sec. 130-824. Uses permitted as accessory use.
Sec. 130-825. Uses permitted as temporary use.
Sec. 130-826. Requirements for institutional residential uses.
Sec. 130-827. Requirements for nonresidential uses.
Secs. 130-828--130-850. Reserved.

Division 8. Regional Business District (B-4)

Sec. 130-851. Intent and purpose.
Sec. 130-852. Uses permitted by right.

Sec. 130-853. Uses permitted as conditional use.
 Sec. 130-854. Uses permitted as accessory use.
 Sec. 130-855. Uses permitted as temporary use.
 Sec. 130-856. Requirements for institutional residential uses.
 Sec. 130-857. Requirements for nonresidential uses.
 Secs. 130-858--130-870. Reserved.

Division 9. Special Use Business District (B-5)

Sec. 130-871. Intent and purpose.
 Sec. 130-872. Uses permitted by right.
 Sec. 130-873. Uses permitted as conditional use.
 Sec. 130-874. Uses permitted as accessory use.
 Sec. 130-875. Uses permitted as temporary use.
 Sec. 130-876. Requirements for uses.
 Secs. 130-877--130-880. Reserved.

Division 10. Lowland Conservancy District One (C-1)

Sec. 130-881. Purpose and intent; soil types.
 Sec. 130-882. Uses permitted by right.
 Sec. 130-883. Uses permitted as conditional use.
 Sec. 130-884. Requirements for all uses.
 Secs. 130-885--130-900. Reserved.

Division 11. Highland Conservation District Two (C-2)

Sec. 130-901. Purpose and intent; soil types.
 Sec. 130-902. Uses permitted by right.
 Sec. 130-903. Uses permitted as conditional use.
 Sec. 130-904. Requirements for all uses.
 Secs. 130-905--130-920. Reserved.

Division 12. Rural Residential District (RR)

Sec. 130-921. Purpose and intent; soil types unsuitable for development.
 Sec. 130-922. Uses permitted by right.
 Sec. 130-923. Uses permitted as conditional use.
 Sec. 130-924. Requirements for all uses.
 Secs. 130-925--130-940. Reserved.

Division 13. Large Lot Urban Residential District (LL-R12)

Sec. 130-941. Purpose and intent.
 Sec. 130-942. Uses permitted by right.
 Sec. 130-943. Uses permitted as conditional use.
 Sec. 130-944. Requirements for all uses.
 Sec. 130-945. Prohibited uses.

Division 14. Large Lot Urban Residential District (LL-R15)

Sec. 130-961. Purpose and intent.
 Sec. 130-962. Uses permitted by right.
 Sec. 130-963. Uses permitted as conditional use.
 Sec. 130-964. Requirements for all uses.
 Sec. 130-965. Prohibited uses.

Division 15. Residential District One (R-1)

Sec. 130-981. Purpose and intent.
 Sec. 130-982. Uses permitted by right.
 Sec. 130-983. Uses permitted as conditional use.
 Sec. 130-984. Requirements for all uses.

Division 16. Residential District Two (R-2)

Sec. 130-1001. Purpose and intent.
 Sec. 130-1002. Uses permitted by right.
 Sec. 130-1003. Uses permitted as conditional use.
 Sec. 130-1004. Requirements for all uses.
 Secs. 130-1005--130-1020. Reserved.

Division 17. Residential District Three (R-3)

Sec. 130-1021. Purpose and intent.
 Sec. 130-1022. Uses permitted by right.
 Sec. 130-1023. Uses permitted as conditional use.
 Sec. 130-1024. Requirements for all uses.
 Secs. 130-1025--130-1040. Reserved.

Division 18. Planned Unit Development District (PUD)

Sec. 130-1041. Purpose.
 Sec. 130-1042. Flexibility of development standards.
 Sec. 130-1043. Initiation of request for approval.
 Sec. 130-1044. Application for approval.
 Sec. 130-1045. Step 1, pre-application conference.
 Sec. 130-1046. Step 2, concept plan.
 Sec. 130-1047. Step 3, general development plan.
 Sec. 130-1048. Step 4, precise implementation plan.
 Sec. 130-1049. Implementation of project.
 Secs. 130-1050--130-1070. Reserved.

Division 19. Mobile Home Parks District (MHP)

Sec. 130-1071. Mobile homes and mobile home parks.
 Sec. 130-1072. Conditional uses.
 Sec. 130-1073. Procedures and applications.
 Sec. 130-1074. Transfer of license.
 Sec. 130-1075. Parking permit.
 Sec. 130-1076. Conditional use permit.
 Sec. 130-1077. Administration.
 Sec. 130-1078. Duty of license holder.
 Sec. 130-1079. Revocation of license.
 Sec. 130-1080. General provisions; prohibitions.
 Sec. 130-1081. Additions and alterations.
 Sec. 130-1082. Responsibilities of mobile home park occupants.
 Sec. 130-1083. Mobile homes outside parks.
 Secs. 130-1084--130-1120. Reserved.

Division 20. Historic Conservation Overlay District (HC)

Sec. 130-1121. Purpose and intent.
 Sec. 130-1122. Uses permitted by right.
 Sec. 130-1123. Uses permitted as conditional use; standards for approval of conditional use.
 Sec. 130-1124. Requirements for all uses.
 Sec. 130-1125. Review of plans by historic preservation commission.
 Secs. 130-1126--130-1140. Reserved.

Division 21. Special Purpose District (SP)

Sec. 130-1141. Purpose and intent.
 Sec. 130-1142. Uses permitted as conditional use.
 Sec. 130-1143. Requirements for all uses.
 Secs. 130-1144--130-1160. Reserved.

Division 22. Light Industrial District (I-1)

Sec. 130-1161. Intent and purpose.
 Sec. 130-1162. Uses permitted by right.
 Sec. 130-1163. Uses permitted as conditional use.
 Sec. 130-1164. Uses permitted as accessory use.
 Sec. 130-1165. Uses permitted as temporary use.
 Sec. 130-1166. Requirements for residential uses.
 Sec. 130-1167. Requirements for nonresidential uses.
 Secs. 130-1168--130-1180. Reserved.

Division 23. Heavy Industrial District (I-2)

Sec. 130-1181. Intent and purpose.
 Sec. 130-1182. Uses permitted by right.
 Sec. 130-1183. Uses permitted as conditional use.
 Sec. 130-1184. Uses permitted as accessory use.
 Sec. 130-1185. Uses permitted as temporary use.
 Sec. 130-1186. Requirements for residential uses.
 Sec. 130-1187. Requirements for nonresidential uses.
 Secs. 130-1188--130-1195. Reserved.

Division 24. Special Industrial District (I-3)

Sec. 130-1196. Purpose and intent.
 Sec. 130-1197. Uses permitted by right.
 Sec. 130-1198. Permitted as conditional use.
 Sec. 130-1199. Uses permitted as accessory uses.
 Sec. 130-1200. Uses permitted as temporary uses.
 Sec. 130-1201. Requirements for residential uses.
 Sec. 130-1202. Requirements for nonresidential uses.
 Secs. 130-1203--130-1210. Reserved.

Division 25. Planned Office District (O-1)

Sec. 130-1211. Purpose and intent.
 Sec. 130-1212. Uses permitted by right.
 Sec. 130-1213. Uses permitted as conditional use.
 Sec. 130-1214. Uses permitted as accessory use.
 Sec. 130-1215. Uses permitted as temporary use.
 Sec. 130-1216. Requirements for institutional residential uses.
 Sec. 130-1217. Requirements for nonresidential uses.
 Secs. 130-1218--130-1220. Reserved.

Division 26. Groundwater Protection Overlay District (GP)

Sec. 130-1221. Purpose and authority.
 Sec. 130-1222. Application of regulations.
 Sec. 130-1223. Definitions.
 Sec. 130-1224. Groundwater technical review committee.
 Sec. 130-1225. Groundwater protection overlay district.
 Sec. 130-1226. Supremacy of this district.
 Sec. 130-1227. Zones.
 Sec. 130-1228. Groundwater protection overlay districts boundaries.
 Sec. 130-1229. Permitted uses.
 Sec. 130-1230. Separation requirements.
 Sec. 130-1231. Prohibited uses.
 Sec. 130-1232. Conditional uses.
 Sec. 130-1233. Requirement for existing facilities which may cause or threaten to cause environmental pollution.
 Sec. 130-1234. Changing technology.
 Sec. 130-1235. Enforcement and penalty.
 Sec. 130-1236. Conflict, interpretation, and severability.

Division 27. Traditional Neighborhood Development (TND)

Sec. 130-1237a. Definitions.
 Sec. 130-1237b. General design principles.
 Sec. 130-1237c. Minimum project size.
 Sec. 130-1237d. Character of land included in TND district.
 Sec. 130-1237e. Land uses.
 Sec. 130-1238a. Dimensional requirements.
 Sec. 130-1238b. Blocks.
 Sec. 130-1238c. Circulation requirements.
 Sec. 130-1238d. Parking requirements.
 Sec. 130-1238e. Other requirements.
 Sec. 130-1239a. Application review procedure.
 Sec. 130-1239b. Extension of review period.
 Sec. 130-1239c. Imposition of conditions.
 Sec. 130-1239d. Basis of decision.
 Sec. 130-1239e. Application form and content.
 Sec. 130-1239f. Staff report content.
 Sec. 130-1239g. Effect of approval.
 Sec. 130-1239h. Expiration of approval.
 Sec. 130-1239i. Review of actual development within an approved TND district.
 Sec. 130-1239j. Amendment of an approved TND district.
 Sec. 130-1239k. Appeal.
 Sec. 1240. Reserved.

Article IX. Manufactured Homes and Trailers

Sec. 130-1241. Manufactured buildings.

Secs. 130-1242--130-1269. Reserved.

Article X. Sign Regulation

Sec. 130-1270. Purpose of article.

Sec. 130-1271. Definitions.

Sec. 130-1272. Sign permit requirements.

Sec. 130-1273. Construction and maintenance regulations.

Sec. 130-1274. Signs not requiring a permit.

Sec. 130-1275. Signs permitted in the historic preservation district and central business district (B-2) with a sign permit

Sec. 130-1276. Signs permitted in the local business district (B-1), community business district (B-3), special use business district (B-5), and planned office district (O-1) v

Sec. 130-1277. Signs permitted in the regional business district (B-4) and industrial districts with a sign permit

Sec. 130-1278. Signs permitted in residential districts with a sign permit.

Sec. 130-1279. Prohibited signs.

Sec. 130-1280. Legal nonconforming signs.

Sec. 130-1281. Municipal directional signs.

Sec. 130-1282. Sign code violations.

Sec. 130-1283. Removal of signs for terminated businesses.

608-882-2266 ph • Evansville City Hall • PO Box 76 • 31 S. Madison St. • Evansville, WI 53536

ARTICLE X. SIGN REGULATION

Sec. 130-1270. Purpose of article.

The purpose of this article is to establish minimum standards for a first class business, commercial and historic district; to allow business identification, advertising and communication while still protecting the health, safety and welfare of the public; to ensure that signs are compatible with their surroundings and promote an aesthetically pleasing environment; to preserve and enhance property values; to encourage high standards in sign design and display through the use of well maintained and attractive signs that do not contribute to visual clutter; and to equitably distribute the privilege of using the public environs to communicate commercial and non-commercial information through the use of a permit process with a defined review authority.

(Ord. No. 2002-9, § 1, 3-11-2003)

Sec. 130-1271. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Area of sign means the area within the perimeter, calculated using a standard mathematical formula for easily recognizable geometric shapes. For irregular shapes, straight lines drawn closest to the extremities of the shape will be used. If the sign consists of more than one section or module, the perimeter of the outside area will be totaled. Supports or uprights shall not be used as part of the calculation unless they are a part of the sign. For the calculation of the allowable square footage only one side of a double-faced sign shall be considered.

Awning means a retractable or permanent shelter which projects from the wall of the building and composed of non-rigid materials except for the supporting network.

Banner. Any sign of lightweight fabric or similar material that is mounted to a pole or a building without an enclosing frame, excluding flags and pennants, as defined herein.

Billboard See off-premise sign.

Blanketing means to obstruct the view of a sign caused by placement of another sign.

Canopy/Marquee means a permanent, roof-like shelters extending from a building and constructed of a durable, rigid material such as metal, plastic or glass.

Contractor signs means a sign that displays the name of individual contractors that are involved in smaller scale projects, such as single-family home construction or remodeling.

Construction signs means a sign that displays the names of contractors, engineers or architects that are involved in large-scale projects, such as public or multifamily buildings.

Directly illuminated/Backlit means a sign that is designed to give artificial light directly through a transparent or translucent material from a source of light originating within such sign (i.e. internally lit or neon sign).

Directory signs means a sign that indicates only the names and/or locations of occupants or the use of a building.

Electronic message display means a type of sign display where the message is created with a number of internal lights, such as light emitting diodes (LEDs), and which may be changed at interval by an electronic process.

Flag. Any fabric, banner, or bunting containing distinctive colors, patterns, or graphics, used as a symbol of a government, political subdivision, or other entity, either public or private, including business identifiers, such as name or registered trademark or logo, but excluding advertising or other text.

Flashing signs means a sign that is directly or indirectly illuminated on which artificial light is momentary, variable in color or intensity.

Freestanding/Ground signs means a sign where the entire bottom of the sign is generally in contact with or in close proximity to the ground.

Freestanding/Pole signs means a sign that is principally supported by a structure affixed to the ground, such as columns, poles or braces.

Identification signs means a sign that carries only the name of the business and/or principal products offered for sale on the premises.

Indirectly illuminated signs means a sign that is illuminated from a source outside of the sign.

Legal nonconforming sign means any sign located within the City of Evansville, which is lawful at the time of enactment of this ordinance, which does not conform to the regulations of this article or is annexed into the city after adoption of this article.

Off-premise sign/billboard means a sign that is permanently erected, maintained, or used in the outdoor environment for the display of any message not related to the parcel on which the sign is located.

Pennant. Any lightweight plastic, fabric, or other material, not containing a message of any kind, suspended from a rope, wire, or string, usually in a series, designed to move in the wind; also including streamers, pinwheels, balloons and other similar small objects.

Political signs means a sign that displays election-related information.

Portable signs means a sign that is not permanently attached to the ground and is designed to be easily moved from one location to another. Examples are sandwich boards or reader boards with supports or wheels.

Projecting signs means a sign that extends from the face of the wall of a building.

Real estate signs means a sign that is used to offer for sale, lease or rent the property upon which the sign is placed.

Roof signs means a sign that is erected upon or over the roof or parapet of a building, including signs made out of shingles.

Signs means an object, device, structure or display situated outdoors on which a message or symbols appear, advertising is displayed, or which promote a business, location, person, service, organization, event or product.

Wall signs means a sign that is attached to, erected on or painted on the wall of a building.

Window signs means a sign that is (1) painted on, applied to, or affixed to the glazing of a window or exterior door, or (2) located on the interior of the building within three feet of the glazing of a window. The term does not include merchandise displayed on the interior of the building within three feet of the glazing of a window.

(Ord. No. 2002-9, § 1, 3-11-2003, Ord. 2006-16)

Sec. 130-1272. Sign permit requirements.

(a) *Application.* Except those specified in the section listing signs not requiring a permit; no signs shall hereafter be located, erected or structurally altered without a sign permit and without being in conformity with the provisions of this ordinance. Alteration is considered to be any change to the exterior appearance of any part of the sign, its frame, supporting structure or lighting including changing the materials, height or location, except for normal maintenance and repair and for changes to the messaging area of the sign. The city clerk shall not issue a permit until the zoning administrator has reviewed and approved the signed application. The zoning administrator shall make every effort to act on an application within ten days after receiving a complete application. The sign shall also meet all structural requirements of other city codes and ordinances.

(b) *Required information.* Application for a sign permit shall be made in writing upon forms furnished by the city clerk's office. The application must specify the proposed sign's dimensions (including display surface), materials, form of illumination, wiring, height above grade, distance from lot lines, the party erecting or altering the sign, and in the case of wall sign(s), a sketch plan of the signs location and relationship to the building's face.

(c) *Permit fees.* A fee in the amount established by the council from time to time by resolution and as set forth in appendix A of the ordinance book. If submitted as part of the site plan review process, no separate fee will be charged.

(d) *Insurance.* Any person, firm or corporation engaged in the business of erecting, repairing, maintaining or relocating signs shall maintain in effect at all times a policy of liability insurance. The required limits shall be \$100,000.00 for bodily injury and \$200,000.00 aggregate and \$100,000.00 property damage. Proof of insurance shall be presented to the city clerk at the time of application.

(e) *Inspection.* The applicant shall, upon completion of the installation, relocation or alteration of the sign, notify the zoning administrator who will certify in writing that the sign complies with the approved sign permit.

(f) *Appeals.* The zoning administrator may, at any time for a violation of this article, revoke a permit or require changes so the sign conforms to this article. Any such decision by the zoning administrator may be appealed by the aggrieved party to the board of zoning appeals.

(g) *Variances.* Variances to the sign regulations may be granted by the board of zoning appeals, or in the case of site plan review, the planning commission, following a recommendation by the zoning administrator, pursuant to the standards in section 130-131 of the city's zoning code.

(Ord. No. 2002-9, § 1, 3-11-2003)

Sec. 130-1273. Construction and maintenance regulations.

(a) *Construction standards.* All signs, except flat signs and those signs weighing less than ten pounds, shall be constructed to withstand a wind pressure of not less than 30 pounds per square foot and adequately support the dead load plus any anticipated live loads (i.e. ice, snow) of the sign.

(b) *Installation.* All signs, framework, anchors and supports shall be constructed of material and with workmanship to be safe and satisfactory to the zoning administrator. Electric service to ground signs shall be supplied by underground wiring.

(c) *Sign mounting.* It is always preferable for the back of any sign to be screened from public view. If this is unavoidable, then the backs of all signs or sign structures showing to public view shall be painted a neutral color that blends with the surrounding environment. Signs shall not be painted on or attached to any tree. Signs shall not be painted on or attached to any utility pole, except for official governmental signs or decorations.

(d) *Maintenance.* All signs, including supports and attachments, shall be properly maintained in good structural condition and have a neat and clean appearance. The immediate premises shall also be maintained in a clean and inoffensive condition and be kept free of all obnoxious substances, such as rubbish and weeds.

(Ord. No. 2002-9, § 1, 3-11-2003)

Sec. 130-1274. Signs not requiring a permit.

(a) Business, Industrial, and Office Districts. The following signs are permitted without a sign permit if they are located in a business, industrial or office district:

- (1) House or building numbers.
- (2) Memorial signs, names of buildings and date of erection when cut into any masonry surface or a metal sign affixed flat to the building.
- (3) Banners. Banners displayed for a business or nonresidential use may be displayed for a limited period of time, not to exceed 28 consecutive days or only during business hours and removed for storage at other times. Any banner attached to or displayed on public property will require a no fee permit from the zoning administrator.
- (4) Warning signs not to exceed four square feet located on the premises.
- (5) Signs directing traffic toward entrances, exits, service areas, or parking areas are limited to six square feet.
- (6) Rummage sale signs not to exceed four square feet in area nor displayed longer than 72 hours per sale.
- (7) Municipal signs such as traffic control, parking restrictions, directions to points of interest under section 130-1281 or legal notices.
- (8) Political signs up to 60 days before an election, removed within ten days after said election and a maximum area of 32 square feet.
- (9) Real estate signs are limited to two signs per commercial property. The total real estate signage per property shall not exceed eight square feet in area, nor six feet in height, measured from the soil grade to the top of the signpost. Each sign shall be removed immediately upon the sale or rental of the property.

- (10) Parking area signs are limited to one sign designating each entrance or exit, with a maximum area of two square feet each. Each parking area may have one sign designating its identity or the conditions of use not to exceed nine square feet in area nor seven feet above the curb in height.
 - (11) Seasonal outdoor sales of farm produce signs for identification of the stand and advertising the agricultural products for sale therein. The sign(s) shall be limited to two and placed on the same lot as the stand. No sign shall exceed 12 square feet in area or 15 feet in height above the curb.
 - (12) Contractor signs for work being done on a lot, one sign not more than four square feet in area, displayed only during the construction period.
 - (13) Holiday lights and decorations.
 - (14) Copy changes to existing signs involving no structural or dimensional change.
 - (15) Pennants. The display of strings of pennants, streamers, pinwheels, balloons and similar objects shall be prohibited, except said signs shall be permitted for carnivals and open-air festivals during the time of their run, and for the initial opening of a new business for a single period not exceeding 28 days after the new business's "grand opening."
 - (16) Flags. Any fabric, banner, or bunting containing distinctive colors, patterns, or graphics, used as a symbol of a government, political subdivision, or other entity, either public or private, including business identifiers, such as name or registered trademark or logo, but excluding advertising or other text.
 - (17) Window signs. Window signs provided the sign area does not occupy more than 25 percent of the glazed area on which it is displayed and the sign is not an electronic message sign.
- (b) Agricultural, Conservancy and Residential Districts. The following signs are permitted without a sign permit if they are located in an agricultural, conservancy or residential district:
- (1) House numbers or signs identifying parks.
 - (2) Memorial signs indicating names of buildings and dates of erection when cut into any masonry surface or a metal sign affixed flat to the building.
 - (3) Contractor signs for work being done on a lot, one sign not more than four square feet in area, displayed only during the construction period.
 - (4) Political signs up to 60 days before an election, removed within ten days after said election and a maximum area of eight square feet.
 - (5) Rummage sale signs not to exceed four square feet in area nor displayed longer than 72 hours per sale.
 - (6) Residential buildings are limited to one nameplate, not exceeding three square feet in area for each dwelling unit, indicating the name or address of the occupant or a permitted home occupation.
 - (7) Nonresidential buildings may have a single identification sign, not exceeding nine square feet in area and indicating only the name and address of the building. On a corner lot, two signs (one facing each street) shall be permitted. Such sign(s) shall be affixed flat against the wall of the building

and not be placed higher than 15 feet above the curb. They may be illuminated, but only indirectly, see section 130-531 and only during business hours.

- (8) Real estate signs are limited to one sign per residential lot, except that on a corner lot two signs (one facing each street) shall be permitted. No sign shall exceed eight square feet in area nor six feet in height, measured from the soil grade to the top of the signpost. Each sign shall be removed immediately upon the sale or rental of the property.
- (9) Parking area signs are limited to one sign designating each entrance or exit with a maximum area of two square feet each. Each parking area may also have one sign designating its identity or the conditions of use not to exceed nine square feet in area nor seven feet in height above the curb level.
- (10) Seasonal outdoor sales of farm produce signs for identification of the stand and advertising the agricultural products for sale therein. The sign(s) shall be limited to two and placed on the same lot as the stand. No sign shall exceed 12 square feet in area nor 15 feet in height above the curb.
- (11) Holiday lights and decorations.
- (12) Copy changes to existing signs involving no structural or dimensional change.
- (13) Municipal signs such as traffic control, parking restrictions, directions to points of interest under section 130-1281 or legal notices.

(Ord. No. 2002-9, § 1, 3-11-2003; Ord. No. 2003-17, § 1, 2, 2-10-2004, Ord. 2005-19, Ord. 2006-16)

Sec. 130-1275. Signs permitted in the historic preservation district and central business district (B-2) with a sign permit.

Except for signs permitted without a sign permit under section 130-1274, all signs in a historic district established under section 62-2 or the central business district (B-2) are prohibited except for a sign that complies with the following regulations and for which the applicant has obtained a sign permit:

(a) Freestanding/ground signs shall have no projections, shall not exceed 50 square feet in area nor 15 feet in height above the mean centerline street grade. Pole signs are not permitted in the downtown business district.

(b) Projecting signs may extend up to two-thirds the width of a public sidewalk, not to exceed a maximum of five feet, and must maintain a vertical clearance of ten feet.

(c) Shopping center/group development sign. One freestanding sign for each street upon which the development fronts, showing only the name of said center and each represented business. Sign shall not exceed 60 square feet in area, be placed within 20 feet of the property line or exceed 15 feet in height above curb.

(d) Wall signs shall not project more than 16 inches from such wall. One sign is permitted on the front wall of any principal building. The total sign area shall not exceed one-tenth of the building's front face (including doors and windows), with a maximum area of 200 square feet. If a single principal building is devoted to two or more businesses, the operator of each business may install a front wall sign. The maximum area of each sign shall be determined by using the proportional share of the front face

(including doors and windows) occupied by each business and applying such proportion to the total sign area permitted for the front wall of the building. If a building is located on a corner lot, a sign may be placed on the wall facing the secondary street up to one-tenth of the wall's face in area, not to exceed 100 square feet. In no case shall the total area of all wall signs exceed 200 square feet, nor shall there be more than two wall signs per building.

(e) Awning signs and canopy/marquee signs are limited to a total of two such signs for each business, and the signage shall be restricted to the flap of the awning that hangs vertically or to the part of the canopy/marquee that is a vertical face. The portion of the awning or canopy/marquee displaying a message or symbol shall be included in the total signage area per parcel area calculation.

(f) Window signs in excess of 25 percent of the glazed area but less than 50 percent of the glazed area provided the sign is not an electronic message sign.

(g) Lighting. Directly illuminated/backlit signs are not allowed in this district. Lighting shall not create glare nor be flashing.

(h) Total signage area per parcel. Cannot exceed 200 square feet.

(i) Portable signs. Sandwich boards are the only type of portable sign that may be displayed in a historic district or the central business district, and only during business hours. The common council may, by resolution, designate one or more locations in a public right of way where one or more off-premises sandwich boards may be displayed during a street construction project to encourage patronage of businesses negatively impacted by the construction, provided a sandwich board shall not impede pedestrian movement. Generally, a 4-foot wide unobstructed walkway allows adequate pedestrian movement.

(j) Searchlights are not allowed in this district.

(k) Church bulletins may be indirectly illuminated, except neon, and are limited to one sign per lot, six feet in height above the curb, 16 square feet in area and must be at least eight feet from any other lot.

(l) Construction signs for development on a lot, one sign not more than 32 square feet in area, indicating only the name of the contractors, engineers, or architects and displayed only during the time of construction.

(Ord. No. 2002-9, § 1, 3-11-2003, Ord. 2005-19, Ord. 2005-20, Ord. 2005-34, Ord. 2005-35, Ord. 2006-16)

Sec. 130-1276. Signs permitted in the local business district (B-1), community business district (B-3), special use business district (B-5), and planned office district (O-1) with a sign permit.

Except for signs permitted without a sign permit under section 130-1274, all signs in the local business district (B-1), community business district (B-3), special use business district (B-5), or planned office district (O-1) and not in a historic preservation district are prohibited except for a sign that complies with the following regulations and for which the applicant has obtained a sign permit:

(a) Freestanding/ground/pole signs shall have no projections and are limited to one per parcel. They shall not exceed 50 square feet in area nor 15 feet in height

measured from the mean centerline street grade to the top of the sign. Exception: height may be up to 20 feet if sign is set back at least ten feet from the property line.

(b) Shopping center/group development/office park signs. One freestanding sign, showing only the name of said center and each represented business. They shall not exceed 60 square feet in area, 15 feet in height above the curb, nor be placed within 20 feet of the property line.

(c) Projecting signs shall not extend over a public sidewalk and must maintain a clear vertical clearance of ten feet.

(d) Wall signs shall not project more than 16 inches from such wall. One sign is permitted on the front wall of any principal building. The sign area shall not exceed one-tenth building's front face (including doors and windows), with a maximum area of 200 square feet. If a single principal building is devoted to two or more businesses, the operator of each business may install a front wall sign. The maximum area of each sign shall be determined by using the proportional share of the front face (including doors and windows) occupied by each business and applying such proportion to the total sign area permitted for the front wall of the building. If the building is located on a corner lot, a sign may also be placed on the side wall facing the secondary street up to one-tenth of the wall's face in area, not to exceed 100 square feet. In no case shall the total area of all wall signs be in excess of 200 square feet nor shall there be more than two wall signs per building.

(e) Awning signs and canopy/marquee signs are limited to a total of two such signs for each business, and the signage may be placed on the flap of the awning that hangs vertically and/or on the sloping portion of the awning, provided the signage does not occupy more than 50 percent of such area or to the part of the canopy/marquee that is a vertical face. The portion of the awning or canopy/marquee displaying a message or symbol shall be included in the total signage area per parcel area calculation.

(f) Window signs in excess of 25 percent of the glazed area but less than 50 percent of the glazed area provided the sign is not an electronic message sign.

(g) Lighting. Signs may be directly illuminated/backlit or indirectly illuminated by a hooded reflector, shall not create glare nor be flashing.

(h) Total signage area per parcel cannot exceed 250 square feet.

(i) Electronic message signs may only be used to advertise activities conducted on the premises or to present public information and cannot exceed 20 percent of the face of the sign.

(j) Portable signs shall not be displayed more than three times per calendar year at any one location, nor more than ten days each time. The maximum area signs shall be 12 square feet. They shall be securely fastened to prevent any hazardous condition. Sandwich boards may only be displayed during business hours.

(k) Church bulletins may be directly illuminated/backlit or indirectly illuminated, except neon, and are limited to one sign per lot, six feet in height above the curb, 16 square feet in area and must be at least eight feet from any other zoning lot.

(l) Searchlights are not allowed in this district.

(m) Construction signs for development on a lot, one sign not more than 32 square feet in area, indicating only the name of the contractors, engineers or architects and displayed only during the time of construction.

Sec. 130-1277. Signs permitted in the regional business district (B-4) and industrial districts with a sign permit.

Except for signs permitted without a sign permit under section 130-1274, all signs in the regional business district (B-4) or an industrial district and not in a historic preservation district are prohibited except for a sign that complies with the following regulations and for which the applicant has obtained a sign permit:

(a) Freestanding/ground/pole signs cannot have projections, are limited to one per parcel, cannot exceed 50 square feet in area nor 15 feet in height measured from the mean centerline street grade to the top of the sign. Exception: height may be up to 20 feet if the sign is set back ten feet from the property line.

(b) Shopping center/group development/industrial park. One freestanding sign, showing only the name of said center/park and each represented business. Such signs shall not exceed 60 square feet in area, be placed within 20 feet of the property line, or exceed 15 feet in height. For those signs showing only the name of said center/park and each represented business to be located within 75 feet of a public street right-of-way where the posted speed limit is 45 miles per hour or higher, the plan commission may, upon a written request submitted by the property owner, allow a sign that exceeds the dimensional standards specified in this part. In determining whether to grant such special exception, the plan commission shall evaluate whether (1) the proposed signage is absolutely necessary to make known the businesses on the parcel on which the sign is located given the prevailing traffic flow on the roadway, and (2) the proposed sign location is as close to the street right of way as is practicably feasible. Special exceptions shall be reviewed on a case by case basis. Therefore, no prior decision shall be deemed to limit or otherwise control subsequent decisions.

(c) Shopping center/group development/industrial park – name only. Up to two ground signs showing only the name of said center/park and not exceeding a total of eight square feet are allowed, provided such sign is not located within 100 feet of another freestanding/ground/pole sign on the subject property or within 50 feet of the principal building. (Editor's note: This provision allows one ground sign with eight square feet of signage, or two ground signs provided the total sign area of the two signs does not exceed eight square feet.)

(d) Wall signs shall not project more than 16 inches from said wall. One sign is permitted on the front wall of any principal building. The sign area shall not exceed one-tenth of the building's front face area (including doors and windows), with a maximum area of 200 square feet. A 12 square feet front wall sign is permitted for building faces of less than 120 square feet. A side wall sign area is limited to one-tenth of the area of the side wall, not to exceed 100 square feet. A rear wall sign area shall not exceed 50 percent of the maximum area permitted for a front wall sign of the same building. The maximum sign area for all walls combined shall not exceed 200 square feet and a limit of two signs per building are allowed.

If a principal building is devoted to two or more businesses, the operator of each business may install a front wall sign. The maximum area of each sign shall be determined by using the proportionate share of the front face (including doors and windows) occupied by each business and applying such proportion to the total sign area permitted for the front wall of the building. The zoning administrator may, upon a written request submitted by the property owner, exceed the maximum signage area specified in

this part and section 130-1277 (g), when it can be shown that such limitation(s) will not allow each tenant to have a wall sign. Such sign shall not exceed 10 percent of the wall façade on which the sign is to be located.

(e) Awning signs and canopy/marquee signs are limited to a total of two such signs for each business, and the signage may be placed on the flap of the awning that hangs vertically and/or on the sloping portion of the awning, provided the signage does not occupy more than 50 percent of such area or to the part of the canopy/marquee that is a vertical face. The portion of the awning or canopy/marquee displaying a message or symbol shall be included in the total signage area per parcel area calculation.

(f) Window signs in excess of 25 percent of the glazed area but less than 50 percent of the glazed area provided the sign is not an electronic message sign.

(g) Projecting signs shall not extend over a public sidewalk and shall maintain a clear vertical clearance of ten feet.

(h) Total signage area per parcel. Cannot exceed 350 square feet.

(i) Lighting. Signs may be directly illuminated/backlit or indirectly illuminated by a hooded reflector, shall not create glare nor be flashing.

(j) Electronic message displays are permitted provided they meet the following specific standards:

i. The display area is a part of a freestanding ground sign.

ii. The display area does not exceed 25 square feet.

iii. The message shall be in one color and the background for the message shall be one color.

iv. The message shall remain static at least two minutes before the next message appears. No part of the message shall give the appearance of movement.

v. There shall be no transition between messages (i.e., no traveling, scrolling, dissolving, or fading)

vi. There shall be no more than one electronic message display per parcel of land.

(k) Portable signs. Reader boards shall not be displayed more than three times per calendar year at any one location, nor more than ten days each time. The maximum area shall be 12 square feet. They shall be securely fastened to prevent any hazardous condition. Sandwich boards may only be displayed during business hours.

(l) Searchlights are permitted for advertising purposes for a period of no more than five days in any six month period. However, the searchlight cannot be located outside a property line, closer than ten feet to an adjacent property or cause a hazard to traffic or adjoining properties.

(m) Church bulletins may be directly illuminated/backlit or indirectly illuminated, except neon, and are limited to one sign per lot, six feet in height above the curb, 16 square feet in area and must be at least eight feet from any other lot.

(n) Construction signs for development on a lot, one sign not more than 32 square feet in area, indicating only the name of the contractors, engineers or architects and displayed only during the construction period.

(o) Signage on a cupola, provided (1) the plan commission has determined through the site plan review process that the cupola is located on the ridge of a peaked roof and is otherwise integral to and consistent with the architectural design of the building on which it is located, (2) the sign area does not occupy more than 75 percent of the wall face on which it is located, (3) the top of the sign face is no more than eight feet from the roof ridge, (4) the side of the sign face is eight inches or more from the vertical edge of the wall face, (5) each sign face does not exceed 35 square feet, (6) the sign face

does not directly face a residentially zoned district that is within 200 feet, and (7) the total signage placed on a cupola is subtracted from the allowable area for wall signage.

(Ord. No. 2002-9, § 1, 3-11-2003, Ord. 2005-19, Ord. 2005-29, Ord. 2006-8, Ord. 2006-16, Ord. 2007-19)

Sec. 130-1278. Signs permitted in residential districts with a sign permit.

Except for signs permitted without a sign permit under section 130-1274, all signs in a residential district and not in a historic preservation district are prohibited except a sign that complies with the following regulations and for which the applicant has obtained a sign permit:

(a) Temporary subdivision signs are permitted for the identification of homes or non-residential uses for sale or rent in a subdivision under construction. They shall be limited to two per subdivision, 50 square feet each in area. They shall observe the front yard setback of the principal use, be located at least 50 feet from all other boundaries of the site and not exceed eight feet in height above the curb. Owner shall remove the sign(s) within two years of the date of the sign permit.

(b) Subdivision identification signs shall only bear the subdivision name, with a maximum of one located at each entrance. No sign shall exceed 32 square feet in area nor 12 feet in height above the curb. The location of said signs will be reviewed by the zoning administrator prior to approval.

(c) Nonresidential signs. Signs for nonresidential, permitted uses (i.e. church bulletins, schools, municipal buildings, public parks, nursing homes, etc.) may be directly illuminated/backlit or indirectly illuminated, except neon, and are limited to one sign per lot, six feet in height above the curb, 16 square feet in area and must be at least eight (8) feet from any other zoning lot. This excludes signs for permitted home occupations, which are regulated under section 130-531(1)e.

(d) Signs for legal nonconforming commercial uses. Signs for legal nonconforming commercial uses may not be directly illuminated/backlit, and are limited to one sign per lot, six feet in height above the curb, 10 square feet in area and must be at least eight (8) feet from any other zoning lot. This excludes signs for permitted home occupations, which are regulated under section 130-531(1)e. The plan commission shall review and approve other aspects of the sign (e.g., sign materials, color scheme, placement on the lot) to ensure it is compatible with the surrounding properties to the greatest extent practicable.

(e) Construction signs for development on a lot, one sign not more than 32 square feet in area, indicating only the name of the contractors, engineers or architects and displayed only during the construction period.

(Ord. No. 2002-9, § 1, 3-11-2003, Ord. 2005-19, Ord. 2007-1)

Sec. 130-1279. Prohibited signs.

The following signs are prohibited:

(a) Traffic interference. Signs shall not resemble or obstruct railroad or traffic signs. No sign shall prevent free ingress/egress from any door, window or fire escape. No sign shall inhibit traffic visibility nor interfere with surrounding properties.

(b) Signs on public rights-of-way shall not be permitted, except for municipal signs such as traffic control, parking, directions to points of interest under section 130-1281 or legal notices and as otherwise specified in this article. Such signs must not be located within five feet of a property line.

(c) Flashing signs. Except electronic message signs.

(d) Blanketing is not allowed by this ordinance.

(e) Roof signs above the parapet line or incorporated into the roofing material.

(f) All signs for a terminated business, including any signs for a business that has ceased to operate at a particular location.

(g) Adjacent to residential district. Illuminated signs shall not be permitted if they cast bright light upon property located in any residential district. Bright light shall be defined as exceeding one half foot candles at the residential property line.

(h) Off premise/billboard signs, except for (i) sandwich boards to the limited extent provided in section 130-1275(h) and (ii) any sign placed in a public right of way pursuant to a resolution adopted by the common council designating one or more locations in a public right of way where one or more off-premises signs may be displayed during a street construction project to encourage patronage of businesses negatively impacted by the construction, provided any such sign shall comply with any size restriction or appearance requirement in such resolution and shall not impede pedestrian movement. Generally, a 4-foot wide unobstructed walkway allows adequate pedestrian movement.

(i) If a sign is not explicitly prohibited under the list above and not explicitly permitted under this article, the zoning administrator shall determine which kind of potentially permitted sign the sign in question is most similar to and apply to the sign in question the regulations applicable to the most similar kind of sign.

(Ord. No. 2002-9, § 1, 3-11-2003; Ord. No. 2003-17, § 3, 2-10-2004, Ord. 2005-19, 2005-20, Ord. 2005-34, Ord. 2005-35)

Sec. 130-1280. Legal nonconforming signs.

(a). *Loss of legal nonconforming status.* A sign loses its legal nonconforming status when any of the following occurs:

- (1) If the sign is altered in any way, except for normal maintenance and repair and for changes to the messaging area of the sign. Alteration is considered to be any change to the exterior appearance of any part of the sign, its frame, supporting structure or lighting including changing the materials, height or location.
- (2) The sign is damaged by fire, flood, explosion or act of God to an extent of 50 percent or more of its replacement value. If it is damaged to an extent of less than 50 percent of its replacement value, it may be reconstructed and used as before within three months after such calamity.
- (3) The sign fails to conform to the article provisions regarding maintenance and repair, abandonment or public safety.

- (4) Termination of a business, including a business that has ceased to operate a particular location.
- (b). *Consequence of loss of legal nonconforming status.* On the date of the occurrence of any event listed in paragraph (a), the sign shall be immediately brought in compliance with the article with a new permit secured therefore or shall be prohibited.
- (c). *Removal of prohibited sign.* The owner of a property on which is located a formerly legal nonconforming sign that has become prohibited under paragraph (b) shall immediately remove the prohibited sign, except as provided in section 130-1283.

(Ord. No. 2002-9, § 1, 3-11-2003, Ord. 2005-19)

Sec. 130-1281. Municipal directional signs.

- (a) The City may place signs in public rights-of-way to direct residents and visitors to points of interest, including (1) municipal buildings, (2) public parks, (3) golf courses owned and operated by the municipality or a not-for-profit corporation, (4) schools or (5) collaborative efforts of multiple businesses, such as a parade of home, but not the location of an individual for-profit business. A sign under this section may be permanent or temporary.
- (b) A local government, such as the Evansville School District, a not-for-profit organization, including a religious organization or a collaborative effort of multiple businesses, such as a parade of homes may request that the City place signs directing residents and visitors to their locations at street intersections selected by the local government, not-for-profit organization or collaborative effort of multiple businesses, and the City shall place such signs, provided the local government, not-for-profit organization or collaborative effort provides the signs at its own cost or agrees to pay the City the cost of the signs. The City shall attempt to locate each such directional sign as near as practical to the selected intersection.
- (c) A permanent or temporary sign under this section shall be no larger than 30 inches by 36 inches.
- (d) The Common Council may by resolution establish and from time to time amend uniform standards for the appearance of permanent signs under this section. In the absence of such a resolution, all such permanent signs shall be made of metal and have a blue face with white lettering and border.

(Ord. No. 2003-17, § 4, 2-10-2004)

Sec. 130-1282. Sign code violations.

(a) *Construction without permit.* Any person, firm or corporation who begins, erects or completes the erection, construction or alteration of any sign controlled by this Ordinance prior to obtaining a sign permit shall be subject to a fee as established by the council from time to time by resolution and as set forth in appendix A.

(b) *Illegal signs* Illegal signs shall be made to conform or be removed within 30 days of receipt of written notice from the zoning administrator, except those illegal signs which can be readily rectified (e.g., readily moveable signs such as sandwich board or banners) shall be removed or made to conform within two days

of receipt of written notice from the zoning administrator. A sign placed on city property (e.g., street right-of-way, park) may be removed immediately by city personnel without advance notice to the person who authorized the installation of the sign. Such sign shall be disposed of within 72 hours of removal, unless claimed by the owner of the sign. A sign placed on private property without the authorization of the property owner may be removed by the property owner without advance notice to the person who authorized the installation of the sign. Such sign may be disposed of at the discretion of the property owner.

(c) *Dangerous signs.* A sign that poses a threat to public safety shall be made to conform or be removed within five days of receipt of written notice from the zoning administrator, unless a shorter compliance period as specified in the notice is required to protect public safety.

(d) *Penalties.*

(1) *Violations.* No person shall construct or use any structure in violation of any of the provisions of this chapter. In case of any violation, the city council, the zoning administrator, or the plan commission may institute an appropriate action or proceeding to enjoin a violation of this chapter or cause a structure to be removed.

(2) *Penalties.* Any person who fails to comply with or violates any of the provisions of this chapter shall be subject to the provisions of section 1-11. Each day a violation exists or continues shall constitute a separate offence.

(3) *Civil remedies.* Appropriate actions and proceedings may be taken by law or in equity to prevent any violation of this chapter, prevent unlawful construction, recover damages, restrain, correct or abate a violation, and these remedies shall be in addition to the penalties described in subsection (2) of this section.

(4) *Removal by city.* If the owner of an illegal sign under paragraph (b) of this section or dangerous sign under paragraph (c) of this section fails to comply within the time period herein specified, the city may remove it and charge the property owner for all costs related to removal and disposal. If not paid, the clerk treasurer shall add such amount to the tax roll as a special tax against such lot or parcel of land.

(Ord. No. 2002-9, § 1, 3-11-2003, Ord. 2005-46)

Editor's note: Ord. No. 2002-9, § 1, adopted March 11, 2003, set out provisions intended for use as 130-1281. For purposes of classification and clarity, and at the editor's discretion, these provisions have been included as 130-1282.

Sec. 130-1283. Removal of signs for terminated businesses.

If a business terminates, including a business that ceases to operate at a particular location, the owner of the property where the business was located shall remove all signs for the business from public view within six months from the date of

termination. If the sign is not removed during that time, the zoning administrator shall give the property owner an additional thirty (30) days to appeal for an extension under section 130-1272(f) or remove it. If the owner fails to comply, the owner shall be subject to penalties under section 130-1282(d). In addition, the zoning administrator may elect to cause the sign to be removed and the expense of so doing shall be charged to the owner of the property. If not paid, the city clerk-treasurer shall add such amount to the tax roll as a special tax against such lot or parcel of land.

[Ord. 2005-19]

SIGN APPLICATION

Evansville, Wisconsin

Version: December 27, 2005

General instructions. Complete this application as it applies to your project and submit one copy to the City Clerk along with the required application fee. If you have any questions, don't hesitate to contact the City Planner at 608-882-2266. You may download this application as a Microsoft Word file off of the City's website at www.ci.evansville.wi.gov.

- Office Use Only -

Application fee	\$17.50
Receipt number	_____
Date of determination of completeness	_____
Name of zoning administrator	_____
Application number	_____
Authorization	_____

1. Applicant information

Applicant name _____

Street address _____

City _____

State and zip code _____

Daytime telephone number _____

Fax number, if any _____

E-mail, if any _____

2. Individual or firm erecting sign

Name _____

Company _____

Street address _____

City _____

State and zip code _____

Daytime telephone number _____

Fax number, if any _____

E-mail, if any _____

Name of insurance company _____

Insurance company address _____

3. Proof of insurance. If a firm or individual that is in the business of erecting, repairing, maintaining, or relocating signs will be installing the sign, please attach proof of liability insurance with the following minimum coverage: \$100,000 bodily injury and \$200,000 aggregate and \$100,000 property damage.

4. Subject property information (where the sign will be located)

Street address	_____		
Parcel number	6 - 27 - _____ . _____	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.	
Current zoning classification(s)	Note: The zoning districts are listed below.		
	Business Districts	B-1	B-2 B-3 B-4
	Planned Office District	O-1	
	Industrial Districts	I-1	I-2 I-3

SIGN APPLICATION Evansville, Wisconsin

Version: December 27, 2005

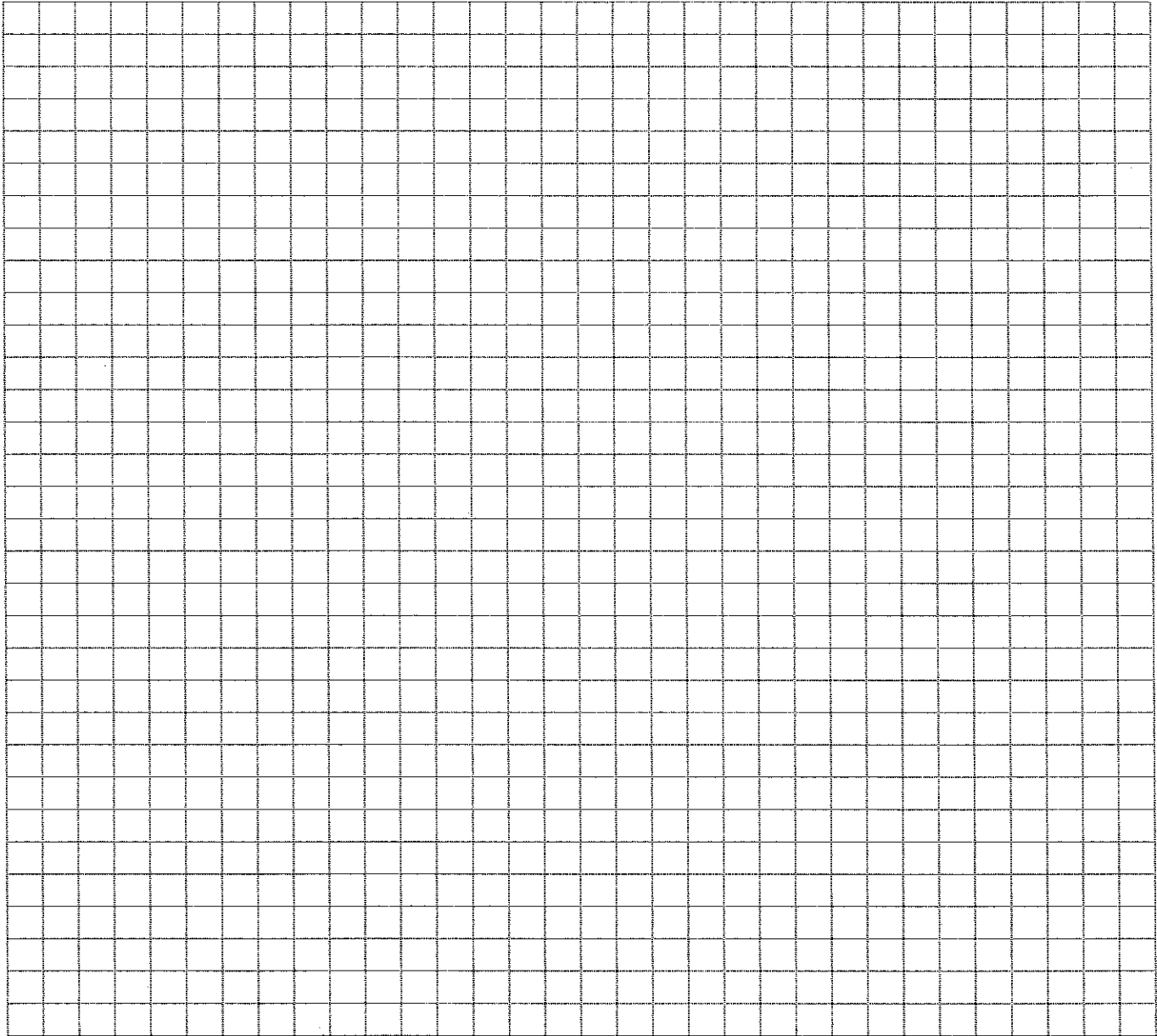
5. Design review.

Is the proposed sign located within a historic preservation district and/or the central business district (B-2)?
Is the proposed sign a sandwich board sign?

Yes No
 Yes No

If you answered yes to both of the questions, provide a sketch of the proposed sign that shows lettering, logos, and other graphics and the overall color scheme. You can use the space below or attach a drawing to this application.

The Evansville Historic Preservation Commission must review and approve the design of the sign, before the application is reviewed to ensure it meets other standards contained in the city's sign code.



SIGN APPLICATION

Evansville, Wisconsin

Version: December 27, 2005

6. Description of signage. For each proposed sign, please provide the following information as applicable.

Dimensions:	
Materials:	
Illumination, if any:	
Location on the property:	
Height above grade:	
For wall signs, the area of the building's face to which the sign will be attached:	___ square feet

7. Type of signs. For each of the sign types below, indicate the number and total area of existing and proposed signage.

Sign Type	Description	Existing Signs		Proposed Signs	
		Number	Total Area (square feet)	Number	Total Area (square feet)
Wall sign	A wall sign is affixed to or painted on a wall surface and may not extend more than 16" from the face of the wall				
Ground sign	A sign where the bottom of the sign is generally in contact with or in close proximity to the ground				
Pole sign	A sign that is principally supported by one or more columns or poles				
Awning sign	A sign placed on the vertical flap of an awning which is defined as a retractable, roof-like structure that is mounted on the face of a building and is constructed on non-rigid materials (like canvas)				
Canopy / marquee sign	A sign placed on the vertical flap of a canopy or marquee which is defined as a permanent, roof-like structure that is mounted on the face of a building and is constructed of a durable, rigid material such as metal, plastic, or glass				
Portable sign	A sign that is not permanently attached to the ground and is designed to be easily moved from one location to another. Examples are sandwich boards or reader boards with supports or wheels.				
Projecting sign	A sign that is attached to a building and which is perpendicular to its face				
Other	Any type of signage that does not fall into one of the above categories				
Total					

SIGN APPLICATION Evansville, Wisconsin

Version: December 27, 2005

8. Applicant certification

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that it is my responsibility to call the zoning administrator for an inspection following completion of the sign.
- ◆ I understand that it is my responsibility to call Digger's Hotline if digging is required to install the sign.

--	--

Applicant Signature

Date

Governing Regulations	The procedures and standards governing this application process are found in Chapter 130, Article 10 of the Municipal Code.
------------------------------	---

9. Authorization – for official use only.

<p>_____</p> <p>Historic Preservation Commission Date</p>	<p>Comments, if any:</p>
<p>_____</p> <p>Zoning administrator Date</p>	<p>Comments, if any:</p>

evansville

Information for Visitors



History | Arts Events | Visitors Home

- About Us
- Committees
- Economic Development
- City Staff
- City Services
- Local Businesses
- Calendars
- Smart Growth Plan
- Documents: Agendas, Ordinances & Minutes
- Municipal Code & Zoning
- Other Information
- Contact Us
- Home

History

"...the finest collection of 1840's to 1915 architecture of any small town in Wisconsin" – Wisconsin State Historical Society.

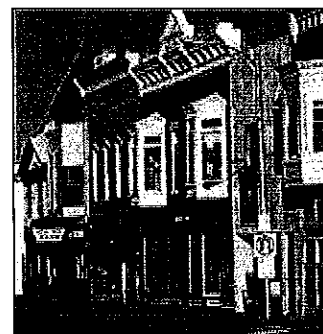
Evansville is a Wisconsin pioneer in the preservation of historic buildings. In 1976, in the early days of historic preservation in the United States, the leaders of the community commissioned a comprehensive survey of the historic buildings in town. Over 172 residential, commercial, public and manufacturing buildings were identified as having architectural or historic significance for the community. This survey led to the creation of the existing Evansville Historic District, which was listed on the National Register of Historic Places in 1978.

More recently, in 2005, a second intensive survey of Evansville's historic structures was commissioned. This survey's purpose was two-fold: to identify all the resources within the study area that are potential for listing in the NRHP, and to provide the City of Evansville and other government agencies with a comprehensive data base that covers all the historic resources within the study area. This **survey document** was prepared in both printed and electronic form to standards set by the Division of Historic Preservation of the Wisconsin Historical Society.

Today, Evansville has a reputation as an attractive "New England-like" small town that honors its past by preserving and protecting its historic buildings. Additional information about Evansville's history can be found at Eager Free Public Library.

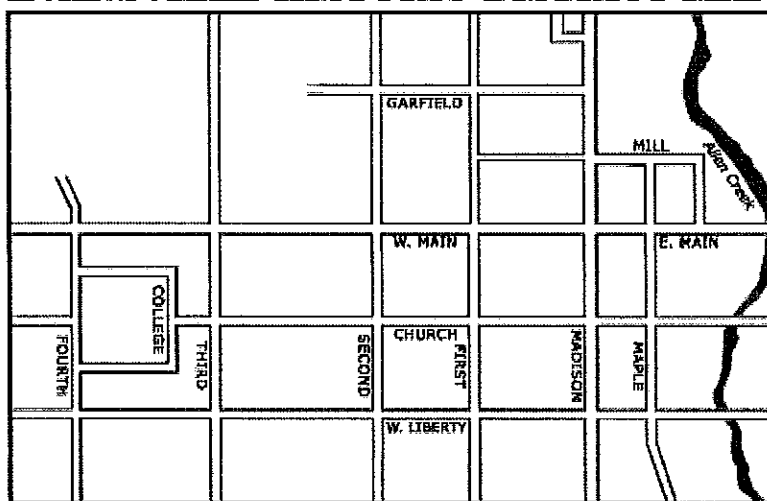


Evansville's beautiful Historic District offers a display of "the finest collection of 1840's to 191 architecture of any small town in Wisconsin," according to the Wisconsin State Historical Society



The historic district includes the downtown area on Main Street.

EVANSVILLE HISTORIC DISTRICT MAP



District Boundaries

Source: Evansville Architectural Survey and Preservation Plan, revised second edition, 1977

Historic Overview

With the removal of native people from southern Wisconsin after the Black Hawk War of 1832 and the establishment of the Wisconsin Territory in 1836, the glaciated oak savannas of southeast Wisconsin became very attractive to adventurous settlers from the east. The first to come to the Evansville area were mostly "Yankees," who began arriving in 1839 from Vermont, Ohio, and



The Wind Prairie is home to the historic windmill, built by Baker Manufacturing.

western New York. By 1845, this small group of homesteaders called the site "**The Grove**" because of a large stand of timber located just northwest of the small settlement. On Allen Creek, just north of the settlement, Erastus Quivey built a sawmill in 1847, followed soon after by a grist mill in 1848. As more easterners came to the area in search of fertile farmland, the town grew to include several hundred residents who built wood frame homes, shops, and churches. The first town plat was recorded in 1855, over 15 years after the first settlement.

Unlike many other growing communities on the western frontier, most of the first land buyers in Evansville were settlers, not speculators. The planned, not chance, pattern of growth in Evansville provided an element of stability for the community in the early years. Likewise, when the Chicago and Northwestern railroad brought the first rail service to Evansville in 1863, the town continued to grow steadily, not explosively. Agriculture was the solid foundation of economic and social growth for Evansville and the surrounding countryside. Wheat was the main crop during and after the Civil War, soon supplemented by tobacco. As the region grew and prospered, manufacturing became important for the local economy. Most of the businesses were related to serving the agricultural and domestic needs of area residents. By the late 1870s the pattern of city development was established. The residential, commercial and manufacturing districts and street grid from that period are clearly recognizable today.

In the last decade of the 19th century, the town's population grew to nearly 1900 inhabitants, and in 1896 Evansville was incorporated as a city. By 1920, most of the building in the historic district was completed. The pattern of gradual, continued economic development that began in the early 1840s was a constant in Evansville for the next 100 years. The emphasis on economic stability and social continuity that was established by Evansville's Yankee founders and their descendants is reflected in the mostly intact residential and commercial streetscapes found today.

Architectural Styles Found in Evansville

A rich heritage of architectural styles can be seen in the Evansville Historic District, which includes the commercial district of the City. A walk up Main Street is a tour of more than a century of diverse styles in domestic building. Architectural styles that can be found in Evansville include:

- **Greek Revival** (1840s-1860s)
- **Italianate** (1860s-1870s)
- **Gothic Revival** (1860s-1970s)
- **Second Empire** (1870s)
- **Stick** (1870s-1890s)
- **Queen Anne** (1880s-1900)
- **Picturesque** (1870s-1900)
- **Classical Revival** (1900s-1920s)
- **Prairie Style** (1900s-1940s)

Evansville Historic Preservation Commission

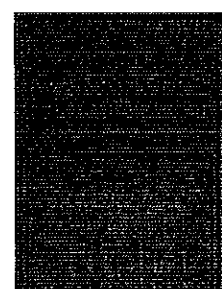
A 22 block area of the City of Evansville was nominated and accepted as a Historic District by the National Register of Historic Places in November 1978. The **Evansville Historic Preservation Commission (HPC)** was formed to act as an advisory committee to provide educational programs on historic architecture, landscaping and renovation and is responsible for preserving the character of this prestigious historic district, as well as promoting interest in local history. Link to HPC meeting **minutes and agendas**.

This is in keeping with the **Wisconsin State Historical Society's designation of Evansville as having "the finest collection of 1840's to 1915 architecture of any small town in Wisconsin."** The Commission also provides expertise for rehabilitation and restoration of historic buildings in Evansville and can provide information about state and federal historic rehabilitation tax credits.

The HPC provides a 14-page booklet to aid property



The Grange Store building on West Main Street has a history all its own.



owners in rehab projects so that the architectural integrity of their property is maintained. Call the City Clerk, 608-882-2266, for more information about obtaining **Preserving Evansville's Heritage: Exterior Rehabilitation Guidelines for the Evansville Historic District**. A text-only version of the booklet is available online.

A slide-tape program, prepared by the Commission to illustrate the architectural heritage and styles of buildings is available for viewing by tourists to the Historic District. The program is also used by civic and educational groups interested in Evansville's history.

Building/Demolition in the Historic District

Any construction, remodeling, or demolition activities that impact the exterior appearance of any structure, whether residential or commercial, located within the historic district must be reviewed by the Historic Preservation Commission.

The HPC meets on the third Wednesday of each month to review project applications. To ensure a timely review, applications must be filed at least **10 days prior** to that month's meeting date. Late applications may be held for review until the following month. Review decisions are made within 45 days of the receipt of an application.

Applications are available at City Hall and may be submitted year round. A photo of the property and a description of the proposed work must accompany the application. Architectural plans, blueprints and/or other documents that illustrate the proposed changes are encouraged. There is no application fee. For additional information, please contact the City Clerk at **608-882-2266**.

Historic Preservation Easements

The Historic Preservation Commission has recently revamped its **Historic Preservation Easement** forms to comply with provisions of the Pension Protection Act of 2006, which confirm the availability of federal income tax deductions for donation of historic preservation easements, including requirements and procedural steps to be followed by the taxpayer and by the organization holding the easement.

The **Lender Acknowledgement** is to be signed by the mortgage lender, to give effect to the subordination of mortgages clause (section 7) of the Easement.

The **Easement Addendum** is intended to be used on large and valuable properties, where the owner believes the cost of a qualified appraisal and other procedural steps are warranted by the potential tax savings.

Tax Credits for Historic Preservation

If you are considering repairing or renovating an historic building, please be aware that you might be able to tailor your project to make it eligible for a tax credit. Click the following underlined links for information on tax credits for **owner-occupied properties** or for **income-producing properties**.

Take a Historic Walking Tour of Evansville

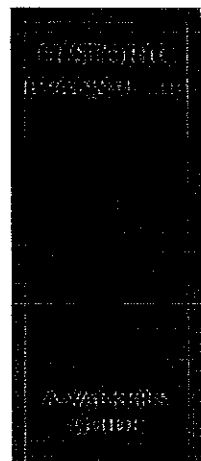
A **Historical and Architectural Walking Tour** brochure has been prepared by the Evansville Historic Preservation Commission. The booklet easily fits in your purse or back pocket as you tour the city. Contact the **Evansville Historic Preservation Commission** at City Hall for a copy: **608-882-2266**.

Use this guide to become acquainted with the heritage architecture of this unique Wisconsin community. It lists the addresses, detailed descriptions, and histories of 44 architecturally significant homes and buildings around the city along with six mercantile locations of equal interest to the historically-minded. A **glossary of architectural terms** can be found in back beside the **map** and timeline to make your tour easy and more interesting.

New: a virtual walking tour is now online.....

The Grove Society

Along with the Evansville Historic Preservation



Commission, the Grove Society works to help preserve Evansville's history, beauty, and architectural significance in Wisconsin. For more information, contact:
Betsy Ahner
20 S First Street
Evansville WI 53536
608-882-5657

Local Historian

Ruth Ann Montgomery writes a regular column about local history in the local paper, the Evansville Review. She maintains a website about the history of Evansville at:

www.evansvillehistory.net

BUILDING AND/OR DEMOLITION WITHIN HISTORIC DISTRICT

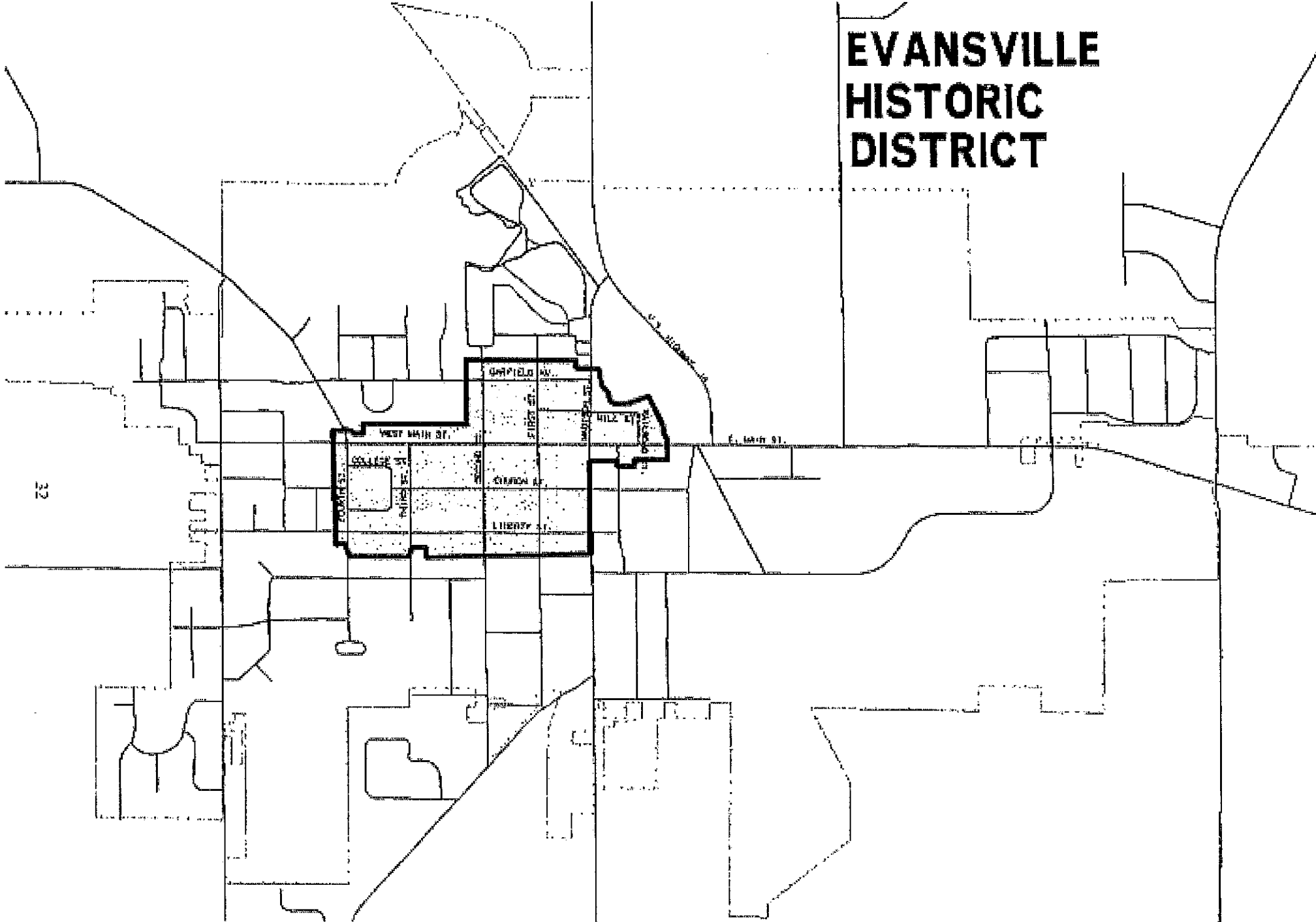
The City of Evansville's 22-block historic district is listed on the National Register of Historic Places and is recognized by the Wisconsin State Historical Society as possessing the finest collection of 1840s through 1915 architecture of any small town in the state. The Historic Preservation Commission is responsible for preserving the character of this prestigious historic district.

Any residential or commercial building or demolition activities that impact the exterior appearance of a property located within the historic district must be reviewed and approved by the Historic Preservation Commission (HPC).

The HPC meets on the third Wednesday of each month to review project applications. To ensure a timely review, applications must be filed at least 10 days prior to that month's meeting date. Late applications may be held for review until the following month. Review decisions are made within 45 days of the receipt of an application.

Applications are available at City Hall and may be submitted year round. A photo of the property and a description of the proposed work must accompany the application. Architectural plans, blueprints and/or other documents that illustrate the proposed changes are encouraged. There is no application fee. For additional information, please contact the City Clerk at 608.882.2266.

EVANSVILLE HISTORIC DISTRICT



DATE OF APPLICATION _____ DATE RECEIVED BY CLERK'S OFFICE: _____
ADDRESS OF PROPERTY: _____
OWNER'S NAME: _____ PHONE: _____
OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE): _____

CITY OF EVANSVILLE
EVANSVILLE, WISCONSIN
APPLICATION FOR BUILDING OR DEMOLITION APPROVAL
BY HISTORIC PRESERVATION COMMISSION

INSTRUCTIONS:
This is a request for approval by the Historic Preservation Commission (HPC) of any project that will affect the exterior appearance of a building either located in the Historic District or designated as a historic structure by the City. This form is to be completed in full and submitted to the City Clerk's office with a clear photo of the property and a copy of any plan(s) at least ten (10) days prior to the next meeting of the HPC. The HPC meets on the third (3rd) Wednesday of every month and applicants are encouraged to appear in person.

PART I

DESCRIBE THE WORK TO BE DONE: _____

WHY IS THE WORK NECESSARY? _____

DESCRIBE HOW THE WORK WILL ALTER THE EXTERIOR APPEARANCE OF THE PROPERTY. PLEASE BE SURE TO INDICATE IF ANY DISTINCTIVE FEATURES WILL BE AFFECTED: _____


WHAT ARE THE ORIGINAL BUILDING MATERIALS AND WITH WHAT WILL THEY BE REPLACED? _____

IS THERE ANY OTHER INFORMATION RELEVANT TO THE HPC'S CONSIDERATION OF YOUR PROJECT? _____

PART II

ILLUSTRATION

In the space below, please provide a basic sketch showing the structure as it now appears and its proposed appearance after the work is completed. Please include a copy of any plan, blueprint, elevation, etc. that may assist in understanding the work to be done. Use extra pages if necessary.



The Evansville Historic Preservation Commission wishes to thank you for taking the time to complete this application. Our goal is to assist you in your preservation efforts and to try to preserve the historic structures that make Evansville unique. We welcome input from any citizen, homeowner or not, that will help us continue to preserve the grand old buildings that our residents are so proud of. You may also feel free to contact the HPC for additional information and resources to help you accomplish your goals of restoration, preservation and the continued enjoyment of future generations of Evansville residents.

SUBMITTED BY: _____ (OWNER'S SIGNATURE)