

RESOLUTION: 2022-R- 8  
ORDINANCE: UDO - 78  
AN ORDINANCE AMENDING THE  
DEKALB COUNTY UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, The General Assembly of the State of Indiana granted powers to the counties to adopt unified development ordinances for their jurisdiction according to IC 36-7-4-600 series; and

WHEREAS, The County of DeKalb, Indiana adopted the DeKalb County Unified Development Ordinance which became effective on January 1, 2009, and has had subsequent amendments to the DeKalb County Unified Development Ordinance; and

WHEREAS, The General Assembly of the State of Indiana granted powers to counties to amend the text of an adopted unified development ordinance according to IC 36-7-4-602 (b), and Section 9.05 of the DeKalb County Unified Development Ordinance allows for the amendment of said Ordinance; and

WHEREAS, The DeKalb County Plan Commission held a public hearing on July 5, 2022, on the proposed textual amendments to the DeKalb County Unified Development Ordinance regarding Article 5: Development Standards: Sign; Non-Residential Districts: Outdoor Advertising Sign and all other related sections, if applicable;

WHEREAS, The DeKalb County Plan Commission did send a favorable recommendation for the text amendments to the DeKalb County Board of Commissioners; and

WHEREAS, The DeKalb County Board of Commissioners believes there is merit in amending the Ordinance, in order to promote the public health, safety, comfort, morals, convenience and general welfare of the community; now therefore, be it

ORDAINED by the DeKalb County Board of Commissioners of DeKalb County, Indiana, as follows:

SECTION 1: That the DeKalb County unified Development Ordinance be amended according to the amendments, as follows:

**ORDINANCE SECTION:** Article 5: Development Standards

**PROPOSED TEXT CHANGE:**

**Definition:** Sign, Outdoor Advertising: A sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the premises where such sign is located or to which it is affixed. Also called billboard or off-premise sign.

5.50 SI-03: Sign; Non-residential Districts

This Sign Standards section applies to the following districts: OP, IN, C1, C2, C3, C4, I1, I2, I3, HI, AP1, AP2, AP3

The following sign standards apply:

A. Temporary Signs:



1. One temporary sign no larger than 32 square feet in size is allowed without a permit for the duration of a temporary event (i.e. sale of the property, construction project, etc.). A maximum of two signs are permitted per calendar year. A grace period of ten days is allowed for the removal of said sign.
2. This temporary sign shall be at least ten feet from the property line and five feet from the edge of any paved surface.

**B. Permanent Signs:**

1. The following signs shall be permitted for a structure on a lot:
  - a. One wall sign per tenant space with a maximum size of 10% of the area of the building facade or 200 square feet, whichever is less.
  - b. One ground sign or one pole sign per street frontage meeting the following standards is permitted per lot:
    - i. For developments over three acres, one ground sign up to 60 square feet in size per side not to exceed four feet in height.
    - ii. For developments with three acres or less, one ground sign up to 24 square feet in size per side not to exceed three feet in height.
    - iii. One pole sign up to 100 square feet in size per side not to exceed 25 feet in height.
2. Directional signs are permitted on a lot as follows:
  - a. Directional signs shall only contain language and icons to guide pedestrians or motor vehicles into, out of, or around a development.
  - b. Any single directional sign shall not exceed four square feet in area and four feet in height.
  - c. No more than two directional signs shall be used per curb cut onto a public street.
3. ~~A pole sign~~

**C. Outdoor Advertising Sign:**

1. ~~An outdoor advertising sign (as defined) is permitted in addition to those permitted in Section 5.50(B)(1) and (2) Permanent Signs when a parcel is zoned C3, C4, I2, and I3, and in any zoning district when the sign's location is within 500 feet of I-69, State Road 3, State Road 4, US Highway 6, State Road 1, State Road 8, State Road 101, State Road 205, State Road 327, and State Road 427. The following regulations for large signs shall apply:~~
  - a. Maximum Sign Area: 675 square feet.
  - b. Maximum Sign Height: 35 feet
  - c. Minimum Sign Spacing: 1,500 lineal feet between any existing sign(s) and any newly proposed sign(s) when the existing sign is greater than either 35 feet in height, or greater than 350 square feet in sign area. The minimum sign spacing applies to a measurement in any direction from the proposed ~~pole sign outdoor advertising sign~~, regardless if visible or across a right-of-way from one another.
  - d. Placement:
    - i. The sign shall be located at least 10 feet from any right-of-way and not any greater than 500 feet from a right-of-way.
    - ii. The sign shall not be fully or partially located over an existing building.
    - iii. The sign shall not be located within 200 feet of any residential zoning district.
    - iv. The sign shall not be located within 500 feet of any institutional zoning district.
  - e. Sign Lighting:
    - i. The sign shall not be illuminated with lighting directed upward, above the horizon.
    - ii. Lights that shine downward and that are mounted on the top of the sign, using fixtures that shield the light element from being directly visible from the adjacent interstate or highway are permitted.
    - iii. Signs greater than 200 square feet in area shall not be internally lighted.
    - iv. Signs shall not include video images, changing faces, electronic messages, or light emitting diode (LED) or similar images.
  - f. Obstructed view:
    - i. If a conforming outdoor advertising sign is no longer visible or becomes obstructed, or must be moved or removed, due to a noise abatement or safety measure, grade changes, construction,

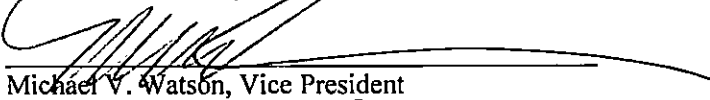
directional sign, highway widening, or aesthetic improvement made by any agency of the state the owner or operator of the outdoor advertising sign, to the extent allowed by federal or state law, may by Special Exception by the Board of Zoning Appeals:

1. Elevate the outdoor advertising sign; or
2. Relocate the outdoor advertising sign to a point within 500 feet of its prior location, if the outdoor advertising sign complies with Section 5.50 C(c) and is zoned for commercial or industrial purposes.
- ii. The elevated or relocated outdoor advertising sign shall be the same size as the previous outdoor advertising sign and, to the extent allowed by federal or state law, may be modified to:
  1. Elevate the sign to make the entire advertising content of the sign visible; and
  2. An angle to make the entire advertising content of the sign visible.
- iii. This section does not exempt an owner or operation of the sign from submitting an Improvement Location Permit, Building Permit and fee, required by law.

SECTION 2: That this amendment be in full force and effect upon its passage by the DeKalb County Board of Commissioners.

DULY PASSED AND RESOLVED this 18<sup>th</sup> day of July 2022.

  
William L. Hartman, President

  
Michael V. Watson, Vice President

  
Todd R. Sanderson, Vice President

  
Attest, Susan Sleeper, Auditor

Prepared by: Chris Gaumer "I affirm under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law."

**A DEKALB COUNTY PLAN COMMISSION  
CERTIFICATION OF A PROPOSED TEXTUAL AMENDMENT TO THE  
UNIFIED DEVELOPMENT ORDINANCE TO THE  
DEKALB COUNTY COMMISSIONERS**

**Section 5.50 SI-03: Sign; Non-residential Districts; Outdoor Advertising Signs**

WHEREAS, The General Assembly of the State of Indiana granted powers to the counties to adopt zoning ordinances and zone maps for their jurisdiction according to IC 36-7-4-600 series; and

WHEREAS, DeKalb County adopted the DeKalb County Unified Development Ordinance which became effective on January 1, 2009; and

WHEREAS, The General Assembly of the State of Indiana granted powers to counties to amend the text of an adopted zoning ordinance according to IC 36-7-4-602(b), and Section 9.05 of the DeKalb County Unified Development Ordinance allows for the amendment of said Ordinance; and

WHEREAS, The DeKalb County Plan Commission, in accordance with law, held a public hearing on July 5, 2022 and did consider the textual amendments to Section 5.50 SI-03: Sign; Non-residential Districts; Outdoor Advertising Signs in the DeKalb County Unified Development Ordinance; and now, therefore be it

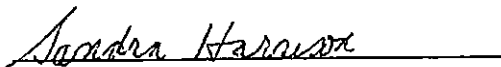
**RESOLVED**, That in accordance with IC 36-7-4-605, the DeKalb County Plan Commission certifies with a ✓ favorable, \_\_\_\_\_ unfavorable, \_\_\_\_\_ no recommendation for the attached text amendment(s) to the County Commissioners of DeKalb County, Indiana.

Certified this 5<sup>th</sup> day of July 2022.

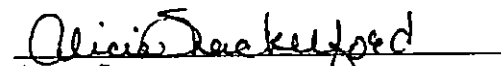
DEKALB COUNTY PLAN COMMISSION

  
Signed  
DeKalb County Plan Commission Official

Sarah Delbeeg  
Print

  
Signed  
DeKalb County Plan Commission Official

Sandra Harrison  
Print

  
Attest, Secretary  
DeKalb County Plan Commission

Alicia Shackelford  
Print