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3. Outdoor storage of landscaping gravel, rocks, etc. for wholesale or retail sales.
  4. Outdoor storage of goods incidental to agricultural uses.
  5. Outdoor storage for sale of monuments for graves, including headstones, markers, statues, etc.
  6. Outdoor storage of junked vehicles and vehicle parts, junk yards or wrecking yards, when located on property with a valid Certificate of Occupancy for that use at that address.
  7. Outdoors storage of wheeled units that are construction or heavy equipment designed primarily to be utilized off-road, such as earth moving equipment, road graders, etc.
- C. Outdoor storage shall only be located where permitted as a principal use or an accessory use in accordance with the Table of Permitted Uses in Chapter 20.08.

**Section 20.14.210 Standards.**

- A. General. Outdoor storage of all types shall comply with the following:
1. The maintenance of outdoor storage areas shall be the responsibility of the owner of the use, building, structure and/or property on which the storage is located.
  2. Outdoor storage areas shall not be utilized for repair, dismantling or servicing of the stored items.
  3. Outdoors storage shall not utilize areas designated or required for off-street parking, off-street truck trailer loading, maneuvering areas, landscaping, accessible routes or similar required elements.
  4. Outdoor storage areas shall be adequately sized to ensure that all outdoor storage is located on approved surfacing.
- B. Motor Vehicles and Wheeled Units – For Sale
1. Outdoor storage areas for the following items offered for sale at the same premises - motor vehicles, storage containers, mobile homes, industrialized housing units and other wheeled units shall comply with the surfacing requirements of Section 20.14.030.E.
  2. Such outdoor storage areas shall be landscaped where required in accordance with the Landscaping Ordinance, including the provision of canopy trees and landscape irrigation systems.

3. Such outdoor storage of motor vehicles, not including junked or wrecked vehicles or vehicles parts, shall not be required to be screened unless required by Chapter 20.16 or other provisions of Title 20.
- C. Motor Vehicles and Wheeled Units – Not For Sale
  1. Outdoor storage areas for the following items not offered for sale at the same premises - motor vehicles, storage containers, mobile homes, industrialized housing units and other wheeled units shall comply with the surfacing requirements of Section 20.14.200.D.
  2. Such outdoor storage areas shall be landscaped where required in accordance with the Landscaping Ordinance, including the provision of canopy trees and landscape irrigation systems.
  3. Such outdoor storage of motor vehicles, not including junked or wrecked vehicles or vehicles parts, shall not be required to be screened unless required by Chapter 20.16 or other provisions of Title 20.
- D. Outdoor Storage Standards
  1. Outdoor storage areas for materials, products, junk, merchandise, equipment that is not a motor vehicle offered for sale and not another wheeled unit offered for sale, shall comply with the following requirements:
    - a. Ingress and egress aprons shall comply with Title 19.
    - b. Storage spaces or areas, drives and aisles shall be constructed of a minimum of six inches (6") of sub-grade material uniformly compacted to a minimum of ninety percent (90%) of maximum density in accordance with ASTM D-1557 and a minimum of two inches (2") of gravel / screenings .
    - c. The gravel/screenings shall be maintained by the owner, operator to the satisfaction of the Development Services Director, including re-grading or restoration as needed due to traffic use, or storm related degradation.
  2. Such outdoor storage areas are not required to be landscaped.
  3. Such outdoor storage areas shall be required to be screened from view from adjacent properties and public streets by screening walls or fences in accordance with Chapter 20.16 or other provisions of Title 20.
  4. Outdoor storage of materials, products, merchandise, etc. that is offered for sale at a licensed flea market shall comply with the surfacing requirements of Section 20.14.030.E.

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## CHAPTER 20.16

### SCREENING & FENCING

- 20.16.010**     **Applicability.**
- 20.16.020**     **Mandatory Walls.**
- 20.16.030**     **Permitted Walls.**
- 20.16.040**     **Masonry Walls.**
- 20.16.050**     **Vision clearance at intersections.**
- 20.16.060**     **Maintenance.**

#### **20.16.010**     **Applicability.**

Fences and walls shall be constructed and maintained in accordance with the requirements set forth in this chapter.

#### **20.16.020**     **Mandatory Walls.**

- A.     Where both properties are vacant, a six-foot high masonry wall (measurement of height is from the high ground) shall be erected by the owner of whichever property first builds upon it;
  - 1.     Between all R (including Ranch-Farm) and A districts;
  - 2.     Between all R (including Ranch-Farm) and C districts;
  - 3.     Between all R (including Ranch-Farm) and manufacturing or industrial districts;
  - 4.     Between all A and C districts;
  - 5.     Between all A and manufacturing or industrial districts by the owner of whichever property that first builds upon it or uses it for outside storage;
  - 6.     Between all R (including Ranch-Farm) or A districts and all special purpose districts as part of the approved site plan for the special purpose district.
  - 7.     In R districts (including Ranch-Farm), between residential uses and those non-residential uses permitted in R districts by the owner of the property having the non-residential use when he builds upon it.
  - 8.     Within mixed-use districts, between residential uses and non-residential uses or pursuant to the approved development permit.
- B.     In existing developments, a six-foot high masonry wall (measurement of height is from the high ground) shall be erected;

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1. Between all R (including Ranch-Farm) and A districts by the owner of the A property when he builds upon it;
  2. Between all R (including Ranch-Farm) and C districts by the owner of the C property when he builds upon it;
  3. Between all R (including Ranch-Farm) and manufacturing or industrial districts by the owner of the M or I property when he builds upon it;
  4. Between all A and C districts by the owner of the C property when he builds upon it;
  5. Between all A and manufacturing or industrial districts by the owner of whichever property first builds upon it or uses it for outside storage;
  6. Between all R (including Ranch-Farm) or A districts and all special purpose districts as part of the approved site plan for the special purpose district.
  7. In R districts (including Ranch-Farm), between residential uses and those non-residential uses permitted in R districts by the owner of the property having the non-residential use.
  8. Within mixed-use districts, between residential uses and non-residential uses by the owner of the property having the non-residential use or pursuant to the approved development permit.
- C. A six-foot-high chain link, tubular or wrought iron fence or a six-foot-high masonry wall or a combination thereof shall be erected along any property line adjacent to drainage structures or irrigation canals when buildings are erected on such properties or before the property is used for other than agricultural uses; except that this requirement may be waived by the Director of Development Services if the property owner provides an alternative design to ensure the public health and safety. Such design shall be prepared and sealed by a professional engineer in accordance with the following conditions:
1. The side slope is equal to or less than 3:1
  2. The flow depth is equal to or less than 3 feet at the deepest point
  3. The velocity of the runoff is equal to or less than 4 feet per second
- D. Walls and fences as required in subsections A, B and C of this section shall be installed before the issuance of certificates of occupancy and compliance for any building constructed on the property or before any use is made of such property.

- E. Any property used for off-street parking by special permit shall be screened from any adjacent property by a six-foot-high screening wall, if such adjacent property is R-zoned. "Adjacent" means the nearest or closest to, whether or not separated by an intervening street or alley. The screening wall shall be built in accordance to all applicable code requirements including those for visibility triangles. No openings for vehicular or pedestrian ingress or egress shall be allowed unless specifically authorized and designated on the approved site plan. The 6' height requirement may be reduced only upon a determination by the Traffic Engineer that a reduction is needed for safety or visibility purposes, and the reduction in wall height shall be so designated on the approved site development plan
- F. A six-foot-high screening wall shall be required for a transportation terminal type A or B, passenger station, freight station, motor-carrier terminal, warehouse, railyard, airport, intermodal facility, heliport, airpad, helistop, interlocking tower, diesel maintenance facility and railroad repair shop as provided in Section 20.10.240.
- G. Exception: Upon receipt of a written application from the property owner, the zoning administrator may approve a revised location for a mandatory wall within the same property to achieve an equal or improved use of the screen; or may waive the requirement when topographic conditions negate the visual screening effect of the wall; or where the property is adjacent to non-residential uses or common recreational areas, such as golf courses, parks or other areas designated as open area under the provisions of this title. No masonry wall shall be required where a street is the boundary line between the districts except that this does not apply to properties used for outside storage. A fee for processing requests to amend the requirement for a mandatory wall shall be adopted by resolution of city council.

#### **20.16.030 Permitted Walls.**

- A. In residential or apartment districts or for residential or apartment uses in other districts, a screening wall or fence not in excess of eight (8) feet high may be erected around that part of the lot behind the front wall of the main building or behind the front yard line whenever the main building is located further back. A screening wall or fence not in excess of forty-two inches high may be erected in that part of a lot in front of the front line of the main building, except that no screening wall or fence may be more than thirty-six inches high within twenty feet of a street intersection or where visibility of vehicle or pedestrian traffic might be impeded as specified in Section 20.16.060 of this chapter.

For the purposes of this regulation, a wall or fence may exceed the heights set forth in this subsection up to a total height of ten feet, except within twenty feet of a street intersection or where vehicle or pedestrian traffic might be impeded

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as specified in Section 20.16.060 of this chapter. This provision applies when the vertical surface of the wall or fence above the eight feet or forty-two inches, whichever applies, is not less than seventy-five percent open, and which does not otherwise impede the vision clearance for motor vehicle or pedestrian traffic at intersections or driveway exits. The wall or fence may include wrought-iron fences with or without masonry columns, chain link, picket, split rail and other similar type fences not otherwise prohibited.

- B. In commercial, manufacturing and industrial districts where storage is a permitted accessory use with screening, and where not otherwise prohibited, a screening wall or fence not in excess of eight feet high may be erected along or behind any lot line; provided, that where any access driveway is located, the height of such wall or fence shall not exceed forty-two inches in height within ten feet of the street lot line; and provided that such wall or fence shall not exceed forty-two inches in height for visual clearance at other locations as determined by the traffic engineer. No screening wall or fence shall be more than thirty-six inches high within twenty feet of a street intersection as specified in Section 20.16.060 of this chapter.
- C. If a wall is proposed to be constructed on a common property line, the written approval of the adjoining property owner must be submitted with the application for a building permit. If the City is the adjoining property owner, written approval of the Zoning Administrator must be requested and submitted with the application for a building permit.

**20.16.040 Masonry Walls.**

- A. A masonry wall may exceed the height standard up to a maximum of eight inches for the purpose of rounding off the wall.
- B. Masonry walls over six (6) feet in height must be designed by a professional engineer.

**20.16.050 Maintenance.**

Fences and walls shall be maintained in good repair and shall be kept vertical, uniform and structurally sound.

**20.16.060 Vision Clearance at Intersections.**

On any corner lot, within that area of a triangle (twenty-foot triangle) formed by the intersecting property lines and a diagonal line joining the property lines at points twenty feet from their intersection, the following conditions shall apply in any front yard, rear yard or both yards:

- A. It is unlawful for any person to place, construct or reconstruct any building or structure, including a fence or wall, on a corner lot if the top of such building or structure is more than three feet above the level of the centerline of the nearest abutting street, and such building or structure is within the above twenty-foot triangle; provided, this subsection shall not apply to a retaining wall necessary for the support of the lot, nor to a wall of a building when the building legally extends into such triangle.
  
- B. It is unlawful for any person to locate motor vehicles or motor vehicle parking spaces on a corner lot if the top of any motor vehicle parked there is more than three feet above the level of the centerline of the nearest abutting street, and such motor vehicles or motor vehicle parking space is within the above twenty-foot triangle.
  
- C. Where special conditions exist, or where practical difficulties in the development and adequate use of land would result from the literal enforcement of the terms of this section, the property owner may be authorized to deviate from the requirements set forth in this section by the Traffic Engineer upon a determination that the deviation is in harmony with the general intent of this section, and consistent with the public interest, safety and general welfare. Such determinations shall be in writing and shall be maintained by the Traffic Engineer.

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CHAPTER 20.18

SIGN REGULATIONS

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## ARTICLE I. GENERAL PROVISIONS

### 20.18.010 Title.

This chapter shall be known as the sign ordinance for the City of El Paso, Texas.

### 20.18.020 Applicability.

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- A. This chapter shall apply to the incorporated area of the City of El Paso, Texas. No person shall hereafter erect, construct, reconstruct, alter, locate or relocate a sign, or remove or demolish an off-premise sign except in accordance with the provisions of this chapter, and failure to comply with this section shall constitute a violation of the Code. The regulations contained in this chapter may be subject to other requirements stated elsewhere within the code, and if in conflict, the stricter provision shall control. Nothing in this chapter shall be interpreted or construed to conflict with Texas Local Government Code Section 216.903 (Regulation of Political Signs by Municipality).
- B. This chapter shall not apply to any permanent or temporary sign, notice, marker or symbol required or authorized by the local, state or federal government or a governmental agency and shall be permitted as required or authorized in any zoning district classification within the City. Such signs shall include, but not necessarily be limited to:
1. Traffic control signs, signals, or devices lawfully erected by a governmental agency.
  2. Signs permitted by franchise on trash receptacles and bus benches; and signs located on buses and trolleys.
  3. Any sign or public notice required by any governmental agency or court of law.

### 20.18.030 Purpose.

The purpose of this chapter is to provide minimum standards for signage in order to protect the health, safety, and general welfare of the city. It is the intent of these regulations to achieve the following:

- A. Enhance the aesthetic value of the City's landscape by reducing visual clutter that is potentially harmful to property values and economic development;
- B. Protect adjacent and nearby properties from the impact of signage;
- C. Protect the safety and efficiency of the city's transportation network by reducing confusion or distractions to motorists while enhancing motorists' ability to see pedestrians, obstacles, other vehicles, and traffic signs; and,

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- D. Preserve, protect and enhance areas of designated historical, architectural, and scenic value.

**20.18.040 Findings.**

In adopting this chapter, the city council makes the following findings:

- A. That the number, sizes and height of signs, both off-premise and on-premise, in the city is excessive, is unduly distracting and confusing to motorists and pedestrians, creates a traffic hazard, and reduces the effectiveness of signs needed to direct the public;
- B. That the appearance of the city, particularly that of its residential and light commercial districts, is marred by the excessive number of signs;
- C. That the aforementioned effects detract from the pleasure, safety and economic well being of the community, and that the number of distracting signs ought to be reduced in order to lessen the detrimental effects; and,
- D. That the regulations contained in this chapter are the minimum amount of regulation necessary to achieve its purposes.

**ARTICLE II. ADMINISTRATION**

**20.18.100 Permit required**

Where a permit is required by this Chapter, no person shall hereafter erect, construct, reconstruct, alter, locate or relocate a sign, or remove or demolish an off-premise sign without first having secured such written permit from the building official of the city in accordance with provisions of Title 18, and having paid all required fees as established by formal action of City Council. Portable sign permits shall not be issued for a period of more than three hundred sixty-five days. Where the building official determines that a permit was issued in accordance with the law in effect at the time the sign was erected and that such permit was lost or destroyed, the building official shall provide a replacement permit when the sign is still valid under such law.

**20.18.110 Application procedure**

In addition to the requirements of Title 18, the application for a sign permit shall include the following:

- A. Name, address and City or state sign electrical contractor license number of applicant;
- B. The certification of an engineer licensed to practice in the state on plans submitted for signs over twenty-four feet high; and

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C. Sign plan showing the following information:

1. For off-premise billboard signs:

- a. Building locations and dimensions, and property lines,
- b. Size, location, height, setbacks and construction of both existing and proposed signs,
- c. Nearest street intersections and abutting arterials,
- d. Site plan, elevation plan and legal description of the property,
- e. Zoning,
- f. Property owner's name and written evidence that the property owner has authorized the placing of the sign(s) on his property.

2. For on-premise signs:

- a. Building locations and dimensions, and property lines,
- b. Size, location, height, setbacks and construction of both existing and proposed signs,
- c. Nearest street intersections and abutting arterials,
- d. Site plan, elevation plan and legal description of the property,
- e. Zoning,
- f. An elevation of the building for wall signs or canopy signs,
- g. An elevation of the sign for wall or freestanding signs,
- h. For portable signs the certification of the sign contractor that the sign is in compliance with the provisions of 20.18.500.D of this chapter, and,
- i. Property owner's name and written evidence that the property owner has authorized the placing of the sign(s) on his property.

3. For off-premise billboard sign demolitions:

- a. Size and location of sign to be removed,
- b. A copy of the original permit for the sign to be removed or a copy of documentation maintained by the building official demonstrating the sign legally exists at its current location.

4. For off-premise billboard sign replacement permits for billboards removed after July 2, 2002:

- a. Completed application with site plan and structural calculations,
- b. Size(s), location(s) and type(s) of sign(s) removed; and,
- c. Copy of the demolition permit(s) for the sign(s) removed.

5. Issuance of building permits and revocation of permits shall be done in accordance with provisions of Title 18.

**20.18.120 Maintenance**

Every sign, including those specifically exempt from this code in respect to permits and permit fees, shall be maintained in good structural condition at all times. All signs shall be kept neatly painted, including all metal parts and supports thereof except those portions that are galvanized or of rust-resistant material. The building official shall

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inspect all signs and shall have the authority to order the painting, repair, alteration or removal of any sign which constitutes a hazard to safety, health or public welfare by reason of inadequate maintenance or dilapidation. The owner of the property on which a sign is located and the owner of the sign shall be jointly responsible for the conditions of the area occupied by the sign and shall be required to keep the area clean, sanitary and free from rubbish; and failure to comply with this section shall constitute a violation of the Code.

**20.18.130 Removal of signs**

A. The procedures stated herein shall control if in conflict with provisions of Title 18.

B. After inspection by the Building Official, the following signs may be subject to removal by the City, in accordance with the procedure enumerated herein:

1. Signs or their supporting structures appear to the building official to have become abandoned, neglected or made unattractive by missing letters, panels, lights, faded or peeling paint or graffiti.

2. Any sign which constitutes a hazard to safety, health or public welfare by reason of inadequate maintenance or dilapidation, but does not cause an immediate danger.

C. Procedure. Except as provided herein, prior to the removal of a sign by the City, the Building Official shall follow the following procedure:

1. The building official shall inform the permit holder, if a permit has been issued, if no permit has been issued, the building official shall send a written notice to the owner, if the owner is known, by mailing a written notice to the last known address of the owner, or lessee of the sign if that person is identified on the sign or is otherwise known to the building official, to remove such sign and structure or to cure the defect resulting from its neglect within a period of ten days after receipt of notification of violation of this chapter.

2. If the permit holder, owner, or lessee is unknown, the building official shall publish a legal notice identifying the sign, its location and the corrective action required. The legal notice shall be given by any contemporary means of information sharing, including but not limited to publication in a newspaper of general circulation in the City or placement on a web site. If no response is received by the building official within five working days after the date of publication, the building official may remove the sign at the owner's or lessee's expense. If the owner does respond to this notice, the owner shall have ten days after the date of response to correct the defect, except that in any case where a sign has been erected without a permit, the sign may be removed as otherwise provided in this chapter.

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3. The building official must notify the owner or lessee within thirty days after the removal in accordance with the procedures established above in this subsection and shall include in the notice a statement of the cost of the removal, a date payment is due and a brief description of the reason for removal.

D. Any sign for which the building official or his designee has made the following determination, shall be subject to immediate removal without further notice to any party who may be affected by that removal:

1. That the sign is located or erected on property either owned by the city or held by the city for public use, including but not limited to property such as medians, parkways, streets, sidewalks, alleys and parks.

2. That the sign was not erected pursuant to a city ordinance, resolution, valid sign permit or other official city authorization.

3. If the building official determines that a sign is an immediate danger to the public, whether because of its location, the manner of its construction, its potential for causing fire, or any other reason, and must be removed to prevent potential danger to the public.

E. If the sign subject to regulation in subsection D. is removed without prior notification to the owner, the owner shall still be liable and pay for all costs incurred by the City for the removal of such sign. In such cases, the building official must notify the owner within thirty days after the removal in accordance with the procedures established above in Subsection C., and must include in the notice a statement of the cost of the removal, a date payment is due and a brief description of the danger which was caused by the sign.

F. To the extent permitted by law, the building official may forward a request to the City Council to place a lien on the real property in which the removed sign was located in order to collect any costs incurred by the City in the removal of the sign.

G. An on-premise sign or sign structure shall be required to be removed by the owner within six months after the first anniversary of the date the business, person, or activity that the sign or sign structure identifies or advertises ceases to operate on the premises on which the sign or sign structure is located. If the premises containing the sign or sign structure is leased, the sign shall be removed within six months after the first anniversary after the date the most recent tenant ceases to operate on the premises. If the sign is not removed within the time periods set forth in this subsection it shall be subject to removal by the city under the procedure of this section.

**20.18.140 Prohibited signs**

In addition to the list of prohibited signs stated below, any sign erected in violation of the city's building, electrical, lighting, or other applicable local, state or federal regulations, not expressly authorized by the Code, signs which have been reviewed and approved by the City Street Department as part of a Adopt a Median program, which

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are located on the public right-of-way, including on public streets, alleys, medians and parkways or specifically authorized by action of City Council, or specifically exempted from the provisions hereof, is prohibited within the corporate limits of the City.

- A. Off-premise billboards, except for replacement or relocation of existing billboards to new sites in accordance with the provisions of this chapter.
- B. Off-premise wall signs, except as permitted in accordance with the provisions of this chapter.
- C. Off-premise portable signs or any portable sign that is electrical or is more than seven feet in height including the support structure.
- D. Wall signs that extend beyond the elevation of the building.
- E. Roof signs and roof-mounted signs.
- F. Temporary inflatable signs and temporary active motion inflatable signs.
- G. Any sign which resembles an official traffic sign or signal or that bears the words "Stop," "Go," "Slow," "Caution," "Danger," "Warning" or similar words, or that bears symbols communicating similar meanings in a manner which causes the sign to appear to be an official traffic sign.
- H. Signs which, by reason of their size, location, movement, content, coloring or manner of illumination, may be confused with or construed to be a traffic control sign, signal or device, or the light of an emergency or road equipment vehicle, or which hide from view any street or traffic sign, signal or device.
- I. Any banner, handbill whether commercial or noncommercial, advertisement, notice, circular poster, piece of paper, figure, word, or letter, or any other kind of sign printed, painted, cut, branded, stamped, marked, written, posted, pasted, installed, or affixed in any way upon any utility post or stand, upon traffic control signs or signals, or upon any public property, including but not limited to public buildings, sidewalks, parkways, easements and curbs; unless such sign is installed or affixed pursuant to authorization granted a special privilege license or by a city ordinance, resolution, or other valid, official city authorization or is otherwise permitted or regulated in the Code.
- J. Signs on vehicles or trailers that are parked or located for the primary purpose of displaying the sign. It shall be prima facie evidence that the primary purpose of a vehicle or trailer is to display a sign if the vehicle or trailer is parked on a site for a continuous period exceeding seventy-two (72) hours

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- K. Off premise mobile vehicle signs that are used for the primary purpose of displaying advertising.
- L. Festoons, including tinsel, strings of ribbon, streamers, and pinwheels.
- M. Signs erected or maintained upon trees, painted or drawn upon rocks or other natural features.
- N. Satellite dishes, operable or inoperable, used as signs.
- O. Revolving signs that revolve or rotate at a speed greater than ten (10) revolutions per minute.
- P. Animated, flashing, running light or twinkle signs, not including signs that display time and temperature or other public interest electronic message signs which otherwise conform to the provisions of this chapter.
- Q. "V" type signs with a face that protrudes from the opposite face at an interior angle greater than twenty-five (25) degrees. This restriction shall not be construed to prohibit oval, cylindrical or box type signs.
- R. Signs located on or attached in any manner to fences or between or on the poles of another sign or light fixture, except as may be permitted herein.

**Article III. Billboard regulations**

**20.18.200 Zoning districts**

A. Billboards may be erected, under the conditions prescribed in Section B. (Replacement Standards), in the following zoning districts: C-2, C-3, C-4, M-1, M-2 and M-3. No billboard shall be erected in any area designated in this chapter as designated as a Special Control Area.

B. Replacement Standards. A permit for a new billboard shall be issued only upon permanent removal of a billboard, provided all of the following conditions are met:

1. After obtaining a demolition permit, at least one existing billboard, legally permitted and erected, shall be permanently removed after July 2, 2002, for each new billboard permitted; and,
2. The existing billboard shall be removed no later than six (6) months after the issuance of a demolition permit. The demolition permit shall expire six (6) after the issuance unless extended prior to the expiration date in accordance with the provisions of Title 18; and,

3. The new billboard shall comply with the regulations of the code; and,
4. The type of new billboard permitted shall be the same as the type of billboard removed, except that only the following shall be allowed:
  - a. One bulletin billboard shall be permitted for two poster billboards removed,
  - b. One poster billboard shall be permitted for four junior billboards removed,
  - c. One bulletin billboard shall be permitted for eight junior billboards removed; and
5. The complete application for the replacement permit for the new billboard is submitted to the Development Services Department within three months of the issuance of the demolition permit(s) for the removed billboard(s). If a complete application for a replacement permit is not submitted within three months after the issuance of an approved demolition permit, then a replacement permit shall not be issued for the removed billboard and no credit shall be given for the removal of such billboard.

**20.18.210 Cleanliness of billboard site**

Billboard sites shall be kept free from the accumulation of filth, weeds, trash and all other debris.

**20.18.220 Time for construction**

Construction of off-premises signs must be completed within six months after issuance of a sign permit. One six-month extension may be granted by the building official.

**20.18.230 Size and height**

A. In zoning districts C-2, C-3, C-4, M-1, M-2 and M-3, on freeways, expressways, or interstate regulated highways, up to six hundred seventy-two square feet in area plus fifteen percent for cut-outs, forty-two and a half feet above the grade of the freeway, expressway, or interstate regulated highway. In zoning districts C-2, C-3, C-4, M-1, M-2 and M-3, up to six hundred seventy-two square feet in area plus fifteen percent for cut-outs, forty-two and a half feet above the grade of the roadway on Loop 375 from Interstate Highway 10 to Montana Avenue not to exceed a total of eight bulletin billboards.

B. In zoning districts C-2, C-3, C-4, M-1, M-2 and M-3, on major arterials, super arterials, or higher category arterials, up to three hundred square feet in area, thirty-five feet above ground level. Except billboards with less than three hundred square feet in area, shall be prohibited on Loop 375 from Interstate Highway 10 to Montana Avenue.

C. In zoning districts C-2, C-3, C-4, M-1, M-2 and M-3, on minor arterials or higher category arterials, up to seventy-two square feet in area, twenty-five feet above ground level. Except billboards with less than seventy-two square feet in area shall be prohibited on Loop 375 from Interstate Highway 10 to Montana Avenue.

**20.18.240 Setback requirements**

A. Signs up to seventy-two square feet in area must be thirty-five feet from the property line of the following zoning districts when located on the same side of the street: C-1 and C-5.

B. Signs up to seventy-two square feet in area must be one hundred feet from the property line of the following zoning districts when located on the same side of the street: R-F, R-1, R-2, R-2A, R-3, R-3A, R-4, R-5, P-RII, P-RI, RMH, PMD, A-1, A-2, A-3, A-4, A-M, A-3/O, A-O, R-MU, G-MU, or I-MU.

C. Signs larger than seventy two square feet must be fifty feet from the property line of the following zoning districts when located on the same side of the street: C-1 and C-5.

D. Signs larger than seventy two square feet and up to three hundred square feet in area must be three hundred and fifty feet from property line of the following zoning districts when located on the same side of the street: R-F, R-1, R-2, R-2A, R-3, R-3A, R-4, R-5, P-RI, P-RII, RMH, PMD, A-1, A-2, A-3, A-4, A-M, A-3/O, A-O, R-MU, G-MU, or I-MU.

E. Signs larger than three hundred square feet in area must be three hundred and fifty feet from property line of the following zoning districts when located on the same side of the street: R-F, R-1, R-2, R-2A, R-3, R-3A, R-4, R-5, P-RI, P-RII, RMH, PMD, A-1, A-2, A-3, A-4, A-M, A-3/O, A-O, R-MU, G-MU, or I-MU.

F. All requirements for front yard setbacks which are applicable to structures under this title of the code shall also apply to signs regulated under this chapter, except that signs which do not exceed seventy-two square feet shall be subject only to a minimum front yard setback of five feet in all zoning districts.

G. No signs are allowed within the area of a triangle formed by intersecting public right-of-way boundary lines at any intersection and a diagonal joining such boundary lines at points fifty feet from their intersection except that junior billboards are allowed within such area up to the diagonal line joining such boundary lines at points twenty feet from their intersection.

H. No signs are allowed within thirty-five feet of a freestanding on-premise sign on the same side of the street.

**20.18.250 Spacing**

A. Off-premise signs on the same side of the roadway shall be spaced as follows:

From: To:

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	Junior	Poster	Bulletin
Junior	750	1,000	1,000
Poster	1,000	1,000	1,000
Bulletin	1,000	1,000	1,000
Bulletin (on Loop Prohibited 375 from I-10 to Montana Avenue)		Prohibited	6,000

B. All measurements made under this subsection are in feet and along a line parallel to the roadway to which the sign is oriented.

C. Spacing requirements shall not be diminished by separation of any signs by an arterial, structure or natural feature.

**20.18.260 Special Control Areas**

A. Significant Landmarks Designated by the United States, the State of Texas, or the City of El Paso. No off-premise signs allowed within 500 feet of any designated historical landmark, site, or building property line.

B. All Historic Districts No off-premise signs are permitted within the boundaries of the district and no off-premise signs shall be installed within 500 feet of the center line of streets forming the boundaries of the district.

C. Designated Special Districts  
 Central Business District No off-premise signs are permitted within the area bounded by Interstate Highway 10 on the north, St. Vrain/Virginia Streets on the east, Paisano Drive on the south, and by a line tangent to the west facade of Union Depot, running north to south from Interstate Highway 10 to Paisano Drive.

South El Paso No off-premise signs are permitted within the area bounded by Paisano Drive on the north, Rio Grande International Boundary on the south, Park Street on the east, and Santa Fe Street on the west.

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Ysleta Mission Area  
(includes the Tigua  
Indian Reservation)

No off-premise signs are permitted within a 1,200  
feet radius from Mission steeple.

Mountain Development  
Area (MDA)

No off-premise signs are permitted on such lands  
as defined by the Zoning, Grading, and  
Subdivision Ordinances of the City of El Paso for  
the protection of the Franklin Mountains.

D. Freeway  
Interchanges  
I-10 at U.S. 54

Areas Restricted From Signage

No off-premise signs are permitted within 1,000  
feet from right-of-way line from Raynolds on the  
east, Yandell on the north, Gramma on the west,  
and junction with the Paisano/Juarez exits on the  
south.

U.S. 54 at Loop 375  
(Cesar Chavez Border  
Highway)

No off-premise signs are permitted within 1,000  
feet from right-of-way line from junction of I-10  
and U.S. 54 to junction with Loop 375, including  
the Cordova Port of Entry.

I-10 at Loop 375  
(Transmountain Road)

No off-premise signs are permitted within 1,000  
feet of this intersection.

I-10 at Loop 375  
(Americas Avenue)

No off-premise signs are permitted within 1,500  
feet of this intersection.

E. Designated Scenic  
Corridors

No off-premise sign shall be placed within 1,000  
feet from either right-of-way line of an arterial  
within the following scenic corridors:

Woodrow Bean-  
Transmountain Road

Loop 375 (Cesar  
Chavez Border  
Highway and Americas  
Avenue) from Santa Fe  
Street to I-10

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Zaragoza Road from  
Zaragoza Port of Entry  
to Alameda Avenue

I-10 from Schuster  
Drive to the Central  
Business District

Mesa Street from Sun  
Bowl Drive to the  
Central Business  
District

Rim Road

Scenic Drive

Schuster  
Drive/Murchison Drive  
McKelligon Canyon  
Road

Alabama  
Drive/Magnetic Drive

Airport Drive

Fred Wilson Avenue

U.S. 54 from Hondo  
Pass Avenue to the  
Texas/New Mexico  
State line

Alameda Avenue from  
Loop 375 (Americas  
Avenue) to Zaragoza  
Road

Ord Gary-Artcraft  
Road/Paseo del Norte

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Road

Country Club  
Road/Westside Drive

Diana Drive from U.S.  
54 to Dyer Street

Doniphan Drive

El Paso Street

Hondo Pass Avenue

Martin Luther King Jr.  
Boulevard

McCombs Street from  
U.S. 54 to the  
Texas/New Mexico  
state line

McKinley Avenue

Northeast Parkway

Paisano Drive from  
Sunland Park Drive to  
Alameda Avenue

Santa Fe Street

Airway Boulevard

Loop 375 from  
Montana Avenue to  
Railroad Drive

Stanton Street

**EXHIBIT "A"**

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- F. Park/open space No off-premise sign may be installed within 1,000 feet of the property line.
- G. School, Church or Hospital No off-premise sign may be installed within 500 feet of the property line.
- H. Ports of Entry
- Santa Fe/Stanton No off-premise sign shall be placed within the following area at the Santa Fe Port of Entry: Bounded by the alley in Block 43, Campbell Addition, running north-south from Paisano to the International Border, the centerline of Paisano Drive, running east-west; the centerline of the alley in Block 139, Campbell Addition, running north-south from Paisano to the centerline of Sixth Street, running east to the centerline of Block 74 thence said line running south to the International Border, the International Border being the southern boundary.
- Stanton No off-premise sign shall be placed within the following area at the Stanton Street Port of Entry: Bounded by the centerline of the alley of Block 47, Campbell Addition, running north-south from the International Border to the centerline of Paisano Drive, the east-west to the centerline of the alley of Block 137 Campbell Addition, running north-south to the border line being the southern boundary.
- Zaragoza No off-premise sign shall be placed within 500 feet of the centerline of Zaragoza Road, running from the bridge abutment to Socorro Road.
- Cordova (including I-10/U.S. 54 and U.S. 54/Loop 375 freeway interchanges) No off-premise signs are permitted within 500 feet from the State right-of-way from Reynolds on the east, Yandell on the north, Gramma on the west, and junction with the Paisano/Juarez exits on the south.
- No off-premise signs are permitted within 500 feet from the State right-of-way line from junction of I-

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10 and U.S. 54 to junction with Loop 375, including the Cordova Port of Entry.

New Ports-of-Entry      No off-premise signs are permitted within 1,000 feet from the property line of a port-of-entry.

**20.18.270      Construction of signs**

The following general principles shall govern the construction of signs:

- A. Stacked signs are prohibited;
- B. Side-by-side signs, other than V-shape signs, are permitted, providing no more than two signs are placed side-by-side and the combined face area of the two signs does not exceed the sign area authorized at the location; and
- C. V-shape signs with an angle of construction greater than forty-five degrees are prohibited. Where two structures are used for the construction of a V-shape sign, such structures shall not be separated, at their closest point, by more than two feet.

**20.18.280      Lighting**

Billboard illumination shall comply with Chapter 18.18 (Outdoor Lighting Ordinance) of the code. Signs which contain, include or are illuminated by any flashing, intermittent or moving light or lights are prohibited.

**Article IV.      On-Premise Sign Regulations**

**20.18.400      General**

A. Freestanding signs (pole signs and monument signs), shall comply with the following requirements in addition to specific requirements of the zoning district in which the sign is located, provided that the most restrictive regulation shall apply:

1. Where permitted, either pole signs or monument signs, in accordance with this chapter, shall be permitted at a premise, but not both.
2. Signs shall be located at least fifteen feet measured from the curb line and shall be contained entirely within private property lines, with no encroachment over public rights-of-way.
3. Spacing from other signs: at least fifty feet from any pole sign, thirty-five feet from any monument sign.
4. Spacing from billboards: at least fifty feet from any billboard located on the same property.

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5. A minimum street frontage of thirty feet is required to permit a freestanding sign.
6. Signs shall be located a minimum of thirty feet from any residential district or apartment zoning districts.
7. If the base of a sign is located within fifty feet of a residential or apartment zoning district, monument or pole sign area shall not exceed forty square feet.
8. The sign structure width for monument signs shall not be greater than the maximum height for that sign.

**20.18.410 R-F, R-1, R-2, R-2A, R-3, R-3A, R-4, R-5, RMH, PR-I, PR-II, and PMD districts**

A. Home occupation signs shall comply with the following requirements:

1. Permit required: no
2. Maximum number: one per dwelling
3. Maximum sign area: one square foot
4. Placement: not projecting more than two inches beyond the face of the building
5. Illumination: not permitted
6. Additional standards: shall only indicate the name and address of the occupant or a permitted home occupation

B. Identification signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one wall sign or one monument sign
3. Maximum sign area: twenty square feet
4. Maximum sign height: five feet for a monument sign
5. Location: minimum of three feet from top of building and sides of building for wall signs;  
monument sign shall be in the front yard and shall have a minimum setback of five feet from any property line, except that such setback shall be fifteen feet where the property line is located at the curblin

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6. Illumination: internal or indirect; may not be flashing or intermittent.
7. Additional standards: shall only be a wall sign or monument sign only for non-residential uses, and are not permitted for a home occupation.

**20.18.420 A-1, A-2, A-3, A-4, A-M, PR-I, PR-II, and SRR districts**

A. Home occupation signs shall comply with the following requirements:

1. Permit required: no
2. Maximum number: one per dwelling
3. Maximum sign area: one square foot
4. Placement: not projecting more than two inches beyond the face of the building
5. Illumination: not permitted
6. Additional standards: shall only indicate the name and address of the occupant or a permitted home occupation

B. Identification signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one wall sign or one monument sign
3. Maximum sign area: twenty square feet
4. Maximum height: five feet for a monument sign
5. Location: minimum of three feet from top of building and sides of building for wall signs;  
monument sign shall be in the front yard and shall have a minimum setback of five feet from any property line, except that such setback shall be fifteen feet where the property line is located at the curblin
6. Illumination: internal or indirect; may not be flashing or intermittent
7. Additional standards: shall only be a wall sign or monument sign for non-residential uses or a mobile home park, and are not permitted for a home occupation

C. Monument signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one sign for each apartment complex per street frontage and public entryway not to exceed three signs per complex
3. Maximum sign area: eighty square feet per sign
4. Maximum sign height: ten feet
5. Location: no portion of the sign shall be closer than fifteen feet from the back of the curblin; if the property line is located more than fifteen feet from the curblin, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line
6. Illumination: internal or indirect; may not be flashing or intermittent
7. Additional standards: only permitted for apartments in A-1, A-2, A-3, A-4, A-O, A-3/O, A-M, PR-I, PR-II and SRR districts; shall comply with Section 20.18.400 of the El Paso City Code

D. Wall signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one sign for each apartment complex per street frontage and public entryway not to exceed four signs per complex
3. Maximum sign area: eighty square feet per sign, including any canopies or awnings
4. Location: shall not project more than eighteen inches from the face of the wall or the surface of the canopy or awning; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure
5. Illumination: internal or indirect; may not be flashing or intermittent
6. Additional standards: only permitted for apartments in A-1, A-2, A-3, A-4, A-O, A-3/O, A-M, PR-I, PR-II and SRR districts

**20.18.430 A-O, A-3/O and S-D districts**

A. Home occupation signs shall comply with the following requirements:

1. Permit required: no
2. Maximum number: one per dwelling

3. Maximum sign area: one square foot
4. Placement: not projecting more than two inches beyond the face of the building
5. Illumination: not permitted
6. Additional standards: shall only indicate the name and address of the occupant or a permitted home occupation

B. Monument signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one sign per street frontage, not to exceed of two signs per premise; for apartments, one sign for each apartment complex per street frontage and public entryway not to exceed three signs per complex
3. Maximum sign area: eighty square feet per sign
4. Maximum sign height: ten feet
5. Location: no portion of the sign shall be closer than fifteen feet from the back of the curbline; if the property line is located more than fifteen feet from the curbline, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line
6. Illumination: internal or indirect; may not be flashing or intermittent
7. Additional standards: only permitted for apartments and non-residential uses in the A-O, A-3/O and S-D districts, and are not permitted for a home occupation; shall be subject to the requirements of Chapter 20.10 (Supplemental Use Standards) of the El Paso City Code if located in the S-D zoning district; shall comply with Section 20.18.400 of the El Paso City Code

C. Office directory signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one wall sign per office building entry not to exceed two signs per building; monument sign or other freestanding sign is not permitted.
3. Maximum sign area: two and one half square feet per tenant not to exceed twenty-five square feet per building entry
4. Location: shall not project more than eighteen inches from the face of the wall; shall be erected in such a manner that building fenestration is not obscured and the

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architectural integrity of the building is not altered; shall not extend beyond the edges of the structure

5. Illumination: internal or indirect; may not be flashing or intermittent

D. Wall signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: for non-residential uses, one sign for each tenant in a single or multi-tenant facility per street frontage; for apartments, one sign for each apartment complex per street frontage and public entryway not to exceed four signs per complex

3. Maximum sign area: eighty square feet per sign, including any canopies or awnings

4. Location: shall not project more than eighteen inches from the face of the wall or the surface of the canopy or awning; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure

5. Illumination: internal or indirect; may not be flashing or intermittent

6. Additional standards: only permitted for apartments and non-residential uses in the A-O, A-3/O, and S-D districts, and are not permitted for a home occupation

**20.18.440 C-OP, C-1, P-C, P-I, R-MU, G-MU and I-MU**

A. Monument signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one monument sign per street frontage, not to exceed three signs per premise

3. Maximum sign area: eighty square feet per sign

4. Maximum sign height: ten feet

5. Location: no portion of the sign shall be closer than fifteen feet from the back of the curbline; if the property line is located more than fifteen feet from the curbline, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line

6. Illumination: internal or indirect; may not be flashing or intermittent

7. Additional standards: shall comply with Section 20.18.400 of the El Paso City Code

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B. Office directory signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one wall sign per office building entry not to exceed two signs per building; monument sign or other freestanding sign is not permitted.
3. Maximum sign area: two and one half square feet per tenant not to exceed twenty-five square feet per building entry
4. Location: shall not project more than eighteen inches from the face of the wall; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure
5. Illumination: internal or indirect; may not be flashing or intermittent

C. Wall signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one wall sign for each tenant in a single or multi-tenant facility per street frontage; for apartments, one wall sign for each apartment complex per street frontage and public entryway not to exceed four signs per complex
3. Maximum sign area: fifteen percent of the building façade on each elevation, including any canopies or awnings
4. Location: shall not project more than eighteen inches from the face of the wall or the surface of the canopy or awning; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure
5. Illumination: internal or indirect; may not be flashing or intermittent

**20.18.450 C-2, C-3, C-4, Q, M-1, M-2, and M-3 districts**

A. Monument Signs shall comply with the following requirements:

Districts	Permit Required	Maximum Number	Maximum Height	Maximum Sign Area
Primary signs in C-2, C-3, C-4, Q, M-1, M-2, and M-3 with arterial	Yes	One per street frontage for premises less than six acres, not to exceed three signs per premise; two per	30 feet	200 square feet

frontage		street frontage for premises of six acres or more, not to exceed four signs per premise		
Primary signs in C-2, C-3, C-4, Q, M-1, M-2, and M-3 with interstate or freeway frontage	Yes	One per street frontage for premises less than six acres, not to exceed three signs per premise; two per street frontage for premises of six acres or more, not to exceed four signs per premise	35 feet above ground at the sign or the pavement grade of the freeway, whichever is greater	200 square feet
Signs in C-2, C-3, C-4, M-1, M-2, and M-3 without arterial frontage	Yes	One per premise	25 feet	120 square feet
Detached buildings in shopping centers in C-2, C-3, C-4 M-1, M-2, and M-3	Yes	One per detached building	25 feet	80 square feet
Manufacturer identification signs in C-3 and C-4, where 70% or more of the business inventory for sale is in an outdoor location that is accessible to customers	Yes	One per licensed manufacturer	30 feet	Combined square footage of all manufacturer signs shall not exceed 300 square feet

1. Location: no portion of the sign shall be closer than fifteen feet from the back of the curblines; if the property line is located more than fifteen feet from the curblines, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line

2. Illumination: internal or indirect; may not be flashing or intermittent

3. Additional standards: shall comply with Section 20.18.400 of the El Paso City Code

B. Pole Signs shall comply with the following requirements:

Districts	Permit Required	Maximum Number	Maximum Height	Maximum Sign Area
Primary signs in C-2, C-3, C-4, Q, M-	Yes	Premises up to one acre, not more than one per	25 feet	150 square feet

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1, M-2, and M-3 with arterial frontage		premise; premises over one acre up to six acres, not more than one per street frontage not to exceed two per premise; premises over six acres, not more than two per street frontage not to exceed four per premise.		
Primary signs in C-2, C-3, C-4, Q, M-1, M-2, and M-3 with interstate or freeway frontage	Yes	Premises up to one acre, not more than one per premise; premises over one acre up to six acres, not more than one per street frontage not to exceed two per premise; premises over six acres, not more than two per street frontage not to exceed four per premise.	35 feet above ground at the sign or the pavement grade of the freeway, whichever is greater	200 square feet
Detached buildings in shopping centers in C-2, C-3, C-4 M-1, M-2, and M-3	Yes	One per detached building	25 feet	80 square feet
Manufacturer identification signs in C-3 and C-4, where 70% or more of the business inventory for sale is in an outdoor location that is accessible to customers	Yes	One per licensed manufacturer	25 feet	Combined square footage of all manufacturer signs shall not exceed 300 square feet

1. Location: no portion of the sign shall be closer than fifteen feet from the back of the curblin; if the property line is located more than fifteen feet from the curblin, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line

2. Illumination: internal or indirect; may not be flashing or intermittent

3. Additional standards: shall comply with Section 20.18.400 of the El Paso City Code

C. Office directory signs shall comply with the following requirements:

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1. Permit required: yes
2. Maximum number: one wall sign per office building entry not to exceed two signs per building; monument sign or other freestanding sign is not permitted.
3. Maximum sign area: two and one half square feet per tenant not to exceed twenty-five square feet per building entry
4. Location: shall not project more than eighteen inches from the face of the wall; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure
5. Illumination: internal or indirect; may not be flashing or intermittent

D. Wall signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one wall sign for each tenant in a single or multi-tenant facility per street frontage; for apartments, one wall sign for each apartment complex per street frontage and public entryway not to exceed four signs per complex
3. Maximum sign area: twenty percent of the building façade on each elevation, including any canopies or awnings
4. Location: shall not project more than eighteen inches from the face of the wall or the surface of the canopy or awning; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure
5. Illumination: internal or indirect; may not be flashing or intermittent

E. Secondary Advertising Signs. Secondary Advertising Signs shall be free standing or attached to light fixtures on private property, and shall not extend over the public right-of-way. Secondary Advertising Signs shall not be calculated as part of the total permitted sign area.

1. Sign Area.
  - a. Each Secondary Advertising Sign shall maintain a minimum eight feet of clearance between the bottom of the sign and ground level
  - b. No single Secondary Advertising Sign shall exceed a maximum height of eight feet and width of three feet on each side of the pole.
2. Permit Required.

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- a. Secondary Advertising Signs may be used continuously so long as a valid permit has been issued and not revoked.
- b. Permits shall be issued subject to installation in a manner that sign stability is ensured while in use and subject to approved engineering principles to withstand the minimum wind load requirements of the city as defined in the El Paso building code.
- c. Changes in location of Secondary Advertising Signs, even if relocated on the same property, but not including a change of the sign face, shall require a new permit.
- d. Property owner's written authorization is required as part of a completed application.

3. Spacing. A Secondary Advertising Sign must have a minimum of twenty-nine feet spacing from any other secondary advertising sign without regard to whether another Secondary Advertising Sign has been properly permitted by the same or another business, and whether the signs are located on the same property.

4. Illumination. No additional illumination of any kind shall be permitted for the purpose of illuminating Secondary Advertising Signs.

5. A maximum of two signs will be allowed per acre.

6. Secondary Advertising Sign will be allowed only in commercial zoning districts, and if seventy percent (70%) or more of the business inventory for sale is in outdoor locations that are accessible to customers.

**20.18.460 C-5 district**

A. Monument signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one monument sign per street frontage, not to exceed three signs per premise
3. Maximum sign area: seventy-two square feet per sign; vertical dimension of the sign face shall not exceed eight feet
4. Maximum sign height: ten feet
5. Location: no portion of the sign shall be closer than fifteen feet from the back of the curbline; if the property line is located more than fifteen feet from the curbline, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line
6. Illumination: internal or indirect; may not be flashing or intermittent

7. Additional standards: shall comply with Section 20.18.400 of the El Paso City Code

B. Office directory signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one wall sign per office building entry not to exceed two signs per building; monument sign or other freestanding sign is not permitted.
3. Maximum sign area: two and one half square feet per tenant not to exceed twenty-five square feet per building entry
4. Location: shall not project more than eighteen inches from the face of the wall; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure
5. Illumination: internal or indirect; may not be flashing or intermittent

C. Shingle signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: four per building
3. Maximum sign area: six square feet
4. Location: no portion of the bottom edge of the shingle sign shall be more than two feet below the edge of the canopy; no portion of the shingle sign shall not extend beyond the edge of the canopy; shall maintain an eight foot clearance shall be maintained between the bottom edge of the shingle sign and the ground; shall be placed perpendicular to the front wall of the building and not project more than twenty-four inches over public rights-of-way
5. Illumination: not permitted
6. Additional standards: only permitted for business identification

D. Store front signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one per ground floor tenant within a multi-tenant building
3. Maximum sign area: thirty-two square feet

4. Location: shall not project more than eighteen inches from the face of the wall; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure and shall only be located no higher than the ground floor level.

5. Illumination: internal or indirect; may not be flashing or intermittent

6. Additional standards: shall be included as part of the calculation for the maximum wall sign area permitted for the building

E. Wall signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one wall sign per street frontage not to exceed four signs per building

3. Maximum sign area: twenty percent of the building façade on each elevation, including any canopies or awnings

4. Location: shall not project more than eighteen inches from the face of the wall or the surface of the canopy or awning; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure

5. Illumination: internal or indirect; may not be flashing or intermittent

**20.18.470 U-P district**

A. Monument signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one monument sign per street frontage, not to exceed of two signs per premise

3. Maximum sign area: eighty square feet

4. Maximum sign height: ten feet

5. Location: no portion of the sign shall be closer than fifteen feet from the back of the curblin; if the property line is located more than fifteen feet from the curblin, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line

6. Illumination: may be directly or internally illuminated with the light source not visible from the adjacent street or public right-of-way. No flashing or intermittent illumination shall be permitted

7. Additional standards: shall comply with the Union Plaza architectural and design guidelines; shall apply only to new construction in the U-P district

B. Office directory signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one wall sign per office building entry not to exceed two signs per building

3. Maximum sign area: two and one half square feet per tenant not to exceed twenty-five square feet per building entry

4. Location: shall not project more than eighteen inches from the face of the wall; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure

5. Illumination: internal or indirect; may not be flashing or intermittent

6. Additional standards: shall only be permitted as a wall sign; shall comply with the Union Plaza architectural and design guidelines; shall apply only to new construction in the U-P district

C. Shingle signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: four per building

3. Maximum sign area: six square feet

4. Location: no portion of the bottom edge of the shingle sign shall be more than two feet below the edge of the canopy; no portion of the shingle sign shall not extend beyond the edge of the canopy; shall maintain an eight foot clearance shall be maintained between the bottom edge of the shingle sign and the ground; shall be placed perpendicular to the front wall of the building and not project more than twenty-four inches over public rights-of-way

5. Illumination: not permitted

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6. Additional standards: shall comply with the Union Plaza architectural and design guidelines

D. Wall signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one sign per street frontage
3. Maximum sign area: ten percent of the building façade on each elevation, including any canopies or awnings
4. Location: shall not project more than eighteen inches from the face of the wall or the surface of the canopy or awning; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure
5. Illumination: internal or indirect; may not be flashing or intermittent
6. Additional standards: shall comply with the Union Plaza architectural and design guidelines; shall apply only to new construction in the U-P district

**20.18.480 Historic overlay zones, historic districts and designated significant landmarks**

A. Home occupation signs shall comply with the following requirements:

1. Permit required: no
2. Maximum number: one per dwelling
3. Maximum sign area: one square foot
4. Placement: no portion of the sign shall project more than two inches beyond the face of the building
5. Illumination: not permitted
6. Additional standards: shall only indicate the name and address of the occupant or a permitted home occupation

B. Monument signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one monument sign per premise

3. Maximum sign area: thirty square feet in C-2, C-3, C-4, Q, M-1, M-2, and M-3 districts; ten square feet in all other districts

4. Maximum sign height: three feet in all districts, except six feet in C-2, C-3, C-4, Q, M-1, M-2, and M-3 districts

5. Location: no portion of the sign shall be closer than fifteen feet from the back of the curblin; if the property line is located more than fifteen feet from the curblin, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line

6. Illumination: indirect only; may not be flashing or intermittent

7. Additional standards: shall only be for a non-residential use, and are not permitted for a home occupation; administrative review approval is required from the development services department in accordance with Title 20.XX (Historic Landmark Preservation) prior to the issuance of a permit

C. Wall signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one sign per building

3. Maximum sign area: thirty square feet in C-2, C-3, C-4, Q, M-1, M-2, and M-3 districts; ten square feet in all other districts

4. Location: shall not project more than eighteen inches from the face of the wall or the surface of the canopy or awning; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure; shall not be higher than the window sill of the second story, shall be a minimum of three feet from the top and sides of the building; shall not cover any character defining architectural features or elements

5. Illumination: indirect only; may not be flashing or intermittent

6. Additional standards: shall only be for a non-residential use, and are not permitted for a home occupation; administrative review approval is required from the development services department in accordance with Title 20.XX (Historic Landmark Preservation) prior to the issuance of a permit

**20.18.490 Additional on-premise signs**

A. Auxiliary signs shall comply with the following requirements:

1. Permit required: Yes.

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2. Maximum number: 4
3. Maximum sign area: ten square feet per sign
4. Maximum sign height: three feet for freestanding auxiliary signs
5. Location:
  - a. Freestanding auxiliary signs, no portion of the sign shall be closer than fifteen feet from the back of the curblineline; if the property line is located more than fifteen feet from the curblineline, signs shall be erected within the property line, and no portion of a sign shall extend beyond the property line;
  - b. Wall auxiliary signs, no portion shall not project more than eighteen inches from the face of the wall or the surface of the canopy or awning; shall be erected in such a manner that building fenestration is not obscured and the architectural integrity of the building is not altered; shall not extend beyond the edges of the structure

6. Illumination: not permitted

B. Awning and canopy signs shall comply with the following requirements:

1. Permit required: yes
2. Maximum number: one per awning or canopy per premise
3. Maximum sign area: shall be included in the maximum wall sign area calculation permitted for all wall signs; for gasoline service stations, twelve square feet or fifty percent of the awning face area, whichever is less
4. Maximum height: Not higher than the fascia of the canopy
5. Location: Not outside the fascia of the canopy
6. Illumination: internal or indirect; may not be flashing or intermittent
7. Permitted districts: only permitted in U-P or C-5 districts and for gasoline stations where permitted; tenants in the C-5 district are permitted a storefront sign or awning and canopy sign, but not both

C. Building marker signs shall comply with the following requirements:

1. Permit required: no
2. Maximum number: one per building
3. Maximum sign area: two square feet

4. Maximum sign height: two feet

5. Location: no portion of the sign shall project more than two inches beyond the face of the building

6. Illumination: indirect

7. Permitted districts: all

D. Community Service signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: two per street frontage, not to exceed four per premise

3. Maximum sign area: thirty-two square feet

4. Maximum sign height: eight feet

5. Location: On walls, fences or freestanding signs, and no portion of the sign shall extend beyond the property line

6. Illumination: not permitted

7. Permitted districts: All.

8. Additional standards: Not more than twenty percent of sign area may include advertising of the name, logo, phone number or address of the sponsoring company; a minimum of 20 feet spacing from any other monument or freestanding sign

E. Marquee signs shall comply with the following requirements:

1. Permit required: yes

2. Maximum number: one per street frontage

3. Maximum sign area: shall be included in the maximum wall sign area calculation permitted for all wall signs

4. Location: attached to the building, and if extends onto city property or city rights-of-way as authorized by a special privilege license or as otherwise authorized by the City

5. Illumination: internal or indirect; may not be flashing or intermittent

6. Permitted districts: Commercial districts