

PART 5 SIGNS THAT REQUIRE A PERMIT LISTED BY LOCATION

For the purposes of this bylaw the City has been divided into five sign precincts based on the Zoning Bylaw.

5.1 Downtown (C-1 Zone)

The downtown is an integral part of the city's identity and is the heart of the Comox Valley – a vibrant, creative, and artistic community. Signage within the downtown area should reflect this and support the Official Community Plan policy “to ensure innovative and creative design and an attractive street appearance” within the downtown. Accordingly, the intent of the regulations below is to encourage creative, playful, interesting, and one-of-a-kind signage.

The following *signs* may be erected on any *parcel* or *business premise* within the downtown provided that a sign permit is first obtained and all other provisions of this bylaw are satisfied:

5.1.1 Fascia Signs

- a. The combined *sign area* of all *fascia signs* plus all *canopy signs*, *awning signs*, *projecting signs* and *vertical banners* shall not exceed 20% of the *building face area* for a *business premise* to a maximum of 9.0 m² (96.9 sq. ft.).
- b. A handcrafted appearance is encouraged.
- c. No new *internally illuminated sign* cabinets are permitted.
- d. For theatre uses, the *sign area* may be increased to twice the maximum *sign area* otherwise allowed with respect to one *building face* on the building in which the theatre is located.
- e. For multi-residential uses, the *sign area* shall not exceed 1.5 m² (16.1 sq. ft.).

5.1.2 Canopy or Awning Sign

- a. The combined *sign area* of all *canopy signs* or *awning signs* plus all *fascia signs*, *projecting signs*, and *vertical banners* shall not exceed 20% of the *building face area* for a *business premise* to a maximum of 9.0 m² (96.9 sq. ft.).



Fascia sign with handcrafted appearance

- b. *Awning signs* shall be an integral part of the *awning* and not an attachment or addition.
- c. Where more than one *business premise* fronts a street under a single awning, there shall be not more than one *awning sign* for each business.
- d. An *awning sign* or *canopy sign* shall not project within 0.6 m (2 ft.) of any curb line, or extend above the *roofline* of a building.
- e. *Signs* may be mounted on top of a *canopy* provided that the *sign* is comprised of individual letters, does not project above the main *roofline* of the building, and does not obscure upper storey windows.



Awning Sign



The area of the awning sign and 3 fascia signs must be less than 20% of the building face to a maximum of 9m² when all 4 signs are added together

5.1.3 Hanging Signs

- a. One 0.2 m² (2.2 sq. ft.) *hanging sign* shall be permitted at each separate *business premise* entrance, and shall not project beyond the front edge of the *canopy* or *awning*.
- b. A minimum clearance of 2.3 m (7.5 ft.) is required between the lowest portion of the *hanging sign* and the sidewalk below.
- c. *Hanging signs* shall not be illuminated.



Hanging Sign

5.1.4 Projecting Signs

- a. The combined *sign area* of all *canopy signs* or *awning signs* plus all *fascia signs*, projecting signs and vertical *banners* shall not exceed 20% of the area of the *building face* for a *business premise* to a maximum of 9.0 m² (96.9 sq. ft.).
- b. The *sign area* of a *projecting sign* shall not exceed 2.5 m² (26.9 sq. ft.) for each side.
- c. Only one *projecting sign* is permitted per *business premise* or *parcel* except for *business premises* located on a corner, then one *projecting sign* per *street frontage* is allowed to a maximum of two *projecting signs*.
- d. A minimum *clearance* of 2.5 m (8.2 ft.) is required between the lowest portion of a *projecting sign* and the sidewalk below.
- e. A *projecting sign* shall not project more than 1.5 m (4.92 ft.) from the *building face* to which it is attached or within 0.6 m (2 ft.) of any curb line, or more than 1.5 m above the *roofline* of a building.



Projecting Signs

5.1.5 Freestanding Signs

- a. The *sign area* shall not exceed 2.0 m² (21.5 sq. ft.) per side with a maximum *height* of 1.2 m (4.0 ft.) and shall be located within a landscaped area at least twice the *sign area*.
- b. *Freestanding signs* should incorporate natural materials in the design of the *sign*.
- c. No *sign* shall be located within 3.0 m (9.8 ft.) of an adjoining property line or within 1.0 m (3.3 ft.) of the property line facing a street and shall not be located within a *sight triangle*.
- d. For multi-residential buildings located downtown, *freestanding signs* shall have a maximum *sign area* of 1.5 m² (16.1 sq. ft.) with a maximum *height* of 1.8 m (6.0 ft.). The *freestanding sign* may contain only the following information: name and street address of the building, name of the owner, name of the management company and vacancy information.
- e. For institutional use within the downtown, *freestanding signs* shall have a maximum *sign area* of 3.0 m² (32.3 sq. ft.) and a maximum *height* of 1.8 m (6.0 ft.), and may incorporate an *electronic message board sign* provided:
 - i. the *electronic message board* can be no more than 40% of the *sign area*
 - ii. the *electronic message board* must only be used to advertise uses, events and activities occurring on the property or the time and temperature
 - iii. each message must remain static for a minimum of 10 seconds
 - iv. the *sign* must not use scrolling, fading, flashing or animated display
 - v. the *electronic message board* must be monochromatic display and must include automatic dimming features to reduce light intensity in lower ambient light conditions
 - vi. the *sign* must be located in a landscaped area at least 5.0 m² (53.8 sq. ft.).



Buildings in downtown are often set close to the street and reached on foot. Smaller scale freestanding signs are more appropriate for these locations.



5.1.6 Portable Signs

- a. *Portable signs shall be sandwich board signs.*
- b. *The sign area shall not exceed 0.6 m² (6.5 sq. ft.) per face and the height shall not exceed 1.0 m (3.3 ft.).*
- c. *Only one portable sign is permitted per business premise or parcel.*
- d. *Portable signs shall be located entirely on private property with the exception of business premises located within the area shown on Schedule A. Business premises located within the area shown on Schedule A may place a portable sign on the public sidewalk provided it is located along the street edge and maintains a 1.8 m (6.0 ft.) unobstructed walkway between the building face and the sidewalk edge.*
- e. *Portable signs must only be displayed during posted business hours for the associated business premise.*



5.1.7 Vertical Banners

- a. *The combined total sign area of all vertical banners plus all fascia signs, projecting signs, and canopy or awning signs shall not exceed 20% of the area of the building face for a business premise to a maximum of 9.0 m² (96.9 sq. ft.).*
- b. *Banner signs must not project above the roofline.*
- c. *Banner signs shall be mounted perpendicular to the building face on rigid rods or poles attached to the upper portion of the building wall with a minimum clearance of 2.5 m.*



Examples of Banner Signs