

**AGENDA**

**The City of Rolla  
Planning & Zoning Commission  
City Council Chambers, 1<sup>st</sup> Floor  
901 North Elm Street  
Tuesday, April 15, 2025 at 5:30 PM**

**Commission Members:**

**Chairman Russell Schmidt, Secretary/Vice-Chairman Monty Jordan,  
City Council Representative Nathan Chirban,  
Kevin Crider, Janece Martin, Monte Shields, Steve Davis, Don Morris, VACANT**

- I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, March 11, 2025
- II. REPORT ON RECENT CITY COUNCIL ACTIONS:**
- 1. SUB25-01:** Final Plat of The Highlands, Phase I, a residential subdivision in the R-1, Suburban Residential district with a PUD (Planned Unit Development) zoning overlay to create 87 residential lots
- III. PUBLIC HEARING:**
- 1. ZON25-02:** Map Amendment to rezone 21 Stephendale Ct from the R-1, Suburban Residential district to the C-1, Neighborhood Commercial district
  - 2. VAC25-03:** Vacation of the remainder of an alley north of 18<sup>th</sup> Street between Elm Street and Oak Street
  - 3. TXT25-01:** Text Amendment to Chapter 42, Planning and Zoning of the City of Rolla Ordinances Section 42-344 through 42-346, pertaining to signage regulations
- IV. NEW BUSINESS:** NONE
- V. OLD BUSINESS:** NONE
- VI. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF:**
- 1. Presentation** regarding the March 14 tornado and related planning/Community Development activities
- VII. CITIZEN COMMENTS:**

**NEXT MEETING DATE:**

**Tuesday, May 13, 2025**

**MINUTES  
ROLLA PLANNING AND ZONING COMMISSION MEETING  
ROLLA CITY HALL COUNCIL CHAMBERS  
TUESDAY, MARCH 11, 2025**

**Presiding:** Russell Schmidt, Chairperson

**Commission Members Present:** Nathan Chirban, Monty Jordan, Janese Martin & Don Morris

**Commission Members Absent:** Kevin Crider, Steve Davis, Monte Shields & One Vacancy

**I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, February 11, 2025. **Chairperson Russell Schmidt approved the minutes as printed and distributed.**

**II. REPORT ON RECENT CITY COUNCIL ACTIONS:**

1. **ZON25-01:** Map Amendment to rezone 602 N Olive Street from the C-1, Neighborhood Commercial district to the R-4, Urban Multi-family district.
2. **VAC25-01:** Vacation of the remainder of an alley north of 11<sup>th</sup> Street between Bishop Avenue and State Street.

City Planner Tom Coots presents the report.

**III. PUBLIC HEARING:**

1. **SUB25-01:** Final Plat of The Highlands, Phase I, a residential subdivision in the R-1, Suburban Residential district with a PUD (Planned Unit Development) zoning overlay to create 87 residential lots.

Chairperson Schmidt opens the public hearing at 5:34.

City Planner Tom Coots enters the staff report and attachments into the record.

City Planner Tom Coots presents the staff report.

Chairperson Schmidt asks for citizen comments.

Christion Miller located at 17415 Outer 40 Road, Chesterfield, MO representing McBride Homes shared that Heatherfield Drive will connect to Highway 72. The turn lanes that MODOT is requiring will be put in at the end of Phase I, before Phase II begins. Infrastructure for phase 1 should be completed in approximately 6 months.

The public hearing was closed at 5:44.

The public hearing was reopened for a question at 5:44.

There was a discussion regarding an additional lot and if sales would start before the model homes are built.

The public hearing was closed at 5:49

A motion was made by Morris and seconded by Jordan to recommend approval to City Council to approve the Final Plat of The Highlands, Phase I, a residential subdivision in the R-1, Suburban Residential district with a PUD (Planned Unit Development) zoning overlay to create 87 residential lots. A roll call vote on the motion showed the following:

Ayes: Chirban, Jordan, Martin and Morris. Nays: None. Absent: Crider, Davis and Shields.  
The motion passes.

**IV. NEW BUSINESS: NONE**

**V. OLD BUSINESS: NONE**

**VIII. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE OR STAFF:**

**NONE**

**IX. CITIZEN COMMENTS: NONE**

**Meeting adjourned: 5:50 p.m.**  
**Minutes prepared by: Cindy Brown**

**NEXT MEETING: Tuesday, April 15, 2025**



Report to:

**Planning and Zoning  
Commission**

Case No.: ZON25-02

**Meeting Date:** April 15, 2025

**Subject:** Map Amendment to rezone 21 Stephendale Ct from the R-1, Suburban Residential district to the C-1, Neighborhood Commercial district

**Background:** The applicant seeks to rezone the subject property to allow the possibility of renovate the existing house for use as a restaurant. Such use would be limited in scale due to the size of the property and required parking.

The City Council did not approve a request to rezone the same property earlier this year. The applicant has worked to address the issues that were raised at the public meetings and by neighboring property owners. The applicant has prepared a site plan to demonstrate that the subject property should be able to accommodate parking for several vehicles. The applicant is now under contract to purchase the adjacent property, which is already zoned commercially, to allow access to Hwy 72. The applicant has spoken with many of the nearby property owners and feels that the issues that were previously raised have been resolved.

**Application and Notice:**

Applicant/Owner - Thu and Thuy Tran  
Public Notice - Letters mailed to property owners within 300 feet; Legal ad in the Phelps County Focus; signage posted on the property; <https://www.rollacity.org/agenda.shtml>  
City Council Date - April 21, 2025

**Property Details:**

Current zoning - R-1, Suburban Residential; to be rezoned to C-1, Neighborhood Commercial  
Current use - Single-family residential  
Proposed use - Commercial  
Land area - About 8,400 square feet

**Public Facilities/Improvements:**

Streets - The subject property has frontage on Stephendale Court, a local street; and frontage on Hwy 72, an primary arterial road, however the lot does not have access to Hwy 72. The lot would have access to Hwy 72 through the adjacent property.  
Sidewalks - Sidewalks already exist along the Hwy 72 frontage. No sidewalk is required along the Stephendale Court frontage.  
Utilities - The subject property should have access to all needed public utilities.

**Comprehensive Plan:** The Comprehensive Plan designates the property as being appropriate for Neighborhood Commercial uses.

**Discussion:** The subject property is located on the Hwy 72 corridor, between properties that are already zoned C-1, Neighborhood Commercial. From a land use standpoint, commercial zoning seems appropriate and supported by the Comprehensive Plan.

Although not required for rezoning, the applicant has provided a site plan to demonstrate that the property should have adequate space for the required vehicle parking.

If approved, staff recommends that the zoning approval be conditional on closing on the purchase of the adjacent property (400 Hwy 72 West) and either combining that property with the subject property, or recording an access easement to provide access to Hwy 72.

**Review and Approval Criteria:**

A rezoning application must be reviewed to ensure that the following criteria are considered:

1. Whether the proposed zoning district classification is consistent with the intent of the Rolla Comprehensive Plan;
2. Whether there are any changed or changing conditions in the neighborhood affected that make the proposed rezoning necessary or desirable from an overall community development perspective;
3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
4. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied creating an economic hardship; and
5. Relevant information submitted at the public hearing.

**Findings:**

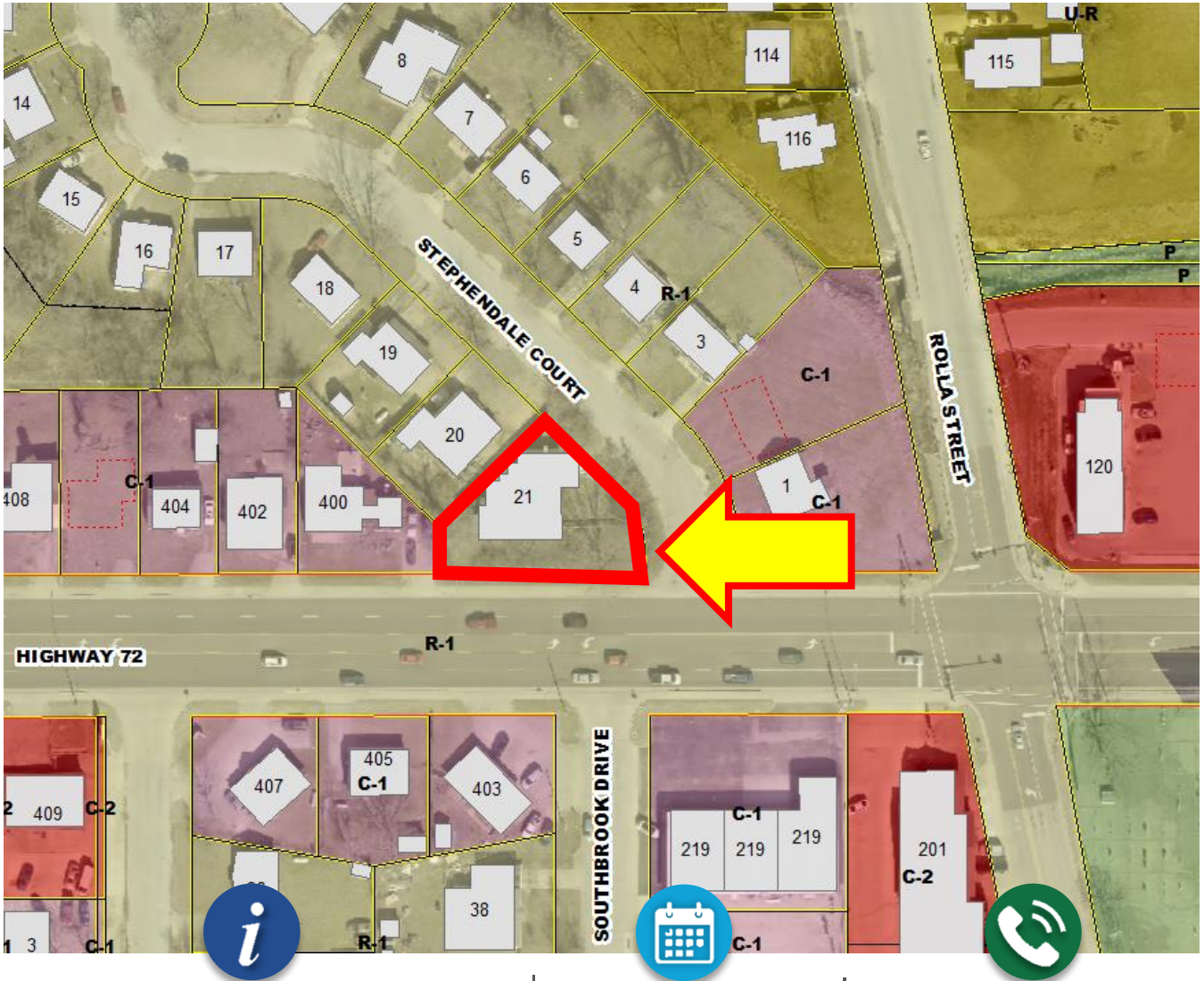
1. The Comprehensive Plan does designate the subject property as being appropriate for Neighborhood Commercial uses.
2. The subject property is located adjacent to properties with commercial zoning and uses.
3. The subject property has frontage along Hwy 72, a primary arterial road and major commercial use corridor.
4. The subject property should have adequate space to accommodate the required vehicle parking.

**Potential Motions:**

1. Find the request meets the criteria for approval and recommend the City Council approve the request for a map amendment (rezoning) of the subject property.
2. Find the request meets the criteria for approval and recommend the City Council approve the request for a map amendment (rezoning) of the subject property with the condition that the zoning does not become effective until the applicant has purchased the adjacent property (400 Hwy 72 West) and either combines that property with the subject property, or records an access easement to provide access to Hwy 72.
3. Find that the proposed map amendment (rezoning) is not an appropriate use for the property and recommend that the City Council deny the request.
4. Find that additional information and discussion is needed prior to making a recommendation and table the request to a certain date.

**Prepared by:** Tom Coots, City Planner

**Attachments:** Public Notice Letter; Application; Letter of Request; Site Plan



**Project Information:**

Case No: ZON25-02  
 Location: 21 Stephendale Ct  
 Applicant: Thu and Thuy Tran  
 Request:  
 Rezoning from R-1, Suburban Residential to C-1, Neighborhood Commercial

**Public Hearings:**

Planning and Zoning Commission  
**April 15, 2025**  
**5:30 PM**  
 City Hall: 1<sup>st</sup> Floor  
  
 City Council  
**April 21, 2025**  
**6:30 PM**  
 City Hall: 1<sup>st</sup> Floor

**For More Information Contact:**

Tom Coots, City Planner  
 tcoots@rollacity.org  
  
 (573) 426-6974  
 901 North Elm Street  
 City Hall: 2<sup>nd</sup> Floor  
 8:00 – 5:00 P.M.  
 Monday - Friday



**Who and What is the Planning and Zoning Commission?**

The Planning and Zoning Commission is an appointed group of citizens from Rolla who are charged with hearing and deciding land use applications, such as zoning and subdivisions. The Commission takes testimony and makes a recommendation to the City Council.

**What is a Rezoning (Map Amendment)?**

A Rezoning is a request to change the zoning of a property from one zoning district to another. Usually a rezoning would allow for a property to be used differently than in the past, or may allow for development or redevelopment.

**What is Zoning?**

The City of Rolla has adopted zoning regulations that divide the city into separate areas that allow for specified uses of property. For example, generally only residential uses are allowed in residential zones; commercial uses in commercial zones; etc..

**How Will This Impact My Property?**

Each case is different. Adjacent properties are more likely to be impacted. Please contact the Community Development Office at (573) 426-6974 if you have any questions.

**What If I Have Concerns About the Proposal?**

If you have any concerns or comments, please try to attend the meeting. You may learn details about the project at the meeting. You will be given an opportunity to ask questions or make comments.

You do have the right to gather signatures for a petition. If a petition is received by 30% of the land owners (by land area) within 185 feet of the subject property, such request would require approval of 2/3 of the City Councilors. Please contact the Community Development Office for a property owner list.

**What If I Cannot Attend the Meeting?**

Please try to attend the meeting if you have any questions or concerns. However, if you are unable to attend the meeting, you may provide written comments by letter or email. These comments will be presented to the Board.

**What If I Have More Questions?**

Please contact the Community Development Office if you have any additional questions.

**LEGAL DESCRIPTION**

Lot 25, Rolla Park Subdivision, Rolla, Phelps County, Missouri





R: 242091

### LAND USE APPLICATION

#### Contact Information:

##### Property Owner:

Name(s) Thuy & Thu Tran

Mailing Address 21 Stephendale Court

City, State, Zip Rolla, MO 65401

Phone 573 219 1512

Phone

Email tranhoangthu@gmail.com

##### Agent/Applicant (If Different Than Property Owner):

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Phone \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

#### Property/Request Information:

Request:  Rezoning  
 Planned Unit Development  
 Conditional Use Permit  
 Voluntary Annexation

21 Stephendale Court, Rolla, MO 65401

Property Address/Location

R1 to C1

Property Zoning (Current and Proposed)

Proposed Development/Project/Amendment

#### APPLICATION CHECKLIST:

City Staff Verifies

**Completed Application Form**

**Agent Letter** (If Applicable)

**Filing Fee** - \$375 (Rezoning); \$600 (PUD); \$450 (Conditional Use Permit); \$600 (Annexation)

**Legal Description** (Unplatted and Irregular Lots Only)

**Site Plan** (If Applicable)

**Letter of Request/Project Report/Notarized Petition (Annexation)** (If Applicable)

#### OFFICE USE ONLY:

Case No: 20N25-02

DRC Meeting Date: 3.18.25

PZ Hearing Date: 4.15.25

Submission Date: 3.10.25

Advertise By: 3.20.25

CC Hearing Dates: 4.21.25/5.5.25



**INFORMATION:**

**Rezoning (Map Amendments)** are reviewed to meet the following criteria:

1. Consistency with the intent of the Rolla Comprehensive Plan;
2. Changed or changing conditions that make the proposed rezoning necessary or desirable;
3. Compatibility of allowed uses with the uses permitted on other property in the immediate vicinity;
4. Reasonably viable economic use of the subject property; and
5. Relevant information submitted at the public hearing.

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**PUD's (Planned Unit Developments)** are reviewed to meet the following criteria:

1. Criteria for rezoning (above);
2. Adequacy of existing utility services and facilities or ability to provide utilities and facilities;
3. Impact upon vehicular and pedestrian traffic safety;
4. Whether the intent and goals of the Planned Unit Development requirements are met (See 42.260); and
5. Relevant information submitted at the public hearing.

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**CUP's (Conditional Use Permits)** are reviewed to meet the following standards:

1. Consistency with the intent of the Rolla Comprehensive Plan;
2. Compatibility of the proposed use, scale, and location with uses in the immediate vicinity;
3. Adequacy of existing utility services and facilities or ability to provide utilities and facilities;
4. Whether reasonable conditions may be imposed to mitigate any impacts to the immediate vicinity;
5. Impact upon vehicular and pedestrian traffic safety; and
6. Relevant information submitted at the public hearing.

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**Annexation** are reviewed to meet the following criteria:

1. Conformity with the minimum statutory requirements;
2. Consistency with the Rolla Comprehensive Plan;
3. Adequacy of existing utility, city services, and facilities or ability to provide utilities, services, and facilities; and
4. Relevant information submitted at the public hearing.

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**Acknowledgement and Authorization:**

The owner(s) understand and agree that the application will be placed on hold until a complete application and all required items on the checklist are received. The owner(s) understand and agree to permitting employees of the City of Rolla to enter the subject property for purposes of posting a yard sign(s), retrieving the yard sign(s), taking photographs of the property/building(s), and investigating the property for pertinent information related to the request. Should ownership of the property change after the application is submitted, authorization is required from the new owner to continue with the review of the request, or the request will be withdrawn from consideration. The undersigned understands that a full refund may be issued if the request is withdrawn within three (3) business days after the application; a partial refund may be considered if the request is withdrawn prior to the hearing.

Property Owner(s):

Applicant/Agent (If Different From Owner)

Thuy Tran

Sign

Print

Sign

Print

Thu Tran

Sign

Print

Sign

Print

From: Thuy & Thu Tran  
21 Stephendale Court  
Rolla, MO 65401

To: City of Rolla  
901 N Elm Street  
Roll, MO 65401

Subject: Rezoning request

We are writing to request the rezoning of 21 Stephendale Court from R1 to C1 to operate a Vietnamese restaurant serving the Rolla community.

21 Stephendale Court is currently the only property in the vicinity with Highway 72 frontage that is not zoned C1. To the east, 1 Stephendale Court, currently housing GPD Insurance Agency, is already zoned C1. To the west, 400 W Highway 72, a rental property, is also zoned C1.

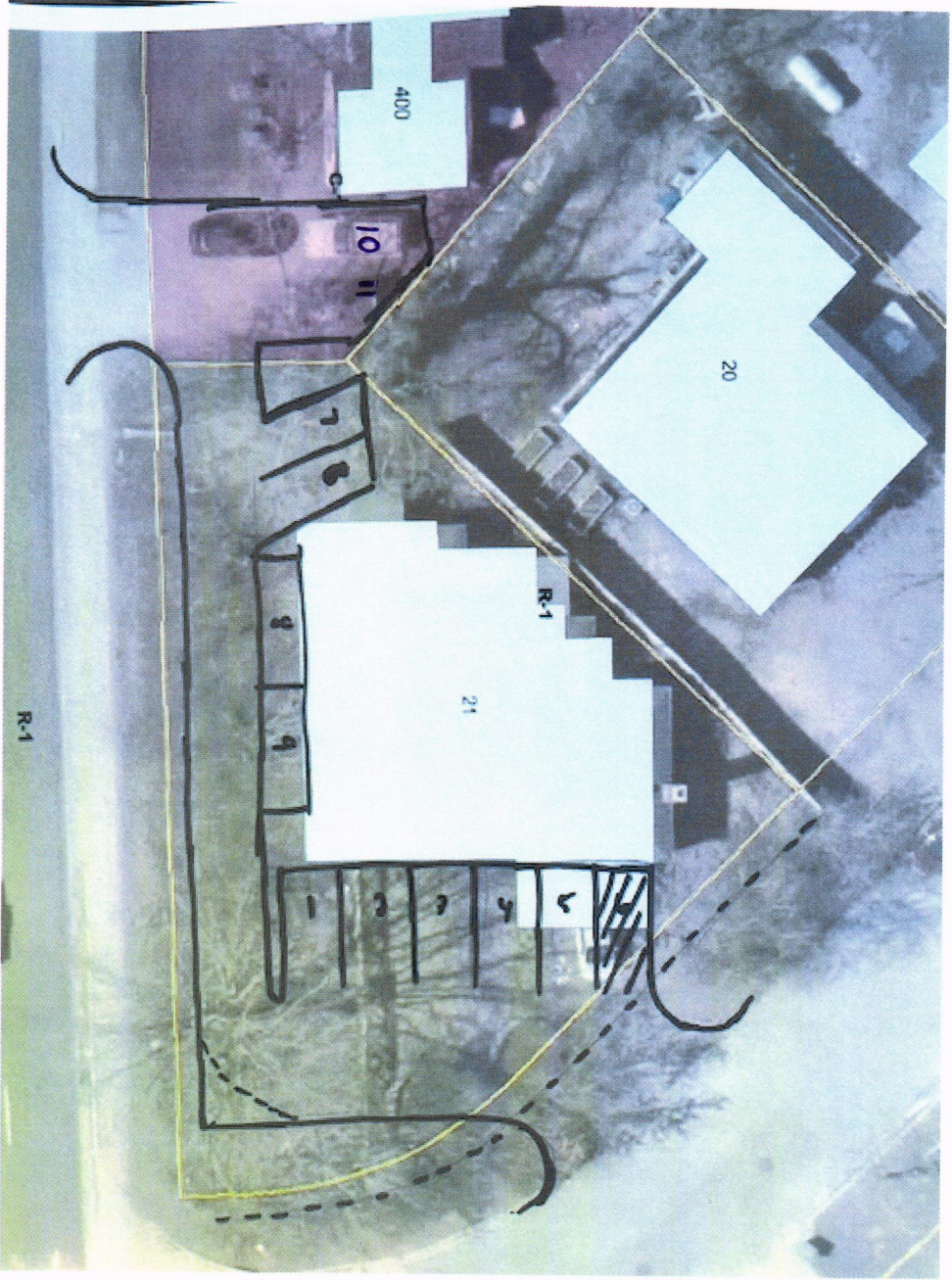
The Comprehensive Plan designates the property as suitable for Neighborhood Commercial uses. Although the Zoning and Planning Commission approved our initial rezoning request, the city council denied it on February 3, 2025, due to concerns about parking shortages and potential increased traffic on Stephendale Court.

To address these concerns, we have initiated the purchase of the adjacent property at 400 W Highway 72, with possession expected on April 25, 2025. The attached plan for a parking lot includes 11 parking spaces for our customers: 9 spaces on 21 Stephendale Court and 2 spaces on 400 W Highway 72. Customers will enter via Stephendale Court and exit via the driveway on 400 W Highway 72.

We respectfully request the city to rezone 21 Stephendale Court from R1 to C1, so the Rolla community can have an additional dining option.

Thank you,

Thuy & Thu Tran  
21 Stephendale Court  
Rolla, MO 65401





Report to:

**Planning and Zoning  
Commission**

Case No.: VAC25-03

**Meeting Date:** April 15, 2025

**Subject:** Vacation of the remainder of an alley north of 18<sup>th</sup> Street between Elm Street and Oak Street

**Background:** The northern portion of the subject alley has been previously vacated to allow for the development of the Town and Country Bank. The alley previously provided access to the adjacent lots but no longer provides access.

The City of Rolla is the applicant for the request. Preemptively vacating unneeded rights-of-way saves time and effort for the property owners and prevents the need for review of several separate requests.

**Application and Notice:**

Applicant - City of Rolla  
Public Notice - Letters mailed to nearby property owners; Legal ad in the Phelps County Focus; signage posted on the property; <https://www.rollacity.org/agenda.shtml>  
City Council Date - April 21, 2025

**Property Details:**

Land area - Approximately 1,800 sq. ft. of right-of-way to be vacated.

**Public Facilities/Improvements:**

Utilities - Overhead electric and communications utilities are located in the alley. Easements will be retained over the alley.

**Comprehensive Plan:** The Comprehensive Plan does not provide guidance on street/alley/easement vacations.

**Discussion:** The vacation has been reviewed by city staff and has been found to not be needed for public access at this time. Vacating the right-of-way would transfer ownership back to the adjacent property owner. A Utility easement will be retained.

**Findings:**

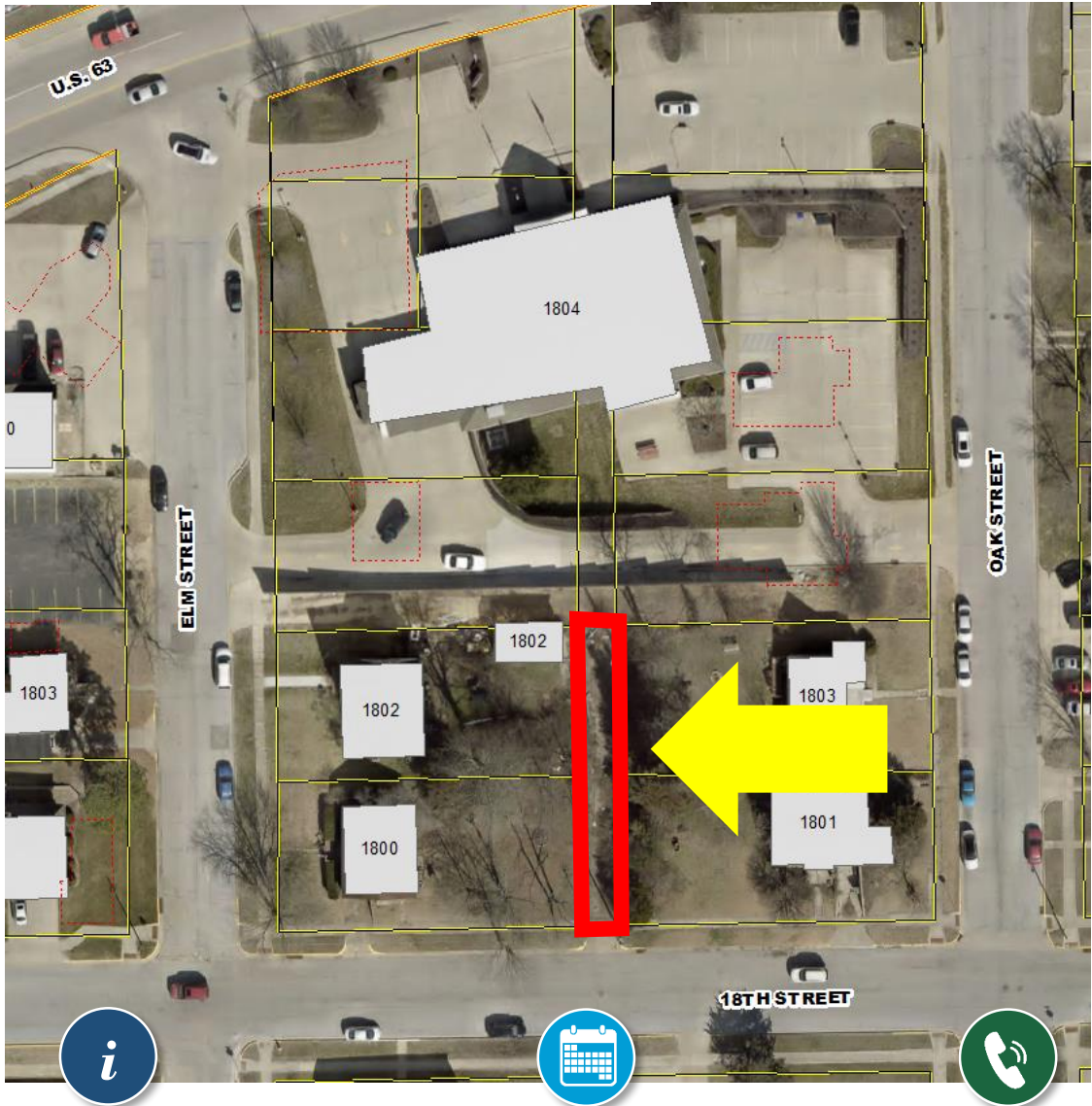
1. Electric and communications utilities are located in the alley area; a utility easement will be retained.
2. The alley is no longer needed for access to properties.
3. No objections to the request were received by any utility companies.
4. Vacating the right-of-way preemptively saves time and effort for property owners and the city.

**Potential Motions:**

1. Recommend the City Council approve the request.
2. Find that request is not appropriate recommend that the City Council deny the request.
3. Find that additional information and discussion is needed prior to making a recommendation and table the request to a certain date.

**Prepared by:** Tom Coots, City Planner

**Attachments:** Public Notice



**Project Information:**

Case No: VAC25-03  
 Location: Alley north of 18<sup>th</sup> Street  
 between Elm Street and  
 Oak Street

Applicant: City of Rolla

Request:  
 Vacation of the remaining alley

**Public Hearings:**

Planning Commission  
**April 15, 2025**  
**5:30 PM**  
 City Hall: 1<sup>st</sup> Floor

City Council  
**April 21, 2025**  
**6:30 PM**  
 City Hall: 1<sup>st</sup> Floor

**For More Information Contact:**

**Tom Coots, City Planner**  
[tcoots@rollacity.org](mailto:tcoots@rollacity.org)

(573) 426-6974  
 901 North Elm Street  
 City Hall: 2<sup>nd</sup> Floor  
 8:00 – 5:00 P.M.  
 Monday - Friday



**What is a Vacation?**

A vacation is an application to vacate (or remove) all or a portion of a right-of-way adjacent to a property or an easement on a property. The right-of-way or easement must be found to no longer serve any current or future purpose.

**What is a Right-of-Way?**

In the context of a vacation application, a right-of-way refers to the area which has been dedicated to the City – usually for a public street. In this case, unused alleys are proposed to be vacated.

**How will this impact my property?**

Since the alleys are not used, the vacation should not impact your property. As an adjacent owner, generally half of the former alley would revert to become your property. A Utility Easement will likely be retained for any existing or potential future utilities.

Please contact the Community Development Office at (573) 426-6974 if you have any questions.

**Do I need to do anything?**

Please contact our office or attend the meetings if you have any questions or concerns. If the vacation is approved you may need to file for a Lot Consolidation to combine the vacated ROW with your lot for building permitting.

**Why is this proposed?**

The vacation is proposed to remove an alley that is not used and not maintained. The alley was platted years ago, but are not being used as public alleys. The vacation would revert the property to the adjacent owners – saving each individual owner from needing to apply separately.

**What if I have concerns about the proposal?**

If you have any concerns or comments, please try to attend the meeting to learn details about the project. You will be given an opportunity to ask questions or make comments regarding the case. If you are unable to attend the meeting, you may provide written comments by letter or email.

**What if I have more questions?**

Please contact the Community Development Office if you have any additional questions.

**LEGAL DESCRIPTION**

The remaining alley adjacent to Lots 5, 6, 11, and 12, Block 17, Schuman's Addition to the City of Rolla, Phelps County, Missouri.





Report to:

**Planning and Zoning  
Commission**

Case No.: TXT25-01

**Meeting Date:** April 15, 2025

**Subject:** Text Amendment to Chapter 42, Planning and Zoning of the City of Rolla Ordinances Section 42-344 through 42-346, pertaining to signage regulations

**Background:** On January 14, 2025, the Planning and Zoning Commission discussed options with regard to requirements for temporary signage. The topic came up as a result of issues raised during the 2024 Presidential Election signage placed at certain locations in Rolla. The City Council enacted a temporary moratorium for that election and for a subsequent election to allow time to review the signage regulations.

**Application and Notice:**

Applicant - City of Rolla

Public Notice - Legal ad in the Phelps County Focus; <https://www.rollacity.org/agenda.shtml>

City Council Date - April 21, 2025

**Discussion:** The proposed amendments to the city codes are recommended by the City Staff after discussion with the Planning and Zoning Commission. The revisions are summarized:

1. Standards for signage on large undeveloped residentially zoned were created.
2. The signage allowed for undeveloped residentially zoned property would allow for larger signs and additional signage for properties with more street frontage.
3. For simplicity, the signage allowed for undeveloped large residentially zoned properties is the same as proposed for undeveloped non-residentially zoned properties.
4. The signage standards for signs on undeveloped non-residentially zoned properties are clarified.
5. Permitted signage heights in residential districts are increased to match the building code for fences without need for permitting and engineering.

**Findings:**

1. The proposed text amendment is needed to make clarifications to the signage regulations.
2. The text amendment should create more fairness in administering the signage regulations for undeveloped properties.

**Alternatives:**

1. Find the text amendment is needed and recommend the City Council approve the text amendment as presented or with modifications.
2. Find that the proposed text amendment is not needed and recommend that the City Council take no action.
3. Find that additional information and discussion is needed prior to making a recommendation and table the request to a certain date.

**Prepared by:** Tom Coots, City Planner

**Attachments:** Proposed Text Amendment

## Section 42-344. Sign Regulations For Residential Zoning Districts.

1. Sign standards for properties within residential zoning districts:
  - a. Type. Any wall sign or freestanding sign. No sign is permitted to have changeable copy. Off-premises temporary signage shall not be posted for more than fourteen (14) consecutive days in any given quarter of a year and such signage shall be removed within fourteen (14) days of receiving notice from the City of Rolla.
  - b. Number And Sign Area. If the total sign area of all signs does not exceed thirty-two (32) square feet, there is no limit on the number of signs permitted.
  - c. Height. Freestanding signs shall be less than ~~six (6)~~ seven (7) feet in height and wall signs shall not project higher than the lowest eave line.
2. Sign standards for residentially-zoned properties that serve as the entrance/exit ways to subdivisions, contain multi-family complexes or condominium complexes, or contain permitted or non-conforming non-residential uses:
  - a. Type. Any wall sign or freestanding sign. Off-premise temporary signage shall not be posted for more than fourteen (14) consecutive days in any given quarter of a year and such signage shall be removed within fourteen (14) days of receiving notice from the City of Rolla.
  - b. Number And Sign Area. One (1) wall sign is permitted on each building and one (1) ground or pole sign is permitted per entrance/exit to a public street or, in the case of a subdivision, per entrance/exit to the subdivision. The maximum sign area of any one (1) permanent sign is sixty-four (64) square feet. An unlimited amount of temporary freestanding signs is permitted if the total sign area of all temporary freestanding signs does not exceed thirty-two (32) square feet.
  - c. Height. Ground and pole signs shall be limited to a maximum height of fifteen (15) feet. Temporary freestanding signs shall be limited to ~~six (6)~~ seven (7) in height.
3. Sign standards for undeveloped residentially zoned properties larger than 5 acres in size.
  - a. Type. Freestanding signs permitted. No sign is permitted to have changeable copy. Off-premises temporary signage shall not be posted for more than fourteen (14) consecutive days in a given quarter of a year and such signage shall be removed within fourteen (14) days of receiving notice from the City of Rolla.
  - b. Number and Sign Area. A maximum of thirty-two (32) square feet of signage is permitted per forty (40) lineal feet of street frontage. The total number of signs is unlimited if the total area of signage is not exceeded. Signs are permitted to be grouped rather than spaced out along the frontage.
  - c. Height. Freestanding signs shall be less than seven (7) feet in height.

## Section 42-345. Sign Regulations For Non-Residential Zoning Districts.

1. General Provisions. Each building, not individual tenants, are permitted a maximum amount of area for wall signs. The owner(s) of the premises may divide and distribute the allowable sign area in any way she/he/they chooses. It is the responsibility of the person/entity posting the sign to obtain permission from the owner to install/locate a sign of a certain size on the owner's property.
2. Sign Standards For Properties Located In C-1 And C-C Districts.



- a. Type. Pole signs, ground signs, projecting signs, and wall signs shall be permitted. Roof signs are permitted in the C-C District.
  - b. Number. Each premises is permitted an unlimited amount of wall signs and is permitted one (1) projecting sign for each tenant space. In addition, all premises are permitted one (1) permanent freestanding sign (i.e., ground signs and pole signs) for each one hundred (100) feet of road frontage if there is a distance of five hundred (500) feet or more between pole signs with a minimum of one (1) sign allowed for each lot frontage.
  - c. Sign Area. Maximum wall sign area shall be determined by multiplying the lineal feet of building wall by two (2) square feet. Projecting signs shall not exceed twenty (20) square feet in area, regardless of the amount of other signage on the premises. Each pole or ground sign shall be limited to one hundred (100) square feet each.
  - d. Height And Clearance. Ground and pole signs shall be limited to a maximum height of twenty (20) feet. Projecting signs shall have a minimum clearance of seven (7) feet.
3. Sign Standards Properties Located In C-2, M, Or P Zoning Districts.
- a. Type. Pole signs, ground signs, projecting signs, and wall signs shall be permitted. Mechanical movement and revolving signs are also permitted. In addition, roof signs are only permitted in C-2 Zoning Districts and such signs will be considered wall signs in the calculation of maximum sign area. If a mechanical movement or revolving sign is attached to a building it will be considered a projecting sign and if such signs are not connected to a building, they will be considered a permanent freestanding sign (i.e., ground signs and pole signs).
  - b. Number. Each premises is permitted an unlimited amount of wall signs and is permitted one (1) projecting sign for each tenant space. In addition, all premises are permitted one (1) permanent freestanding sign (i.e., ground signs and pole signs) for each one hundred (100) feet of road frontage if there is a distance of five hundred (500) feet or more between pole signs with a minimum of one (1) sign allowed for each lot frontage.
  - c. Sign Area. Maximum wall sign area shall be determined by multiplying the lineal feet of building wall by four (4) square feet. Projecting signs shall not exceed twenty (20) square feet in area, regardless of the amount of other signage on the premises. Each pole or ground sign shall be limited to four hundred (400) square feet each.
  - d. Height And Clearance. Ground and pole signs shall be limited to a maximum height of forty (40) feet.
4. Sign standards for undeveloped non-residential properties.
- a. Type. Freestanding signs permitted. No sign is permitted to have changeable copy. Off-premises temporary signage shall not be posted for more than fourteen (14) consecutive days in a given quarter of a year and such signage shall be removed within fourteen (14) days of receiving notice from the City of Rolla.
  - b. Number and Sign Area. A maximum of thirty-two (32) square feet of signage is permitted per forty (40) lineal feet of street frontage. The total number of signs is unlimited if the total area of signage is not exceeded. Signs are permitted to be grouped rather than spaced out along the frontage.
  - c. Height. Freestanding signs shall be less than seven (7) feet in height.

## Section 42-346. Temporary and Portable Signs

The following provisions apply to non-residential zoning districts only. The following restrictions apply to temporary and portable sign placement/installation/construction:

1. Each independently occupied tenant space on a property in a non-residential district is permitted to locate two (2) temporary signs on such a property, except that when a tenant locates a balloon sign or inflatable sign on the property, the tenant shall not locate any other temporary or portable sign on the property. Off-premise temporary signage shall not be posted for more than fourteen (14) consecutive days in any given quarter of a year and such signage shall be removed within fourteen (14) days of receiving notice from the City of Rolla. ~~A vacant parcel shall be permitted an unlimited number of temporary freestanding signs only, but the total sign area of such signs shall not exceed ninety-six (96) square feet.~~

(Sub-sections 2 through 7 remain unchanged)