

DEVELOPMENT SERVICES DEPARTMENT
SIGN SECTION
Overview of City Sign Code Provisions

The City of San Antonio sign regulations for the most part are located in Chapter 28 of the City Code. However, some reference to specific items may be located in Chapter 35 of the Unified Development Code (zoning issues) and Chapter 10 “Electricity” (installation issues). In general signage is classified as either on-premise or off-premise. Off-premise signs (billboards) advertise a service, product, or business not available on the premise where the sign is located. On-premise signs, either electric or non-electric, advertise a service, product, or business that is available on the property where the sign is located.

Article IX of Chapter 28 adopted December 1994, set out specific regulations regarding height, size, and spacing of on-premise signs. This section uses the street classification as the determining factor to establish the square footage and height of on-premise signs. In general, all lots are entitled to at least one free-standing sign per 150 foot of street frontage or portion thereof. If additional signs are desired, they must be a minimum of 150 foot away from any other free-standing signs on the same lot, and may only be 75% of the maximum allowable height and sized allowed. These height and size limitations are set out in the table below.

Allowable height and sizes for free-standing and multi-tenant signs in non-residential zoning districts.

| STREET CLASSIFICATION | HEIGHT (FT) (single/multi-tenant) | SIZE (SF) (single/multi-tenant) |
|---------------------------------|---|---|
| Local | 16/20 | 75/125 |
| Arterial B/Commercial Collector | 24/32 | 150/250 |
| Arterial A | 40/50 | 240/500 |
| Expressway | 50/60* | 375/650 |

*Up to an additional 10 feet may be added if the adjacent street grade is elevated. The difference in elevation between the property and the street grade shall be the determining factor in the height allowed.

Multi-tenant signs are defined as advertising three or more businesses, each with a separate Certificate of Occupancy. There are certain setback requirements from property lines for free-standing signs determined by the height of the sign and zoning. Wall signs are, electric or non-electric signs attached or painted on any building or structure. The total area of all attached signs shall not exceed 25% of the building façade as viewed from one direction. Appeals to the provisions of this article are heard by the Board of Adjustment.

- **When is a permit required?**
 - Any sign non-electrical larger than 15sq. ft. attached to a wall or fence
 - Any electric sign, inside or outside of a building
 - Any free-standing pole/monument sign

- **Who may secure a sign permit?**
 - Permits may only be issued to those that are licensed to install signs.
 - Master Electricians; Master Sign Electricians; Commercial Sign
(**Note:** some restrictions apply in each classification)

- **Does zoning affect signage?**
 - Residential zones have specific limitations and regulations.
 - O-1 zones are limited to 12sq. ft. and non-electric
 - Historic districts have specific regulations
 - Urban corridors are specific regulations
 - Scenic corridors regulates the off-premise advertising.

This is a brief overview of the main provisions of the City Sign Code requirements. For a copy of the Sign ordinance you can go to the City Clerks office located at 100 Military Plaza 2nd floor or the website www.sanantonio.gov/dsd.