

From: [Stacie Walker](#)
To: [Stacie Walker](#)
Subject: Frequently Asked Questions: Signage Placement
Date: Thursday, October 11, 2018 4:51:31 PM
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Greetings, The following was shared with citizens, stakeholders and the media and will be posted on the citizens communications tools. Thanks



MEDIA NEWS RELEASE

www.missouricitytx.gov

FOR IMMEDIATE RELEASE — Oct.11, 2018

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Frequently Asked Questions: Signage Placement

In fewer than 30 days, Missouri City residents will vote in the 2018 General Election at polling stations citywide. Local races this year include the following positions: Mayor, At-Large Position #1 and At-Large Position #2. Recently, the City has received numerous inquiries regarding placement of election signage. To address these issues, staff compiled this list of frequently asked questions in relation to this topic:

Is signage allowed in the public right-of-way?

No. Signs are not allowed in the public right-of-way without the written authorization of the public entity owning or controlling the public right of way. See Section 13.17.I of the Zoning Ordinance of the Missouri City Code via this link: <http://bit.ly/2ND3B3J>.

Questions or concerns regarding sign placement must be reported to the City's Code Enforcement Division using [SeeClickFix](#).

Can signage be placed on City property?

Signs may not be placed on City property except as provided by the municipal policy on signs during election season. View the policy via this link: <http://bit.ly/2Okdvg8>.

Are vehicle signs allowed in Missouri City?

Vehicle signs under Sec. 13.10, Regulations for conditionally exempt signs, H. Vehicle signs, are prohibited. View the ordinance via this link: <http://bit.ly/2OPM8Km>.

Are there any requirements when holding special events?

Yes. A City issued special event permit is required if the event occurs outside or inside a place that is not zoned for such an event. Additionally, a health permit may be required if food is being provided. For more information on obtaining a health permit, contact the Inspections & Permits division at 281.403.8600.

Where can citizens find information about the upcoming election?

A comprehensive overview (candidates, key dates, applications, notices, ordinances, signage, election packet and more) may be found on the City's website here: <http://bit.ly/2A0KP3T>. This web page is regularly updated by staff.

Should public resources be used for campaigns?

No. Public resources should not be used for campaigns. For more information and to submit complaints, contact the Texas Ethics Commission at 512.463.5800.

For updates, please watch the City website: www.missouricitytx.gov, like us on Facebook —[fb/MissouriCityTX](https://www.facebook.com/MissouriCityTX), follow us on Twitter, Instagram and Snapchat—[@MissouriCityTX](https://www.instagram.com/MissouriCityTX), watch Missouri City Television (**Ch. 16 on Comcast and Ch. 99 on AT&T U-verse**) or download the **MCTX Mobile app** (available for free in Google Play and the Apple app store).



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~ A Safe, Scenic City rated one of America's "Best" Places to Live ~

The Mission of the City Government of Missouri City is to provide municipal services in a financially responsible and customer friendly manner, while engaging our residents. How can we better serve you? Take our [customer satisfaction survey](#).



**POLITICAL SIGNS ON CITY-OWNED PROPERTY
IN THE CITY OF MISSOURI CITY, TEXAS**

EFFECTIVE JANUARY 21, 2014

In addition to the rules and regulations set forth in the laws of the State of Texas and of the Code of Ordinances of the City of Missouri City, the City of Missouri City has established the following policy concerning political signage on City-owned property.

Political sign parameters:

A. If a City-owned building is being used as a polling place, each candidate may erect one political sign no larger than 18 inches by 24 inches, on wire stakes, staked no deeper than six inches, or raised no higher than five feet above natural grade, on the building's premises in an area allowed by state law.

- The signs shall be unlighted, with no moving parts. Signs shall not be staked with wooden or steel stakes.

- One sign per group relating to each proposition on the ballot may also be erected in conformance with these parameters.

B. If City Hall is not being used as a polling place, each candidate or group may erect one political sign on the premises of City Hall, provided that such sign shall be constructed and located in accordance with the size, location, and placement requirements set forth in this policy.

Location and placement of sign: Signs may be placed on the island in front of City Hall, south of the landscaped area (e.g. if facing the island landscaped area, signs shall be placed to the left of the landscaped area). Political signs on the premises of any other City-owned building that is being used as a polling place may be placed within an area allowed by state law.

Timetable for placement of signs for elections: If a City-owned building is being used as a polling place, signs may be placed thirty (30) days prior to the start of early voting and signs must be removed **within three days following election day.**

Placement of signs violating the above rules will be removed by Missouri City staff and held until after the election or retrieved by the candidate, whichever is sooner.

Edward Broussard, City Manager
City of Missouri City

Sec. 13.10. - Regulations for conditionally exempt signs.

The following types of signs are allowed without a sign permit, provided that such signs comply with the provisions of this subsection 13.10:

- A. *A-Frame signs.* An A-frame sign may be located only in a nonresidential zoning district. Such sign shall be located in accordance with the following regulations:
1. An A-frame sign shall be no more than four feet in height.
 2. An A-frame sign shall be no wider than three feet.
 3. An A-frame sign shall have a maximum area per side of 12 square feet.
 4. An A-frame sign shall be located only on a sidewalk abutting the advertised establishment.
 5. An A-frame sign shall be utilized only during the operational business hours of the establishment.

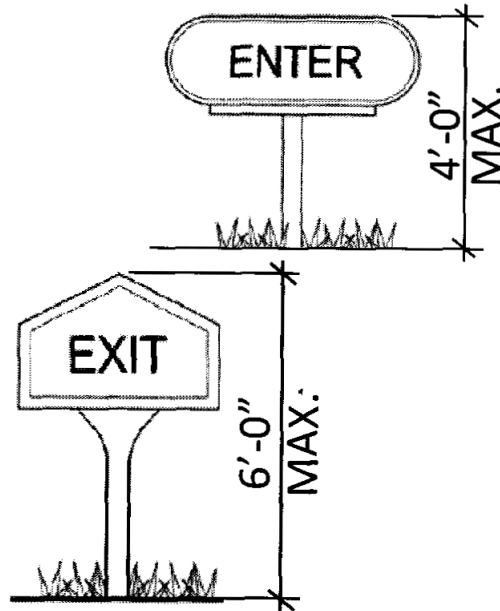


A-frame sign

- B. *Directional signs.* A directional sign may be located in any zoning district. Such sign shall be located in accordance with the following regulations:
1. Except as provided by subsections 13.10.B.2 and 13.10.B.3 hereof, a directional sign shall be no more than four feet in height with a maximum area per side of six square feet.
 2. A directional sign located in an industrial zoning district shall be no more than six feet in height with a maximum area per side of six square feet.
 - 3.

A directional sign located to direct vehicles or pedestrians to a residential subdivision recreational facility shall be no more than six feet in height with a maximum area per side of 16 square feet.

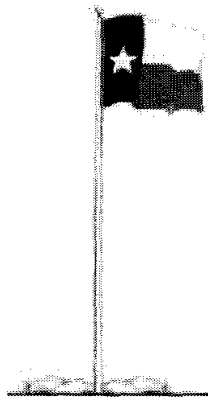
4. A directional sign may be located only as an on-premises sign.



Directional signs

- C. *Flag signs.* A flag sign may be located in any zoning district. Such sign shall be located in accordance with the following regulations:
 1. Flag signs in nonresidential zoning districts may only consist of governmental flag signs or, in accordance with subsection 13.10.C.3, flag signs containing commercial messages.
 2. All flag signs located in nonresidential zoning districts shall be displayed in accordance with the rules of etiquette for the display of United States of America flags contained in the United States Flag Code, 4 USC § 1 et seq.
 3. Flag signs containing commercial messages may only consist of registered or unregistered logos, trademarks, or service marks and must be located on the premises of the businesses or commercial enterprises which the signs advertise.
 4. Freestanding flagpoles shall be no more than 35 feet in height. The lowest component of a flag sign on a flagpole shall be a minimum of seven feet above the ground when measured at ground level.

5. Flagpoles mounted on the walls of buildings shall not extend more than ten feet above the wall on which they are mounted and shall be no more than 35 feet in height.
6. Flagpoles shall be permanently mounted.
7. Flagpoles shall not be mounted on roofs. Flag signs shall not be displayed on or from roofs.
8. No more than three flagpoles with a maximum of three flag signs, one flag sign per flag pole, may be located on each premises.



Flag sign

- D. *Garage sale signs.* A garage sale sign may be located in any zoning district. Such sign shall be located in accordance with the following regulations:
1. A garage sale sign shall be no more than four feet in height.
 2. A garage sale sign shall have a maximum area per side of six square feet.
 3. No more than one on-premises garage sale sign may be located on the premises on which a garage sale is to be held.
 4. No more than two garage sale signs may be located on private property located within 1,000 feet from the premises on which a garage sale is to be held. Such signs shall be placed with the written permission of each property owner of the property on which the garage sale signs are to be located.
 5. A garage sale sign shall not be placed earlier than 24 hours prior to the beginning of the garage sale and shall be removed not later than 11:59 p.m. on the final day of the garage sale.

6. Garage sale signs shall not be located on public property and property subject to a public easement or encumbrance. A garage sale sign located on public property or on property subject to a public easement or encumbrance may be removed by the city without notice.

E. *Political signs.* A political sign may be located in any zoning district. Such sign shall be located in accordance with the following regulations:

1. A political sign shall be no more than ten feet in height.
2. A political sign shall not have a sign area greater than 36 square feet.
3. A political sign shall not be illuminated.
4. A political sign shall be located only on private property not subject to a public easement or encumbrance.
5. A political sign placed solely for and relating to a public election shall be placed not earlier than the 30th calendar day before the election date and shall be removed not later than the third calendar day after the election date.

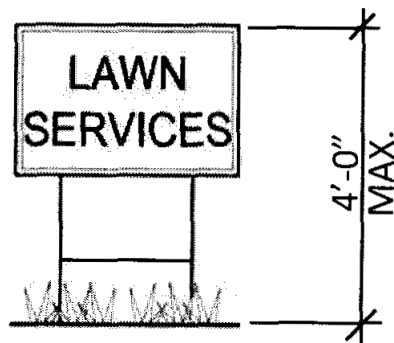
F. *Real estate signs.* A real estate sign may be located in any zoning district. Such sign shall be located in accordance with the following regulations:

1. A real estate sign shall be no more than four feet in height.
2. A real estate sign shall have a maximum area per side of six square feet.
3. No more than one on-premises real estate sign may be located on real property for the sale, rent, or lease of such property.
4. No more than two real estate signs may be located on private property abutting more than one major street, as identified by the city's thoroughfare plan, provided that such signs shall be located on a premises within 1,000 feet of the subject premises and placed with the written permission of each property owner of the property on which the real estate signs are to be located.
5. Real estate signs shall be removed not later than the 15th calendar day after the date on which the property is sold, occupied, or removed from the market.
- 6.

Real estate signs shall not be located on public property and property subject to a public easement or encumbrance. A real estate sign located on public property or property subject to a public easement or encumbrance may be removed by the city without notice.

G. *Residential contractor identification signs.* A residential contractor identification sign may be located in any zoning district except for a suburban zoning district. Such sign shall be located in accordance with the following regulations:

1. A residential contractor identification sign shall be no more than four feet in height.
2. A residential contractor identification sign shall have a maximum area per side of six square feet.
3. A residential contractor identification sign shall be located only on a premises on which a residential structure is located.
4. No more than one residential contractor identification sign may be located on each premises.
5. A residential contractor identification sign shall not be located on a premises earlier than the day on which the contractor's work commences on the premises and shall be removed not later than the third day after the day on which the contractor's work on the premises is completed.



Residential contractor identification sign

H. *Vehicle signs.* A vehicle sign may be located in any zoning district. Such sign shall be located in accordance with the following regulations:

- 1.

It shall be unlawful for a person to park a vehicle with a gross vehicle weight rating in excess of 6,000 pounds displaying a vehicle sign or a trailer displaying a vehicle sign so that the purpose of the vehicle or trailer is to be a sign.

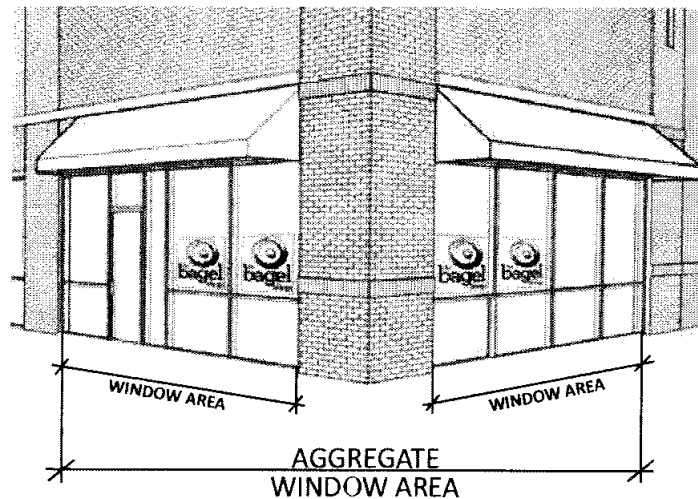
2. It shall be unlawful for a person to park a vehicle displaying a vehicle sign or a trailer displaying a vehicle sign within 15 feet of any edge of a parking lot that abuts a public right-of-way.
 3. This subsection shall not be interpreted or construed to allow the location of a vehicle or trailer where such location is otherwise restricted by other applicable laws.
 4. Affirmative defenses.
 - a. It is an affirmative defense to prosecution under subsection 13.10.H.1 that the vehicle or trailer is not visible from a street.
 - b. It is an affirmative defense to prosecution under subsection 13.10.H.1 that the vehicle is a motor vehicle, other than a motorcycle, used to transport persons and designed to accommodate 15 or fewer persons, including the operator.
 - c. It is an affirmative defense to prosecution under subsection 13.10.H.2 that the vehicle or trailer is parked to the rear of a building.
 - d. It is an affirmative defense to prosecution under subsections 13.10.H.1 and 13.10.H.2 that the vehicle or trailer is parked within an industrial zoning district.
 - e. It is an affirmative defense to prosecution under subsections 13.10.H.1 and 13.10.H.2 that the vehicle or trailer is a mobile food unit that has a valid mobile food unit permit and is authorized to be located in the zoning district in accordance with section 9.19.
- I. *Warning signs*. A warning sign may be located in any zoning district. Such sign shall be located in accordance with the following regulations:
1. A warning sign shall have a maximum area of four square feet.
 2. No more than three warning signs may be located per 100 feet of property line.



Warning signs

J. *Window signs*. A window sign may be located in any zoning district, except for a suburban zoning district. Such sign shall be located in accordance with the following regulations:

1. Except as provided by subsections 13.10.J.2 and 13.12.P hereof, window signs in a nonresidential zoning district shall not exceed twenty-five percent of an establishment's aggregate window area.
2. An establishment in a nonresidential zoning district that displays a changeable message sign on its premises may utilize no more than fifteen percent of the establishment's aggregate window area for window signs.
3. The total sign area for all window signs located on a residential dwelling unit in a residential zoning district shall not exceed six square feet. Such signs may display only noncommercial messages.



Window signs

(Ord. No. O-12-21, § 9, 6-18-2012; Ord. No. O-13-01, §§ 6, 7, 1-7-2013; Ord. No. O-17-41, § 4, 10-16-2017)

Sec. 13.17. - Prohibited signs.

The following signs shall be prohibited:

- A. Home occupation signs.
- B. Human signs.
- C. Inflatable signs.
- D. Except as otherwise provided in this section 13, portable signs.
- E. Except as provided by subsections 13.10.C and 13.12.C hereof, signs that move and signs that contain visible moving parts, including signs that blink, flash, flutter, rotate, spin, swing, travel, undulate, otherwise have ribbons, strings of light bulbs, moving lights or messages, or simulate movement.
- F. Except as provided herein, signs affixed to, attached to, or located upon exposed benches, trash containers, fences, trees, shrubs, and utility poles. Information about the manufacturer or distributor of benches and trash containers may be placed on their products, provided that such information shall not exceed ten percent of one surface of a bench or trash container.
- G. Except as otherwise provided in this section 13, pole signs and pylon signs.
- H. Signs attached to or located on roofs.
- I. Signs or portions thereof which are posted on or attached to any public right-of-way, public sidewalk, curb, hydrant, bridge, street light, traffic control device, street sign, or other similar public property without the written authorization of the public entity that owns or controls such property.
- J. Signs which interfere with, obstruct the view of, or may be confused with any official traffic control sign, signal, marking, or device.
- K. Signs violating the corner visibility triangle and the sight line triangle provisions set forth in the city infrastructure code.
- L. Signs which contain statements, words, pictures, photographs, silhouettes, drawings, or pictorial representations of any matter that depict or allude to the touching of human genitals, the pubic region, the anus, female breasts, sexual stimulation or sexual gratification, including sexual intercourse, masturbation, oral copulation, or sodomy, or signs which are obscene, as that term is defined by V.T.C.A., Penal Code § 43.21.
- M. Signs that emit an odor or produce an audible message.

N. Signs not expressly allowed, conditionally exempt, or exempt from regulation pursuant to section 13 hereof.

(Ord. No. O-12-21, § 9, 6-18-2012; Ord. No. O-13-01, §§ 8, 9, 1-7-2013; Ord. No. O-14-30, § 7, 8-18-2014)