

Sign Regulation Summary

Attached are tables intended to summarize the Sign Ordinance of the City of Sealy. These summary tables cannot include every nuance of the Sign Ordinance and is not intended to serve as a complete set of all applicable sign regulations. The applicability of regulation relate to the sign district a property is located within, the land use, the size of the property and the type of road classification(s) adjoining properties. Persons proposing signs are encouraged to review the Sign Ordinance in their entirety to understand all applicable requirements. Questions about the Sign Ordinance should be directed to the Planning and Community Development Department at 979-885-1669.

Districts A, B & C	One & Two Family Residential Signs
Primary Signs	
Height	6'
Area	64 SF
Number/Illumination	One 2-sided or Two -1-sided, Back-lit or externally lit
Sign Type	Monument or wall
Secondary Signs	
Height	4'
Area	16 SF
Number/Illumination	One 2-sided or Two 1-sided, Back-lit or externally lit
Sign Type	Monument or wall
Institutional Uses	Same criteria as primary sign (With LED Lighting Limited to the lessor of 28 SF or 20% of sign face)

MULTI-FAMILY RESIDENTIAL SIGNS	District A	District B	District C
Primary Signs	Pole Signs Prohibited	Pole Signs Prohibited	Pole Signs Prohibited
<i>Freestanding</i>			
Area	100 SF	70 SF	40 SF
Height	10'	6'	5'
<i>Wall</i>	110 SF	70 SF	40 SF
Second Arterial Street Sign			
Area	60 SF	35 SF	25 SF
Height	6'	4'	4'
Institutional Signs	Same as primary sign	Same as primary sign	Same as primary sign

District C Non-Residential - Single Tenants	Size of Property (Acres)	Max. Sign Number, Area & Height
Freestanding Sign		Pole Signs Prohibited
	< 1 acre	1 sign, 8 SF, 4' (Externally Lit Only)
<ul style="list-style-type: none"> • Backlit Upgrade 	1.0 - 2.0 acres	<ul style="list-style-type: none"> • 1 sign, 16 SF, 4' • 1 sign, 25 SF, 5'
<ul style="list-style-type: none"> • Backlit Upgrade 	2.0 – 4.0 acres	<ul style="list-style-type: none"> • 1 sign, 32 SF, 4' • 1 sign, 50 SF, 5'
<ul style="list-style-type: none"> • Backlit Upgrade 	4.0 – 6.0 acres	<ul style="list-style-type: none"> • 1 sign, 50 SF, 5' • 1 sign, 70 SF, 5'
<ul style="list-style-type: none"> • Backlit Upgrade 	6.0 – 8.0 acres	<ul style="list-style-type: none"> • 1 sign, 70 SF, 5' • 1 sign, 90 SF, 6'
<ul style="list-style-type: none"> • Backlit Upgrade 	> 8 acres	<ul style="list-style-type: none"> • 1 sign, 85 SF, 5' • 1 sign, 100 SF, 6'
Wall Signs	N/A	4%-2% Facades Facing Arterials (No Limit on Sign Number)
Second Primary Sign (Arterial Street Only)	Subject to Comprehensive Sign Program	Subject to Comprehensive Sign Program
Gas Price Signs	N/A	1, 35 SF, 4'
Institutional Uses	Same Criteria as Primary Sign	Same Criteria as Primary Sign

District B Non-Residential - Single Tenant	Size of Property (Acres)	Number/Area/Height
Freestanding Primary Sign		Pole Signs Prohibited
<ul style="list-style-type: none"> • Backlit Upgrade 	< 3.0 acre	<ul style="list-style-type: none"> • 1 sign, 55 SF, 5' • 1 sign, 75 SF, 6'
<ul style="list-style-type: none"> • Backlit Upgrade 	3.0 – 6.0 acres	<ul style="list-style-type: none"> • 1 sign, 70 SF, 5' • 1 sign, 90 SF, 6'
<ul style="list-style-type: none"> • Backlit Upgrade 	6.0 – 8.0 acres	<ul style="list-style-type: none"> • 1 sign, 90 SF, 5' • 1 sign, 110 SF, 6'
<ul style="list-style-type: none"> • Backlit Upgrade 	> 8.0 acres	<ul style="list-style-type: none"> • 1 sign, 100 SF, 6' • 1 sign, 125 SF, 7'
Secondary Primary Sign Arterial Street Only > 3 ac.		Pole Signs Prohibited
<ul style="list-style-type: none"> • Backlit Upgrade 	> 3 acres	<ul style="list-style-type: none"> • 1 sign, 40 SF, 5' • 1 sign, 50 SF, 6'
Wall Signs	N/A	4%-2% Facades Facing Arterials (No Limit on Sign Number)
<ul style="list-style-type: none"> • Gas Price Sign • Arterial Intersections 	N/A N/A	<ul style="list-style-type: none"> • 1, 35 SF, 5' • 1, 50 SF, 6'
Institutional Signs	Same criteria as primary sign	Same criteria as primary sign

District A Non-Residential - Single Tenant	Size of Property (Acres)	Number/Area/Height
Freestanding Primary Sign		Pole Signs Prohibited
<ul style="list-style-type: none"> Basic Sign Max. Dimensions <ul style="list-style-type: none"> Backlit Maximum 	< 3.0 acre	<ul style="list-style-type: none"> 1 sign, 70 SF, 10' 1 sign, 90 SF, 12'
<ul style="list-style-type: none"> Basic Sign Max. Dimensions <ul style="list-style-type: none"> Backlit Maximum 	3.0 – 10.0 acres	<ul style="list-style-type: none"> 1 sign, 100 SF, 10' 1 sign, 120 SF, 12'
<ul style="list-style-type: none"> Basic Sign Max. Dimensions <ul style="list-style-type: none"> Backlit Maximum 	> 10.0 acres	<ul style="list-style-type: none"> 1 sign, 125 SF, 12' 1 sign, 145 SF, 14'
Secondary Primary Sign Arterial Street Only		Pole Signs Prohibited
<ul style="list-style-type: none"> 800' Lineal Frontage > 1,000 ' Lineal Frontage 	N/A N/A	<ul style="list-style-type: none"> 1 sign, 8' tall, area 50% of primary Comprehensive Sign Program
Additional Arterial Street Access	N/A	Same Criteria as Primary Sign, with backlit sign options
Wall Signs	N/A	4%-2% Facades Facing Arterials (No Limit on Sign Number)
Gas Price Sign Arterial Intersections	N/A	<ul style="list-style-type: none"> 1, 50 SF, 6' 1, 75 SF, 8'
Institutional Signs	Same criteria as primary sign	Same criteria as primary sign

Districts B & C Neighborhood Convenience Centers	Project Size (Acres)	District B (Number, Height & Area)	District C (Number, Height & Area)	Allowance for Second Arterial/Arterial Corners	Street Number Required	Center Name Required
Freestanding Signs		Pole Signs Prohibited	Pole Signs Prohibited			
Backlit/Arterial Street	< 4.0 acres	1,50 SF, 5' 1, 70 SF, 6'	1,35 SF, 4' 1, 50 SF, 5'	Yes	Yes	Yes
Backlit/Arterial Street	4-7 acres	1, 70 SF, 6' 1, 90 SF, 6'	1, 55 SF, 5' 1, 70 SF, 6'	Yes	Yes	Yes
Backlit/Arterial Street	> 7 acres	1,100 SF, 6' 1, 120 SF, 7'	1, 80 SF, 5' 1, 100 SF, 6'	Yes	Yes	Yes
Wall Signs	N/A	4%-2%	4%-2%	N/A	N/A	N/A
Gas Price Sign	N/A	1,50 SF, 6'	1,50 SF, 6'	Yes, arterial intersections	N/A	N/A

District B Commercial Centers, Industrial & Mixed Use Projects)	Commercial Centers (Number, Area & Height)	Industrial (Number, Area & Height)	Business Parks, Industrial Parks & Mixed Use Developments (Number, Area & Height)	Extra Sign for Second Arterial Street	Street Number Required	Center Name Required
Primary Freestanding Sign (Pole Signs Prohibited)	1,100 SF, 6'	1,100 SF, 6'	Comprehensive Sign Program	Yes	Yes	Yes
Primary Sign Design Bonus	1, 130 SF, 7'	1, 120 SF, 7'	Comprehensive Sign Program	Yes	Yes	Yes
Secondary Freestanding Sign (Pole Signs Prohibited)	1, 65 SF, 6'	1, 65 SF, 6'	Comprehensive Sign Program	Yes	Yes	Yes
Wall Signs	4%-2%	3%-1.5%	Comprehensive Sign Program	N/A	N/A	N/A
Gas Price Sign (Pole Signs Prohibited)	1,50 SF, 6'	N/A	Comprehensive Sign Program	Yes (corner locations)	N/A	N/A

District A <u>Multi-Tenant Development</u>	Small Regional Center (Number, Area & Height)	Major Regional Center (Number, Area & Height)	Industrial Number, Area & Height	Business Parks, Industrial Parks & Mixed Use Number, Area & Height	Extra Sign for Second Arterial St. & Limited Egress Drives	Street Number Required	Center Name Required
Primary Freestanding Sign <i>(Pole Signs Prohibited)</i>	1,150 SF, 12'	1,200 SF, 14'	1,130 SF, 14'	Comprehensive Sign Program	Yes	Yes	Yes
Primary Sign Design Bonus	1, 180 SF, 15'	1, 225 SF, 17'	1, 160 SF, 16'	Comprehensive Sign Program	Yes	Yes	Yes
Secondary Freestanding Sign <i>(Pole Signs Prohibited)</i>	1, 90 SF, 8'	1, 110 SF, 11'	1, 75 SF, 6'	Comprehensive Sign Program	Yes	Yes	Yes
Wall Signs	4%-2%	4%-2%	3%-1.5%	Comprehensive Sign Program	N/A	N/A	N/A
Gas Price Sign Design Bonus <i>(Pole Signs Prohibited)</i>	1,50 SF, 6' 1, 75 SF, 8'	1,70 SF, 7' 1, 90 SF, 8'	N/A	Comprehensive Sign Program	Yes (corner locations)	N/A	N/A