

**ORDINANCE NO. 12-2004**

**AN ORDINANCE AMENDING SECTION 909(I)  
OF THE ZONING ORDINANCE OF THE CITY OF VALPARAISO  
REGARDING SIGNAGE WITHIN A UNIFIED SHOPPING CENTER**

WHEREAS, the City of Valparaiso has adopted a Zoning Ordinance concerning the use of property within the jurisdiction of the City. Such Zoning Ordinance addresses the requirements and limitations placed on all property owners concerning the placement of signs.

WHEREAS, it has come to the attention of the Valparaiso Plan Commission that certain potential inconsistencies may exist within Part Two, Article Nine as such relates to the placement of signs within a *Unified Shopping Center*, as such term is defined within the Zoning Ordinance.

WHEREAS, the Plan Commission is specifically concerned with the potential of placing multiple signs relating to various businesses contained within a *Unified Shopping Center*, as such is permitted under Section 909(C) (4) as well as the placement of an additional ground sign as permitted in Section 909(I).

WHEREAS, in balancing the interests of a *Unified Shopping Center* to advertise its commercial activities to the public with the purposes of the Sign Ordinance, as articulated in Section 900, the Plan Commission determines that both a ground sign as well as multiple individual signs are inconsistent with the Purposes articulated in Section 900.

WHEREAS, it is also the concern of the Plan Commission that Section 909(I) only refers to *Unified Shopping Centers* constructed upon property zoned C-2 or C-3 and not upon other zoned property.

WHEREAS, the Plan Commission adopted a resolution recommending certain changes to Section 909(I) regarding signage within a *Unified Shopping Center*.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Valparaiso that Section 909(I) of the Zoning Ordinance of the City of Valparaiso should be and the same is hereby amended to read as follows:

**Section 909(I). Unified Shopping Centers**

**(I) Unified Shopping Centers.** If the premises have three (3) or more occupants each with a distinct business name, as in a unified shopping center under one single ownership or control, one (1) and only one ground sign of monument type shall be permitted containing the name of the premises, the occupants thereof, and, if desired, a changeable copy sign. Such ground sign shall not exceed one (1) square foot of sign area for each one (1) linear foot of building frontage, but in no event shall the total surface area of such ground sign exceed 100 square feet. Such sign shall be in addition to the maximum surface area for such premises as set forth in sub§ E above.

PASSED by the Common Council of the City of Valparaiso, Indiana, by a \_\_\_\_\_ vote of all members present and voting this \_\_\_\_\_ day of April, 2004.

\_\_\_\_\_  
Jon Costas, Mayor

ATTEST:

\_\_\_\_\_  
Sharon Swihart, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2004, at \_\_\_\_\_ o'clock \_\_.m.

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Sharon Swihart, Clerk-Treasurer

This Ordinance approved and signed by me this \_\_\_\_\_  
day of \_\_\_\_\_, 2004, at \_\_\_\_\_ o'clock \_\_\_\_ .m.

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Jon Costas, Mayor