



Unified Development Code Amendment

Planning Commission

Melinda Helmer, Business Operations Coordinator

Feb. 10, 2026



Overview

- Background
- Proposal
- Recommendation



Background

Last Sign Code Update

- Ordinance No. 03-2022
 - Approved on Jan. 11, 2022
 - Adopted text amendments throughout the section

Background

Modifications – Sign Code

Title 10 Chapter 6 Section 12
- Sign Code

Title 10 Chapter 11 Section 3
- Terms Defined





Proposal

Title 10, Chapter 6, Section 12 Sign Code modifications include:

- Consolidate code language into a structured table
- Temporary signage allowance
 - Extend duration to 120 days/calendar year
 - Exemptions: A-frame sandwich board signs



Proposal

Table 6.12-1: General sign standards			
Standard	Zone District		
	AG/OS, AGH, RP1, RP2, RP3, RR, ER, SR, LR, OTR, MR, HR, and PD - agricultural, open space and residential land uses	DT and NMU (inside of Old Town)	NMU (outside of Old Town), CMU, PLI, LI, AP, CC, RC, B Districts, and PD - nonresidential land uses
Total maximum sign area for all signs on a property	32 square feet	1 square foot per each lineal foot of tenant frontage ¹	1 square foot per each lineal foot of tenant frontage with a maximum gross surface area of 228 square feet ¹
Maximum sign area per individual sign face	N/A	32 square feet	N/A
Maximum monument and ground sign height	6 feet	6 feet	6 feet
Maximum sign height for all other signs	Shall not exceed the height of the principal building on which the sign is located		
Maximum number of signs ²	2 per street frontage	3 per tenant for each tenant building frontage or 2 per street frontage for vacant parcels	4 per tenant for each tenant building frontage or 2 per street frontage for vacant parcels or tenant frontages of less than 32 linear feet



Proposal

Title 10, Chapter 6, Section 12 Sign Code modifications include:

Prohibited signs:

- Sign text changes under a 30-minute duration
 - Current code: 4-hour duration
- Removing ground signs



Proposal

Title 10, Chapter 11, Section 3: Terms defined.

Sign code definitions:

- Sign, off-premises



Planning Commission

- Considered at January 21 meeting
- Discussion focused on political signs
- Passed Resolution P26-02 unanimously



Approval Criteria

- a. The proposed amendment will promote the public health, safety, and general welfare; and
- b. The proposed amendment is generally consistent with the Town's Comprehensive Master Plan and the stated purposes of this UDC; and
- c. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.



Staff Recommendation

Planning Commission recommends the Town Council adopt an Ordinance amending Title 10, Chapter 6, Section 12 and Title 10, Chapter 11, Section 3 of the Erie Municipal Code to update and modify the Town's Sign Code.



Unified Development Code Amendment

Planning Commission

Melinda Helmer, Business Operations Coordinator

Feb. 10, 2026