

BEACON HILL NEIGHBORHOOD CONSERVATION DISTRICT  
DESIGN STANDARDS  
**Comparison Matrix**

<b>RESIDENTIAL STANDARDS</b>			
	Current Regulations - Adopted 2005	Proposed Changes	Stakeholder Input/Comments
<b>LOT SIZE/COVERAGE:</b>	Lot sizes can't be reduced or increased greater than 25% per block face; or 40% for corner lots	Minimum lot width for single family remains at 25 foot width (non-conforming lot). Creates a minimum lot width for 3 units or more at 50 feet. Maximum lot width for all lots is 75 feet.	<p>Comment 1: Could limit opportunities for creative 2 to 4 unit infill development solutions in the fabric of the neighborhood, with resulting long term impacts to housing affordability, housing supply, housing variety, and rapid transit service viability.</p> <p>Consensus from meeting: agreed to proposed revisions.</p>
<b>BUILDING SIZE/MASSING</b>	Only address accessory structures. 40% of principal structure size and 80% of height.	Created massing standard that requires 3 units or more to be contained in one structure. Exempts Multi-family properties one acre or more.	<p>Revision: Clarify that the exemption for multi-family properties pertains to already platted parcels at one acre or more.</p> <p>Comment 2: This will require more rather than less mass. I'm not opposed to allowing more mass, but I don't think we should require it.</p> <p>Consensus from meeting: agreed to proposed revisions.</p>

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<b>BUILDING HEIGHT/NO. of STORIES:</b>	Single family: 2 1/2 stories and 35 feet. Multifamily: 3 stories.	All residential structures: 2 1/2 stories and 35 feet. Properties already platted as one acre or more are exempt from the limitation but still subject to the base district height restrictions.	<p>Comment 1: Measure roof height at peak, not midpoint. Staff would not recommend this change. The midpoint has been the standard height for the Beacon Hill NCD since it was created and this is also the measurement used to measure height for all structures in any zoning district, as per the Building Code. A revision could create confusion in the plan/permit review process.</p> <p>Comments 2: These standards could limit opportunities for multifamily and mixed use development on Fred Road, Blanco, and Hildebrand, with resulting long term impacts to housing affordability, housing supply, housing variety, and rapid transit service viability. Staff comment: Mixed Use (commercial and residential) development will be reviewed under the non-residential standards.</p> <p>Consensus from meeting: agreed to proposed revisions</p>

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<b>FRONT, SIDE, AND REAR SETBACKS</b>	Front setback: 10% of median. Maximum of 35 feet. Ancillary structures shall be located within the back 35% of the parcel.	Front Setback: 25 feet Minimum. 35 feet maximum.	<p>Comment 1: 25 feet may be too far back for a front setback. Consider 20 feet.</p> <p>Comment 2: Residential setback should match or relate to the structures on either side only.</p> <p>Comment 3: This standard is less context sensitive than the existing standard, so is contrary to the purpose of NCD's.</p> <p>Staff would recommend one setback be defined so as to avoid differences in measurements provided.</p> <p>Consensus from meeting: agreed to 20 foot minimum setback and agreed to proposed maximum setback. Definitions to be added to clarify how a setback is measured.</p>
<b>PRINCIPAL ELEVATION FEATURES: WALKWAY</b>	36 inches in width for single family; 48 inches in width for duplex and greater.	36 inches (3 feet) in width for single family and duplexes; 48 inches (4 feet) in width for 3 units and greater. No greater than 6 feet in width. Requires minimum distance separation from driveway of 4 feet.	<p>Comment 1: Too restrictive to require a minimum distance separation from driveway.</p> <p>Consensus from meeting: Allow existing walkways to be repaired or replaced in the original footprint. Eliminate maximum width.</p>
<b>PRINCIPAL ELVATION FEATURES: PORCHES</b>	Residential structures with porches may not be reduced in size but may be enclosed with materials of no less than 80% transparency. New single family structures or structures undergoing substantial rehab shall include a porch that is 8 feet deep and 50% of the width along the street facing facade.	<p>Removes enclosing with no less than 80% transparency. Adds that porch may be enclosed but prohibits materials that do not allow the free flow of outside air. Clarifies that screening may not obscure architectural details.</p> <p>Reduces porch depth requirements to 4 feet deep and reduces porch width requirement to 30% of front facade.</p> <p>Exempts Multi-family structures with 3 or more units.</p>	<p>Comment 1: Porch should be able to be rebuilt on original footprint. Staff recommends language that states existing porches may be repaired or rebuilt in the same footprint.</p> <p>Consensus from meeting: agreed to proposed and revised standards</p>

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<b>PRINCIPAL ELEVATION FEATURES: WINDOWS AND DOORS</b>	Windows (with exception of kitchen and bathroom) shall maintain vertical to horizontal dimension ratio of 2:1, and at least a 1-over-1 light division. Casement windows may also be used, provided the vertical dimension is maintained, regardless of the light division. Decorative windows cannot exceed 8 square feet. Requires minimum of 25% of surface area on the front facade to be dedicated to window openings. Replacement or repair of windows requires the original window opening to remain the same. Wood-framed window screens are preferred; however, aluminum, vinyl and other metal screen frames may be used. No standards on doors.	<p>Maintains the 2:1 and 1 over 1 light division. No longer exempts kitchen and bathroom windows. Prohibits glazing of windows that is reflective, bronzed, colored, tinted, or mirrored. All windows are to be free from film, tint, aluminum foil, and similar coating materials. Glass with embedded tinting is permitted. Shutters, blinds, screens, and awnings are permitted.</p> <p>Maintains standards regarding original window openings and window screen materials. Maintains that when repairing/replacing original windows, the original window opening size shall be maintained but does allow the size to be enlarged.</p> <p>Includes standards for doors that permit french doors on any facade but prohibits glass sliding doors on the front facade.</p>	<p>Comment 1: Maintain exemption for kitchen and bathroom windows.</p> <p>Comment 2: Prohibit vinyl windows.</p> <p>Staff would recommend that the window standards should address only windows on the street facing façades.</p> <p>Consensus from meeting: agreed to proposed standards but should only address street facing façades. Also agreed to add "shape" when referencing "size".</p>
<b>BUILDING MATERIALS: BUILDING FAÇADE</b>	Building materials for primary and ancillary structures (visible from the ROW) shall match the existing structure in scale, proportion, and/or profile.	Replacement siding materials shall match the original siding materials. Acceptable materials are stucco, brick, stone, and wood. Acceptable new construction siding materials are stucco, brick, stone, fiber cement, and wood. Prohibited siding materials include vinyl or similar siding, oriented strand board (OSB also known as particle board), synthetic stone, EIFS, metal, aluminum, reflective or translucent material.	<p>Comment 1: Requiring materials to match original siding materials may not be possible if the original materials are no longer available on the market. Staff recommends clarifying that replacement materials shall match the existing scale, proportion and/or profile of the original siding materials.</p> <p>Consensus from meeting: Agreed to proposed standards and proposed revision.</p>
<b>BUILDING MATERIALS: ROOFS</b>	No standards for roofs.	Permitted roofing materials are: composition shingle, metal, clay tile, and wood shingles. Corrugated metal, corrugated composite material, and corrugated fiberglass are not allowed. Green roofs (roofs with sod) and solar panels are acceptable. Eaves shall be at least 18 inches from the face of the building. Larger eaves are encouraged to provide protection from the sun.	<p>No comments</p> <p>Consensus from meeting: Agreed to proposed revisions.</p>

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<b>PAVING: CURB CUTS</b>	Shall not exceed 15 feet in width. Maximum of one curb cut per lot or 75 feet of frontage.	One Driveway curb cut per residential lot and shall not exceed 15 feet in width. Beyond the curb cut, driveways shall not be less than eight feet or more than twelve feet in width. This section is combined with Driveways.	<p>Comment 1: Allow existing driveways that do not meet minimum width of 8 feet to be replaced at their current width. Staff recommends eliminating the minimum width but maintaining the maximum width.</p> <p>Consensus from meeting: Agreed to maximum width of 15 feet. Agreed to eliminating the minimum width of 8 feet.</p>
<b>PAVING: DRIVEWAYS</b>	Beyond the curb cut shall maintain a maximum width of 12 feet, from the intersection with the street to a point 5 feet behind the primary structure setback. Driveway runway ribbons are preferred at a width of 1'6" and 2'6". If solid surface, maintain a width of 8'-10'. Circular driveways are prohibited.	Driveways may be constructed of either impervious material (concrete, brick, clay tile pavers, or asphalt) or pervious materials. Pervious materials shall be bordered by a durable curb-like material (brick, concrete, etc.) in order to prevent erosion. Driveway runway/ribbons less than 2 ½ feet wide are allowed. Driveways shall be located on only one side of residential structures. Circular driveways and driveways that connect two or more streets are prohibited. Driveways must lead to rear of the property. (25 foot wide single family zoned lots are exempt from this standard.) This section is combined with Curb Cuts.	<p>Comment 1: Limit impervious coverage to 40% in front yard. Staff recommends no additional impervious cover limitation as the current UDC already limits impervious cover for residential to 50%.</p> <p>Comment 2: Eliminate requirement that driveway must lead to rear yard.</p> <p>Comment 3: I don't think that long driveways leading all the way to property rears are an important element of neighborhood character.</p> <p>Consensus from meeting: Agreed to proposed changes but not to additional comments.</p>
<b>PAVING: SIDEWALKS</b>	Infill sidewalks shall maintain the width of the existing adjacent sidewalks. Existing sidewalks may not be removed unless replaced as per the following standards: Replacement of 50% of the entire length shall be constructed at a minimum width of 4 feet and at least 3 feet behind the curb, except at locations where street trees or other existing site obstructions shall prevent sidewalk placement. Transitions in sidewalk width or distance is to occur on the street side.	No longer regulates sidewalk width or placement as this is already regulated by standard city provisions since they are located in the city's right of way.	<p>No comments</p> <p>Consensus from meeting: Agreed to proposed revisions.</p>

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<b>ACCESSORY STRUCTURES</b>	Structure shall be located within the back 35% of the parcel.	Clarifies that standards apply to both accessory structures and accessory detached dwelling units. All accessory structures cannot be attached to the principal structure and shall be constructed in the rear yard. Accessory structures shall be constructed or rehabilitated so as not to exceed a) 40% of the primary dwelling structure's building footprint; b) equal height to the principal structure if one story or 80% of the primary building structure's total height if two story; and c) shall match the exterior materials of the principal structure in scale, proportion, placement, and profile. Accessory detached dwelling units shall include a window on the front façade which complies with the dimension ratio requirements and match the roof pitch and materials of the principal structure.	<p>Comment 1: Original intent was to only address elevations visible from public street. The accessory structure should be permitted to use different building materials, such as corrugated metal.</p> <p>Consensus from meeting: Agreed to proposed standards and not to comments. Added that structures less than 300 square feet that do not require a permit are exempt from accessory structure standards. Added that a definition of accessory structure should be added.</p>
<b>GARAGES</b>	May only be constructed in the rear yard, or side yard, if corner lot.	Clarifies that a garage cannot be attached to the principal residential structure and may only be constructed in the rear yard and shall match the exterior materials of the principal structure in design, scale, proportion, placement, and profile. Garages shall match the roof pitch and materials of the principal structure.	<p>Comment 1: Original intent was to only address elevations visible from public street.</p> <p>Consensus from meeting: Agreed to proposed standards and not to comments. Added that height similar to accessory structure restrictions should be added to garages. Added that a definition of garages should be added.</p>

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<b>CARPORTS</b>	<p>Detached carport may be constructed in rear yard, or side yard if corner lot. Can be constructed as an integral part of the primary structure, if it: a) is recessed a minimum of 5' behind the primary structure front facade, and b) is constructed of building materials with the same scale proportion, and/or profile, and c) maintains the same roof line(s) as the primary structure. Temporary carports constructed of canvas or vinyl tent with pole supports are prohibited.</p>	<p>A carport may be constructed as an attached and integral element of the principal structure, if it: a) is recessed a minimum of 5' behind the primary structure front facade, and b) vertical support or structural elements shall match the exterior materials of the primary structure in scale, proportion, placement, and profile, and c) has a roof that meets the primary structure below the primary structure's eaves.</p> <p>Flat roofs may be used when placed underneath a portion of the second story living spaces or deck.</p> <p>Temporary carport structures, such as those constructed of canvas or vinyl tent materials with pole supports, cloth, fiberglass, or metal are prohibited.</p>	<p>Comment 1: Original intent was to only address elevations visible from public street.</p> <p>Comment 2: Allow a carport to be five feet in front of the front wall plane of the house.</p> <p>Consensus from meeting: Agreed to proposed standards and not to comments.</p>
<b>FENCES</b>	<p>Are discouraged in the front yard. If they are used, UDC standards apply (now 5 feet if predominately open or 3 feet if solid).</p>	<p>New front yard walls constructed of solid materials shall be no more than two (2) feet in height. New predominately open front yard fences shall not be more than four (4) feet in height. Fencing or gate structures are not permitted across the driveway at any point in the front yard.</p> <p>The height of side yard fencing shall match the front yard fence height (maximum of four (4) feet) to a point ten (10) feet behind the front façade of the primary residential structure. Beyond these ten (10) feet, the side yard fencing and rear yard fencing shall be no more than six (6) feet in height.</p> <p>For corner lots, new street-facing front and side yard fences shall match each other in construction materials and proportion.</p> <p>Residential properties abutting commercial properties are exempt from the NCD fencing height limitations along the shared property line.</p>	<p>Comment 1: Corner lots would have multiple fence heights along the side street façade if they choose to have a front yard fence leading to a rear yard fence.</p> <p>Consensus from meeting: Agreed to proposed height restrictions and location. Agreed to allow side and rear yard fence height to begin at the front wall/plane of the facade. Define front/wall plane of facade. Remove corner lot fencing match requirements. Agreed to exemption of fencing for residential properties adjacent to commercial properties.</p>

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	Lattice, fencecrete or similar product, or chain link materials are prohibited.	Chicken wire or any similar netting-type material, chain link (metal or vinyl-coated), razor or barbed wire, pre-cast concrete systems (e.g. fence-crete), exposed concrete masonry units (cinderblock), or unfinished concrete (paint is not considered a finished surface) shall be prohibited for new front yard fences.	<p>No comments</p> <p>Consensus from meeting: Clarified that the prohibited materials applied to front yard fences, especially, allowing chain link fencing in rear yard.</p>



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<b>LOT SIZE:</b>	Cannot be aggregated to a size of 1 acre or more. Exempts the industrial zoned properties.	Cannot be aggregated to a size of 1/2 (half) acre or more. No longer exempts the industrial zoned properties.	Is only triggered when an owner wants to replat.  Consensus from meeting: agreed to proposed standards
<b>BUILDING HEIGHT/NO. of STORIES:</b>	Restricts height to no more than 4 stories for parcels that abut Blanco Road, Hildebrand, and Fredericksburg Road.	Restricts the properties to no greater than 35 feet. Exempts properties 1 acre or more in size. No longer exempts the industrial zoned properties (unless 1 acre).	Remain the same for the 4 stories.  Consensus from meeting: agreed to proposed and revised standards
<b>SETBACKS:</b>	Front setback for structures (no definition that it must include a wall) between 0' and 10% of median but not exceed 25 feet. Corner lot structures shall be within 10% of the median setback. Exempts the industrial zoned properties.	Requires all buildings to maintain a maximum front setback of 25 feet including corner lots. Defines building to now include walls. Properties exceeding one (1) acre in size shall only be required to locate one (1) principal structure at the maximum front setback. No longer exempts the industrial zoned properties (unless 1 acre).	Corner lots with double frontage should meet the standard for each streetside.  Consensus from meeting: agreed to proposed and revised standards
<b>PRIN. ELEV. FEATURES: Entrances</b>	Doors: Entrance doors shall be located either along the primary street façade or at the corner of a structure. Requires original door opening to be maintained and no new entrances created unless a change in number of tenants. Doors recessed no more than 8 feet and glass panes cannot be concealed with solid building materials. Exempts the industrial zoned properties.	Maintains same standards but clarifies that entrance doors for corner structures should face both primary streets. No longer exempts the industrial zoned properties.	Allow relocation of a door but still require a door on a primary street. Allow additional doors along non primary streets without increasing number of tenants. Clarify that doors can be added along side or rear yards for buildings facing one primary street.  Consensus from meeting: agreed to proposed and revised standards
<b>PRIN. ELEV. FEATURES: Wall Openings and Windows</b>	Wall Openings: Requires transparent openings to be at least 50% of the first floor front façade. Original window forms/profiles shall be retained when replacing windows, using transparent glass. Exempts the industrial zoned properties. Windows: Prohibits use of non-transparent materials, mirrored glass, plexiglass, burglar bars on storefronts. Requires maintaining the storefront window bases and use of the same material of the building component when repairing.	Maintains the same standards. No longer exempts the industrial zoned properties from the wall opening requirements. Combined the 2 sections into one.	Allow plexiglass. Clarify that burglar bars can be installed in interior. Clarify that you can enlarge the original window openings. Clarify that you can do multiframe windows to equal the original opening. Change 50% to 30% (energy code compliance).  Consensus from meeting: agreed to proposed and revised standards
<b>PRIN. ELEV. FEATURES: Shading Devices</b>	Requires shading devices at a minimum of 3 feet deep, or street trees at a minimum of 1 tree for every 100 linear feet. Exempts the industrial zoned properties.	Maintains same standards. No longer exempts the industrial zoned properties.	Clarify that it is only triggered when improvements exceed 50% of replacement value  Consensus from meeting: agreed to proposed and revised standards

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<b>BUILDING MATERIALS:</b>	Prohibits covering of original brick and other masonry details. Requires existing buildings to be maintained and/or repaired and replaced with materials that match in physical composition, size, scale and proportion.	Maintains same requirements.	<p>Additions must match existing building features.</p> <p>Consensus from meeting: agreed to proposed and revised standards</p>
<b>OFF-STREET PARKING:</b>	Requires parking to be completely separated from the streetscape, located behind the buildings, where possible. Side yard parking may be incorporated if at least 50% of the street frontage is occupied by the building and the parking lot is no greater than 65 feet wide along the street. Where possible, place access drives on secondary streets. Surface parking lots shall screen cars from the public sidewalk with a building face; or low wall of a maximum 3 feet height, or fence constructed of similar material to the building; or street furniture, or landscaping.	Maintains same requirements.	<p>Clarify that existing front yard parking can remain.</p> <p>Consensus from meeting: agreed to proposed and revised standards</p>
<b>LOADING/TRASH RECEPTACLES:</b>	Requires loading and refuse pick-up/delivery areas to be located at the rear of the structure, not within bufferyards, and screened from view of the streetscape. This section is combined with the parking section.	Maintains same requirements. Splits this section from the parking section.	<p>Locate trash receptacles away from street so that maintenance can occur off public right of way. No longer require placement in rear. Maintain clear vision clearance when locating dumpster. Still require screening from streetscape.</p> <p>Consensus from meeting: agreed to proposed and revised standards</p>
<b>LIGHTING:</b>	Requires lighting to be shielded so that light sources are not visible from the ROW or from adjacent residential properties, prevents off-site glare. Fluorescent lights only permitted if hidden from the streetscape. Lighting pole standards shall not exceed 12 feet in height.	Maintains same requirements.	<p>No changes.</p> <p>Consensus from meeting: agreed to proposed standards</p>
<b>FENCING</b>	Restricts front yard fencing height at 3 feet for predominately open; restricts solid screen front yard fencing at 2 feet. Prohibits chain link, fencecrete, sheet metal, plastic, vinyl, barbed wire, and horizontal pipe larger than 2" in diameter. Exempts industrial zoned properties.	Maintains same requirements. No longer exempts industrial zoned properties.	<p>Industrial Properties to comply only when property is rezoned to zoning district other than Industrial. Keep 2 foot solid and allow 5 foot predominately open.</p> <p>Consensus from meeting: agreed to proposed and revised standards</p>

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<b>SIGNAGE:</b>	Allows only 1 primary signage (1 sign per street side with spacing no less than 100 foot radius) with choices of 1 of the following: 1) monument sign no taller than 8 feet, no greater than 30 square feet in surface area for single tenant or no greater than 50 square feet in surface area for multi-tenants; 2) pole sign no greater than 8 feet in height, no greater than 30 square feet in surface area for single tenant or no greater than 50 square feet in surface area for multi-tenants; 3) projecting sign attached to principal structure no more than 3 feet from the face of the building, no greater than 8 square feet for single tenant, no greater than 20 square feet for multi-tenants; 4) band sign not exceeding 12 inches in height, installed no more than 20 feet or less than 8 feet above sidewalk, or installed on a sign board as an integral part of the building facade.	Allows only 1 primary signage (1 sign per street side with spacing no less than 100 foot radius) with choices of 1 of the following: 1) monument sign no taller than 8 feet, no greater than 40 square feet in surface area; or 2) pole sign no greater than 18 feet in height, no greater than 32 square feet in surface area. Also allows additional signage with choices of one of the following: 1) projecting sign attached to principal structure no more than 3 feet from the face of the building, no greater than 20 square feet; 2) wall sign not exceeding more than 25% of the building facade.	No changes.  Consensus from meeting: agreed to proposed standards
	Additional secondary signage for each tenant at 5 square feet installed under the canopy/awning or at entrance of tenant space. Permanent lettering cannot obscure more than 30% of the surface area. Aggregate area, excluding primary signage shall not exceed 10% and not obscure building details.	Additional tenant signage for each tenant at 8 square feet installed under the canopy/awning or at entrance of tenant space. Permanent lettering cannot obscure more than 25% of the surface area. Removes aggregate area signage restrictions as no longer necessary with standards.	Change permanent lettering signs to window signs.  Consensus from meeting: agreed to proposed and revised standards
	Temporary sign surface area shall be no greater than 15% of the facade's surface area and cannot be displayed for a period not to exceed 30 aggregate days in any 90 day period.	Allows temporary banner signs no greater than 40 square feet with duration limitations set by Chapter 28. Allows V type signs no greater than 8 square feet and limits 1 sign per business. Permits neon signs and internally lit (reverse cut lettering with no background illumination).	No changes.  Consensus from meeting: agreed to proposed standards
	Prohibits internally lit signs, flashing signs, portable trailer signs and billboard signs.	Prohibits flashing signs. Prohibits all other temporary signs, inflatable signs, animated signs, pennant flags, flag signs, feather signs, portable (mobile) signs, digital signs, and off premise signs and billboard signs.	No changes.  Consensus from meeting: agreed to proposed standards