Unified Development Code (UDC)

Appendix A

December 2026

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Appendix A: Sign Districts and Master Sign Plans

Sign District Regulations

A. Purpose

The purpose of this section is to identify certain areas, or districts, within the Town with unique characteristics based on physical location, building design, pedestrian and vehicle circulation, and land uses and ensure the appropriate number and design of signs that are compatible with the characteristics of each district.

B. Sign Districts Established

The following sign districts are established for the purpose of this section.

1. Addison Town Center (being that area to which Ordinance No. 094-069, adopted October 11, 1994, applies)
2. Village on the Parkway (being that area shown in Fig. 62-289.A)
3. Addison Circle (being that area to which Ordinance No. 097-010, adopted March 25, 1997, applies)
4. Addison Walk Shopping Center (being that area to which Ordinance No. 004-002, adopted January 13, 2004, applies)
5. Inwood Quorum Village (being that area to which Ordinance No. 006-037, adopted August 22, 2006, applies)
6. Dallas Parkway (being all real property abutting Dallas Parkway to which Ordinance No. O10-003, adopted January 26, 2010, and Ordinance No. O25-15, adopted March 25, 2025, applies)
7. Vitruvian Park (being that area shown in Figure 62-289.6)

C. Addison Town Center

1. This section includes the regulations for the Addison Town Sign District as established by Ordinance No. 018-24-A, adopted August 14, 2018.
2. One sign per facade not to exceed 100 square feet, maximum square footage shall be one and one-half times the length of facade, maximum letter height to be 24 inches for all letters, maximum width of sign to be 75 percent of width of facade; or
3. One sign allowed per 20 feet of linear frontage, maximum square footage of sign to be three and one-half percent of square footage of facade, maximum letter height to be six feet for all letters.

D. Village on the Parkway

1. **Pylon Signs/Multitenant Wall Signs**
   - **a.** A multitenant pylon sign and a multitenant wall sign shall be allowed containing sign panels for multiple tenants.
   - **b.** Shall be constructed as shown in Figure 62-289.B.
   - **c.** Shall be placed as shown in Figure 62-289.A.
2. **Multi-tenant Monument Signs**
   - **a.** Three multi-tenant monument shall be allowed containing sign panels for multiple tenants.
   - **b.** Shall be constructed as shown in Figure 62-289.C.
   - **c.** Shall be placed as shown in Figure 62-289.A.

3. **Single-tenant Monument Sign**
   - **a.** One single-tenant monument sign shall be allowed.
   - **b.** Shall be constructed as shown in Figure 62-289.D.
   - **c.** Shall be placed as shown in Figure 62-289.A.
4. **Grocery Tenant Signs**
   - **a.** Grocery Tenant, is defined as tenant located in Block 1000 of Figure 62.289.A.
   - **b.** Shall be allowed attached signs constructed as shown in Figure 62.289.E.
5. **Health Club Tenant Signs**
   - **a.** Health Club tenant is defined as tenant located in Block 600 of Figure 62.289.A.
   - **b.** Shall be allowed attached signs constructed as shown in Figure 62.289.F.
6. **Theatre Tenant Signs**
   - **a.** Theatre Tenant is defined as tenant located in Block 200 of Figure 62.289.A.
   - **b.** Shall be allowed attached signs constructed and placed as shown in Figure 62.289.G.
7. **Attached Commercial Tenant Identification Signs**
   - **a.** Attached Commercial Tenant Identification Signs shall include: Wall Signs and Flag Signs.
   - **b.** The maximum sign area per facade for all Attached Commercial Tenant Identification Signs is two square feet of attached sign area per linear foot of façade.
8. **Wall Sign**
   - **a.** Each commercial tenant may have one wall sign per façade.
   - **b.** Maximum Area of a wall sign on each façade shall not exceed the maximum sign area per façade as defined in Section 62-289(b)7(b).
   - **c.** No wall sign shall have a length which exceeds 75 percent of tenant frontage.
   - **d.** Individual letters and logos for wall signs shall not exceed 36 inches in height.
9. **Flag Sign**
   - **a.** Each commercial tenant may have one Flag Sign per façade in addition to one Wall Sign.
   - **b.** The combined area for a Wall Sign and a Flag Sign shall not exceed the Maximum Area per façade for all Attached Commercial Tenant Identification Signs, as defined in Section 62-289(b)7(b).
   - **c.** Flag Signs mounted at the corner of a building shall count 50 percent of the sign area square footage toward the total square footage for each façade.
   - **d.** Shall be constructed as shown in Figure 62.289.H.
   - **e.** Shall not be constructed of cloth or other synthetic fabric material.
10. **Signs on Awning**
    - **a.** Signs on the sloped surface of awnings are considered Wall Signs and shall be governed by the standards set forth in Section 62-289(b)7. (Example of an awning sign shown in Figure 62.289.I.)
    - **b.** Signs on the valance of an awning (valance is defined as a vertical surface at the lower edge of an awning, not exceeding six inches in height) are exempt from regulation. (Example shown in Figure 62.289.I.)
11. **Secondary Business Identification Sign**
    - **a.** Each Commercial tenant may have a maximum of two additional secondary business identification signs selected from the following list:
      - **i.** Secondary Blade sign: constructed and placed in accordance with Figure 62.289.J.
      - **ii.** Secondary Wall Plaque sign: constructed and placed in accordance with Figure 62.289.K.

b. The area of the Secondary Business Identification Signs shall not be included in the maximum allowable square footage per façade as defined in Section 62-289(b)7.b.

12. Window Sign:

Signs in windows exempt from permitting requirements, and are not included in the maximum allowable square footage per façade, as defined in Section 62-289(b)7.b., but are limited to not more than ten percent of the window area per façade.

13. Pole-Mounted Banners

a. Shall only be of a Seasonal and Promotional type.

b. Shall not contain any advertising or promotional messages for individual tenants.

c. Shall be constructed as shown in Figure 62-289.L.

14. Kiosks Sign

a. Kiosk signs with way-finding and non-premises signage are exempt from permit.

b. Shall be constructed as shown in Figure 62-289.M.

c. Shall be placed as shown in Figure 62-289.A.

E. Addison Circle

1. Signs may project above the roof line, be placed perpendicular to the building, be placed on poles and in the Town right of way in accordance with Figures 62-289.3.A.1, 62-289.3.A.2, 62-289.3.A.3, 62-289.3.A.4, and 62-289.3.A.5.

2. Portable signs do not need a permit but shall comply with the following:

a. Each commercial occupancy shall be allowed not more than one portable sign, which shall be located within the public sidewalk adjacent to the occupancy.

b. A minimum of four feet of clear sidewalk shall be maintained at all times.

c. Signs shall be constructed as shown in Figure 62-289.3.B.

F. Addison Walk Shopping Center

Blade signs, premises signs on building facades and two multitenant pole signs may be constructed in accordance with Figures 62-289.4.1, 62-289.4.2, 62-489.4.3, and 62-289.4.4.

G. Inwood Quorum Village

Attached signs with letter heights of 24 inches and 30 inches may be constructed in accordance with Figure 62-289.5.

H. Dallas Parkway

1. Monument signs for real property abutting Dallas Parkway may be constructed as follows: The sign with base shall not exceed eight feet in overall height above the natural grade, the actual sign face shall not exceed 72 square feet in area per side, and the sign shall be located within 50 feet of Dallas Parkway.

2. Real estate/leasing signs for real property abutting Dallas Parkway may be constructed as follows:

a. Maximum 108 square feet in area.

b. Maximum total square footage of the four allowed signs 144 square feet.

c. Minimum setbacks from street curb as set forth in section 62-184 of the Code of Ordinances of the town. Signs exceeding 36 square feet shall be located within 50 feet of Dallas Parkway.

d. Observe 35-foot visibility triangle.

e. The permit shall be renewed every 12 months. Prior to the issuance of the permit and any renewal thereof the sign shall be subject to inspection and approval to ensure compliance with all ordinances of the Town of Addison.

3. Section 62-270 prohibiting luminaries of any type that outline the elements of a building facade, shall not apply to buildings that are six or more stories in height.

I. Vitruvian Park

1. Reference Ordinance

This section includes the regulations for the Vitruvian Park sign district as established by Ordinance No. O018-24-A, adopted August 14, 2018.

2. Attached Commercial Tenant Identification Sign

- **a.** Each commercial tenant may have one sign per 50 lineal feet of building frontage, with a maximum of two signs spaced a minimum of 25 feet apart.
- **b.** The sign area is limited to one square foot of sign per lineal foot of building frontage up to a maximum of 200 square feet of total sign area with no individual sign exceeding 100 square feet in area.
- **c.** The sign may project more than 18 inches from the building facade.
- **d.** Signs projecting more than 18 inches from the building facade shall be located a minimum of eight feet above grade.
- **e.** Signs shall be placed on exterior facades common with the tenant space.
- **f.** Letters and logos below 36 feet above grade may have a maximum height of 26 inches.

3. Attached Commercial Blade Signs

- **a.** Each commercial tenant may have a blade signs in addition to a tenant identification sign.
- **b.** Each commercial tenant may have one sign per 50 lineal feet of building frontage, with a maximum of two signs spaced a minimum of 25 feet apart.
- **c.** The maximum projection from the building facade shall not exceed four feet.
- **d.** The minimum height above the sidewalk shall not be less than eight feet.
- **e.** The maximum height above the sidewalk shall not exceed ten feet.
- **f.** The sign shall not exceed nine square feet in area.
- **g.** The signs shall be placed on exterior facades common with the tenant space.
- **h.** Letters and logos may have a maximum height of 26 inches.

4. Portable Signs

Portable signs do not need a permit but shall comply with the following:

- **a.** Each commercial tenant shall be allowed not more than one portable sign, which shall be located within the public sidewalk adjacent to the occupancy.
- **b.** A minimum of four feet of clear sidewalk shall be maintained at all times.
- **c.** Signs shall be constructed as shown in Figure 62-289.3B.

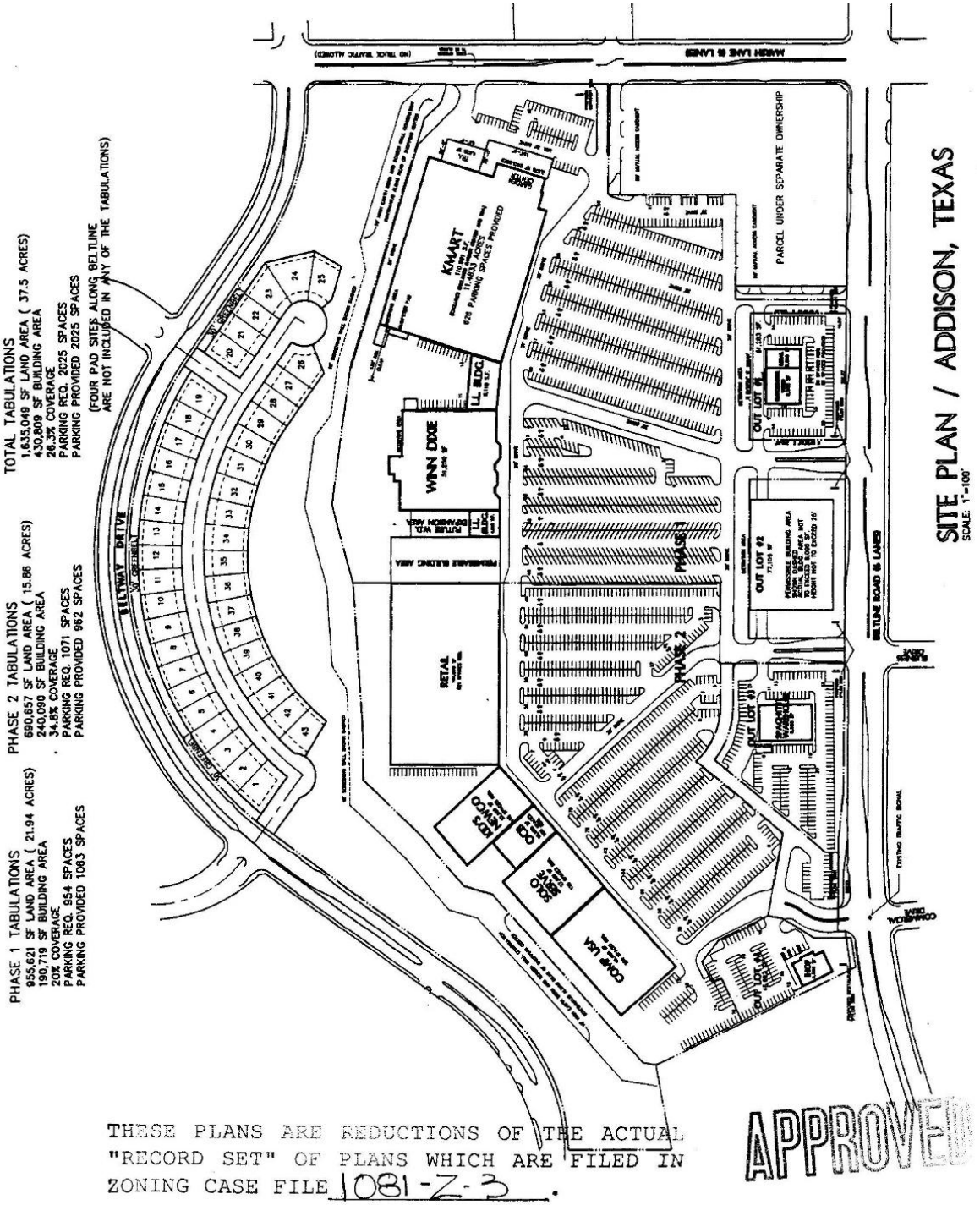
5. Monument Signs

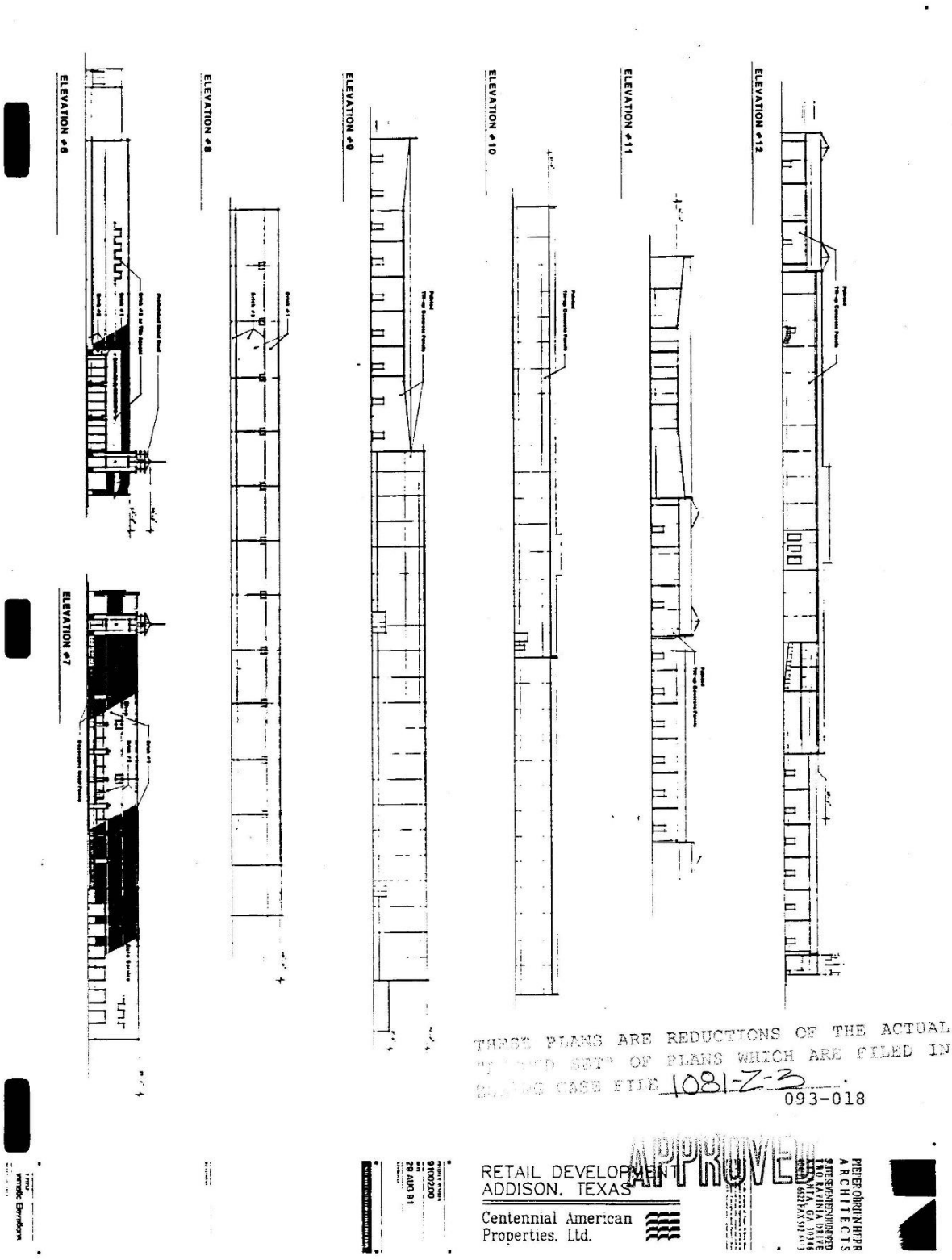
- **a.** Shall be constructed as shown in Figure 62-289.7, and Figure 62-289.7.B.
- **b.** Shall be placed as shown in Figure 62-289.8, and Figure 62-289.8.B.

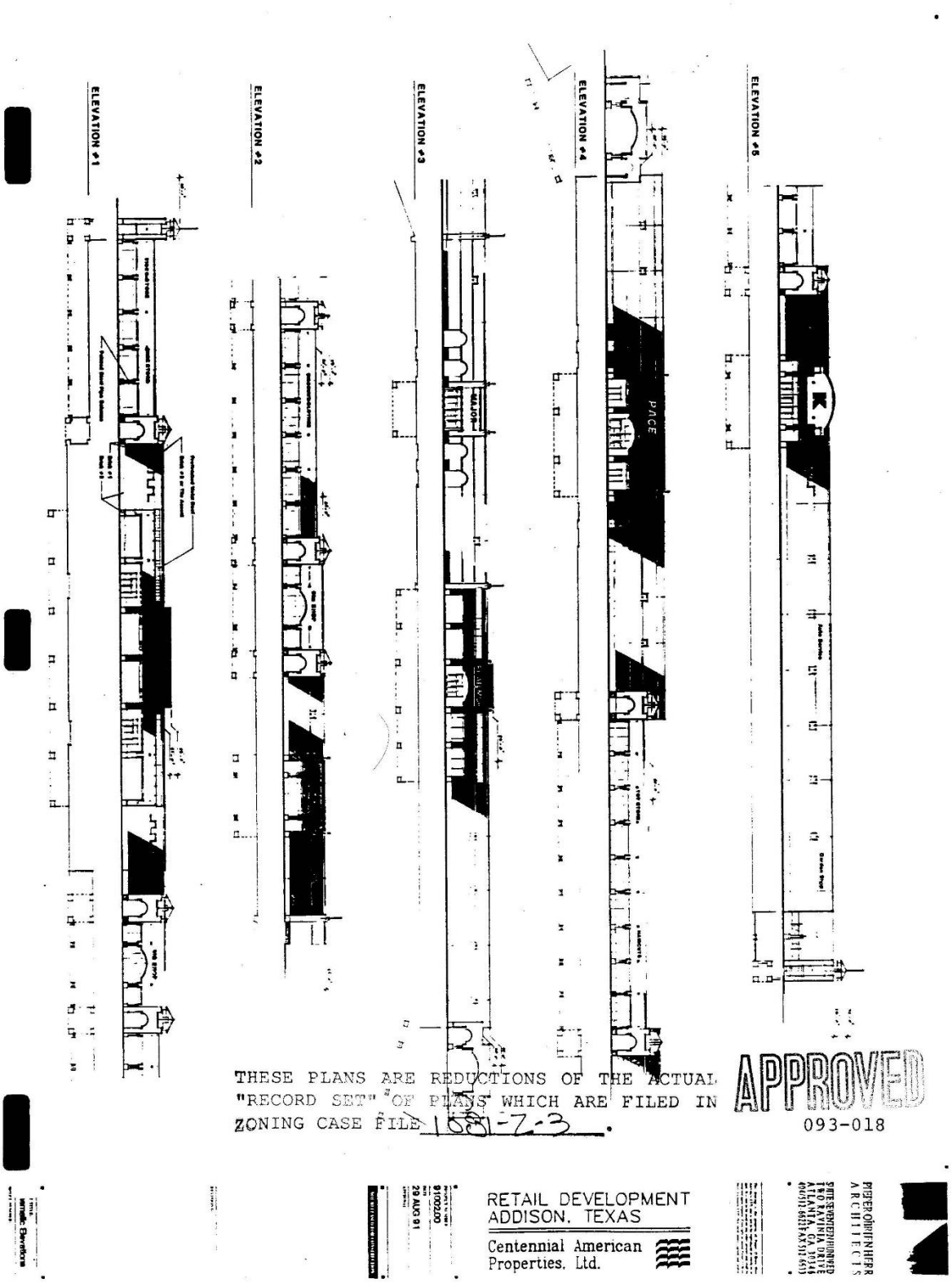
6. Pole Signs

- **a.** Shall be constructed as shown in Figure 62-289.9.
- **b.** Shall only be of a seasonal or decorative type.

Addison Town Center

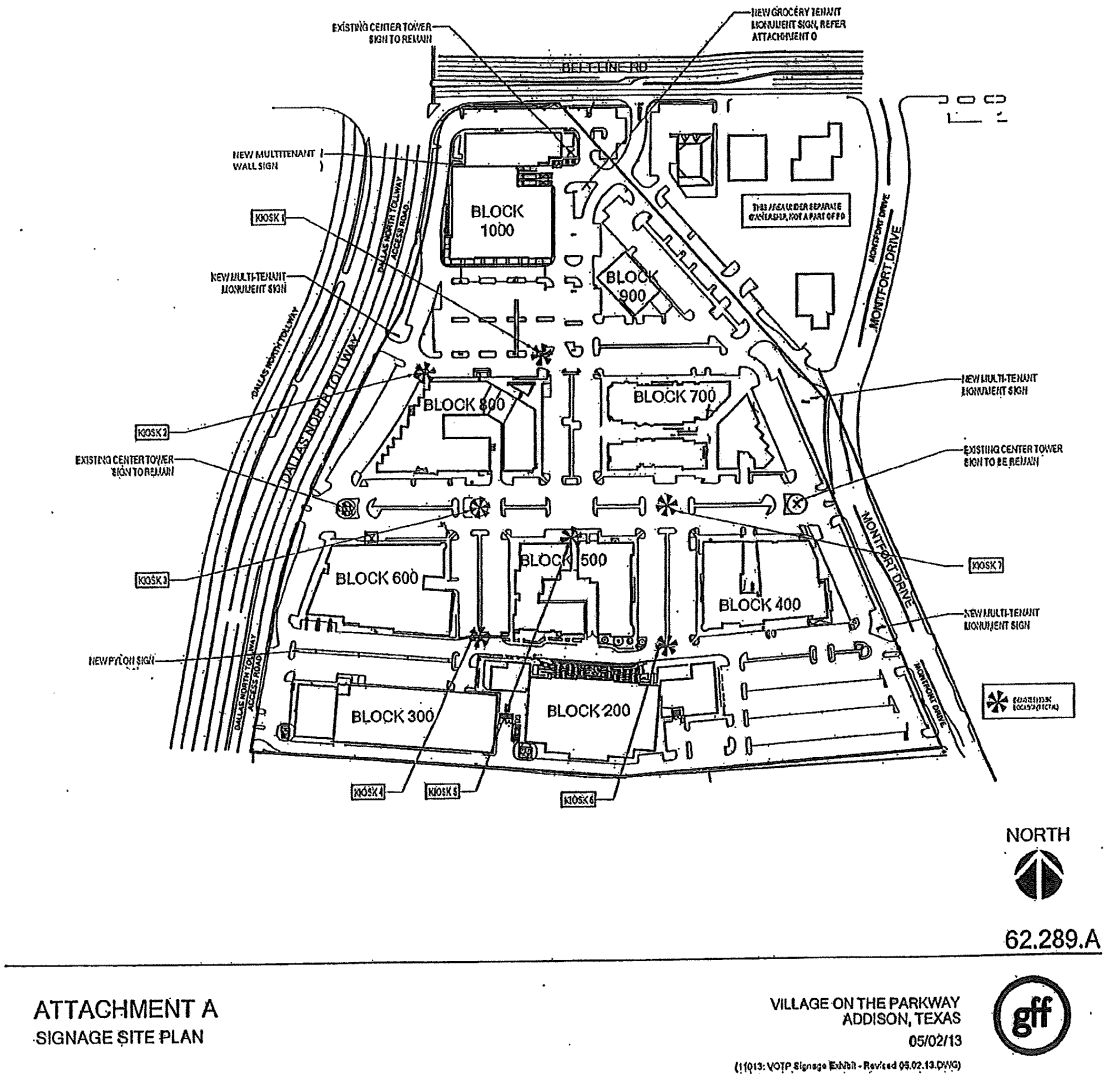


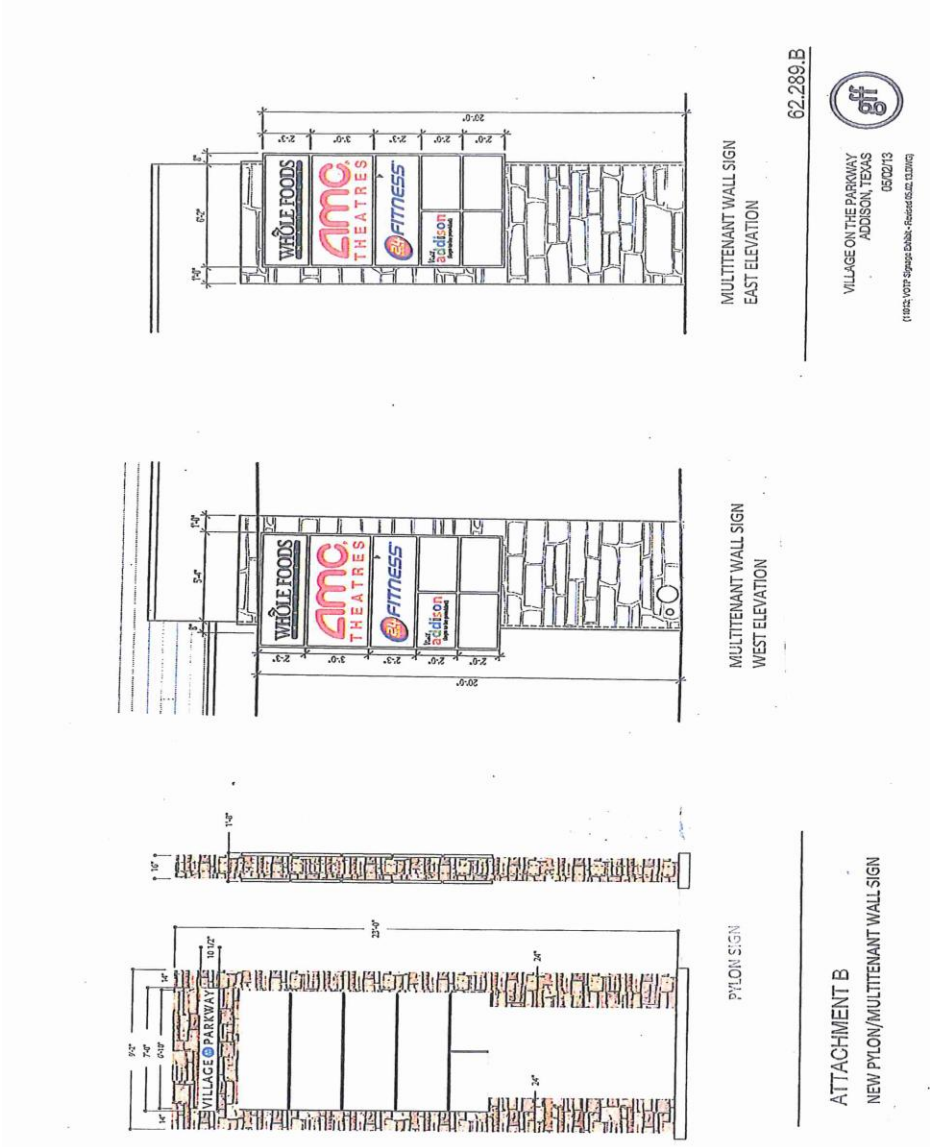

ELEVATION #6
ELEVATION #7
ELEVATION #8
ELEVATION #9
ELEVATION #10
ELEVATION #11
ELEVATION #12
THESE PLANS ARE REDUCTIONS OF THE ACTUAL
CASE FILE 1081-Z-3
093-018
APPROVED
RETAIL DEVELOPMENT
ADDISON, TEXAS
Centennial American
Properties, Ltd.
PEDERSON/HYPER
ARCHITECTS

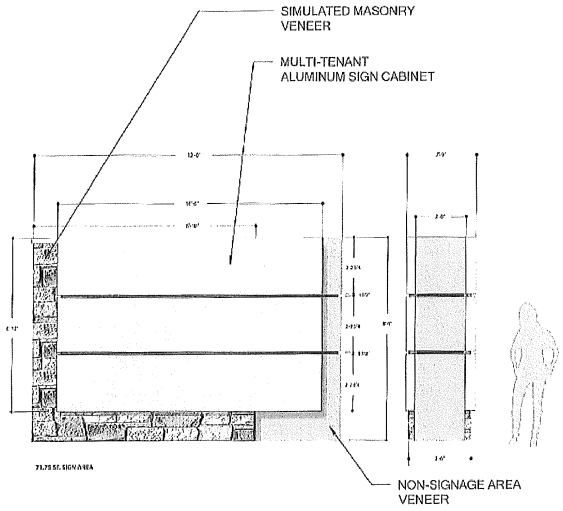

ELEVATION #1
ELEVATION #2
ELEVATION #3
ELEVATION #4
ELEVATION #5
PACE
K.
THESE PLANS ARE REDUCTIONS OF THE ACTUAL "RECORD SET" OF PLANS WHICH ARE FILED IN ZONING CASE FILE 1681-Z-3.
APPROVED
093-018
RETAIL DEVELOPMENT
ADDISON, TEXAS
Centennial American Properties, Ltd.
PFEFFERKORNHERR ARCHITECTS


THESE PLANS ARE REDUCTIONS OF THE ACTUAL
"RECORD SET" OF PLANS WHICH ARE FILED IN
PLNG CASE FILE 1081-Z-3
093-018

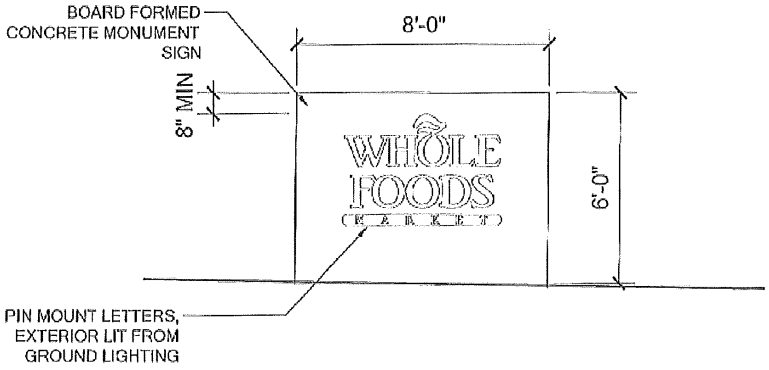
Village on the Parkway




62.289.B
MULTITENANT WALL SIGN
EAST ELEVATION
VILLAGE ON THE PARKWAY
ADDISON, TEXAS
05/02/13
MULTITENANT WALL SIGN
WEST ELEVATION
PYLON SIGN
ATTACHMENT B
NEW PYLON/MULTITENANT WALL SIGN

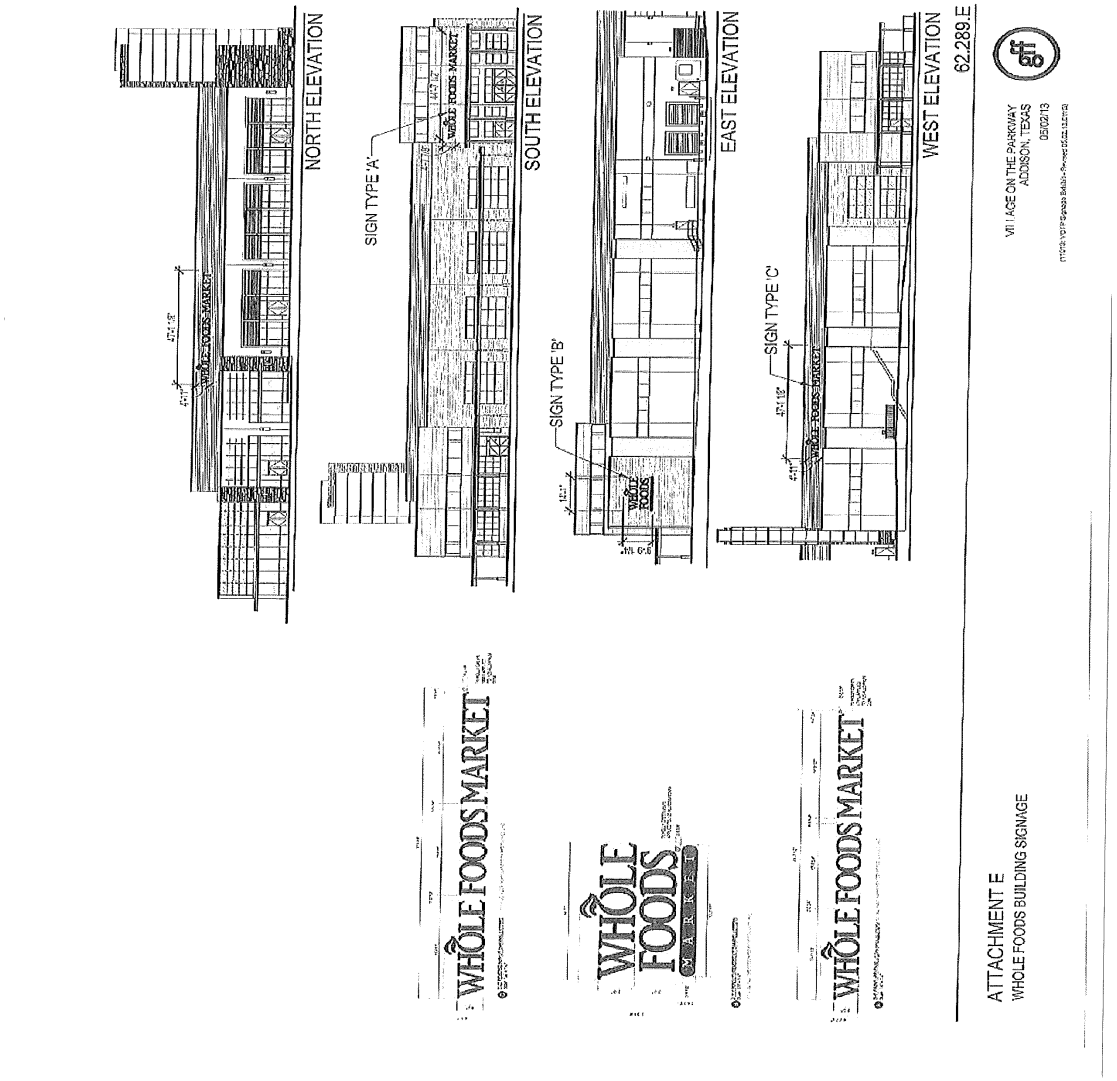


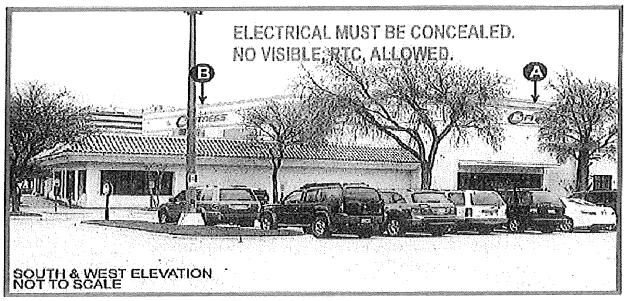
62.289.C

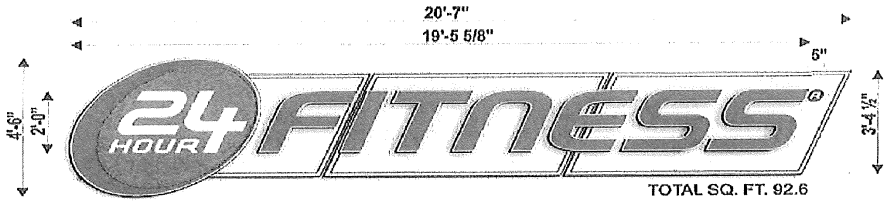


MONUMENT SIGN ELEVATION 01
1/4" = 1'-0"

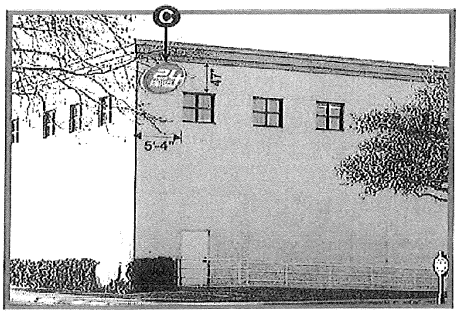
62.289.D


NORTH ELEVATION
SOUTH ELEVATION
EAST ELEVATION
WEST ELEVATION
SIGN TYPE 'A'
SIGN TYPE 'B'
SIGN TYPE 'C'
WHOLE FOODS MARKET
WHOLE FOODS MARKET
WHOLE FOODS MARKET
62.289.E
ATTACHMENT E
WHOLE FOODS BUILDING SIGNAGE
VILLAGE ON THE PARKWAY
ADDISON, TEXAS
05/02/13





A B 4'-6" WHITE LED ILLUMINATED WALL SIGN



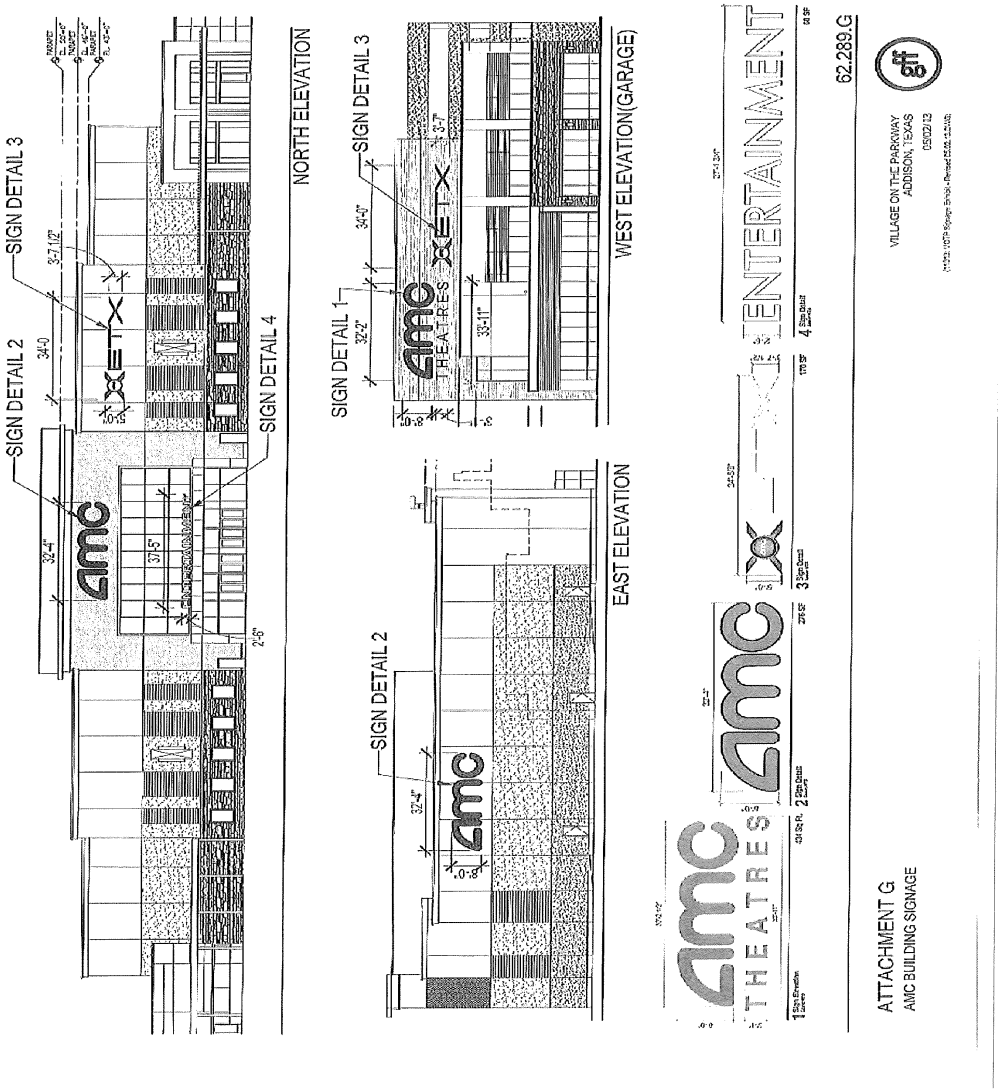


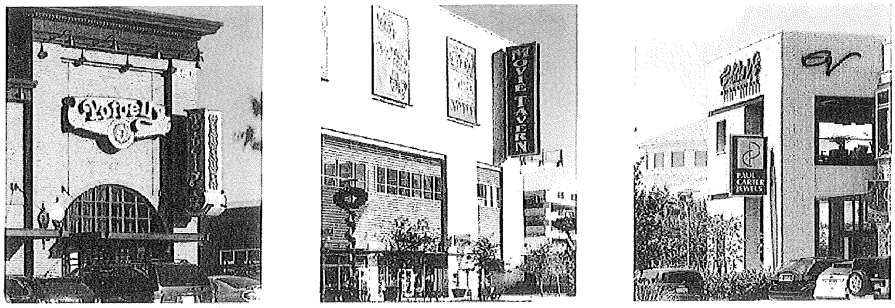
62.289.F

ATTACHMENT F
SIGNAGE FOR EXISTING 24-HOUR FITNESS

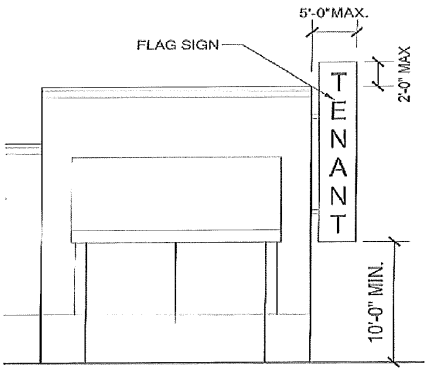
VILLAGE ON THE PARKWAY
ADDISON, TEXAS
05/02/13

gff


SIGN DETAIL 2
SIGN DETAIL 3
SIGN DETAIL 4
NORTH ELEVATION
SIGN DETAIL 1
SIGN DETAIL 3
WEST ELEVATION(GARAGE)
SIGN DETAIL 2
EAST ELEVATION
ENTERTAINMENT
THEATRES
62.289.G
ATTACHMENT G
AMC BUILDING SIGNAGE
VILLAGE ON THE PARKWAY
ADDISON, TEXAS
05/02/13



PRIMARY FLAG SIGN EXAMPLES



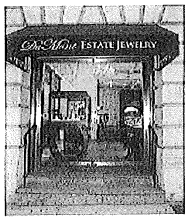
62.289.H

ATTACHMENT H
TYPICAL RETAIL PROJECTING FLAG SIGN

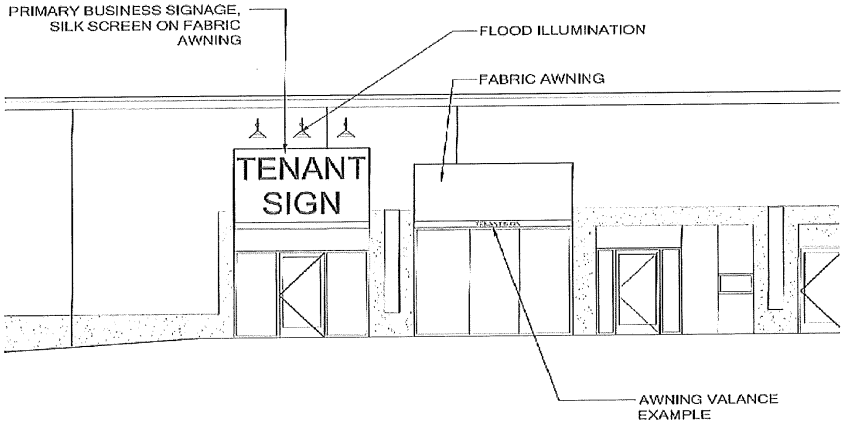
VILLAGE ON THE PARKWAY
ADDISON, TEXAS
05/02/13



ATTACHED COMMERCIAL SIGN ON AWNING EXAMPLE



AWNING VALANCE EXAMPLE



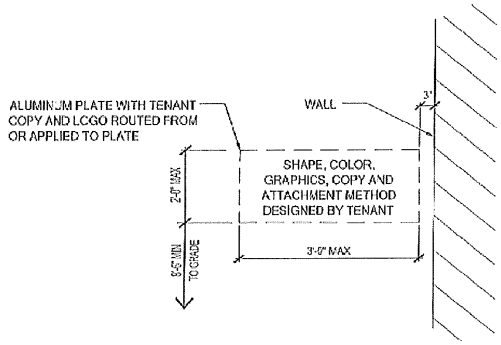
62.289.I

ATTACHMENT I
TYPICAL PRIMARY SIGN ON SLOPED AWNING

VILLAGE ON THE PARKWAY
ADDISON, TEXAS
05/02/13



BLADE SIGN EXAMPLES



BLADE SIGN ELEVATION 01
Scale: 1/2" = 1'-0"

62.289.J

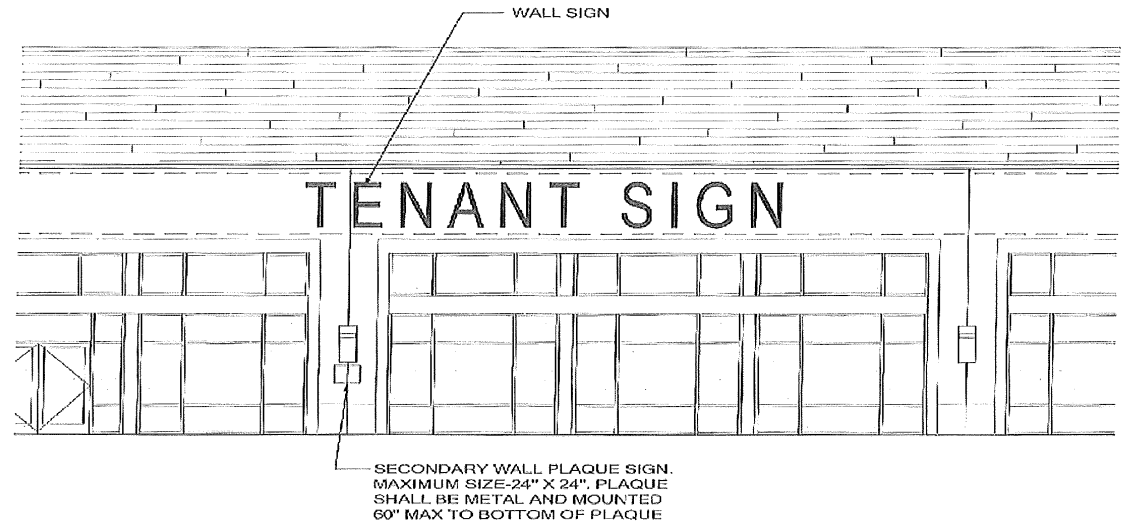
ATTACHMENT J
TENANT SECONDARY SIGN

VILLAGE ON THE PARKWAY
ADDISON, TEXAS
05/02/13
(10913 VOTP Signage Exhibit - Revised 05.02.13.DWG)

gff



SECONDARY WALL PLAQUE SIGN EXAMPLE



62.289.K

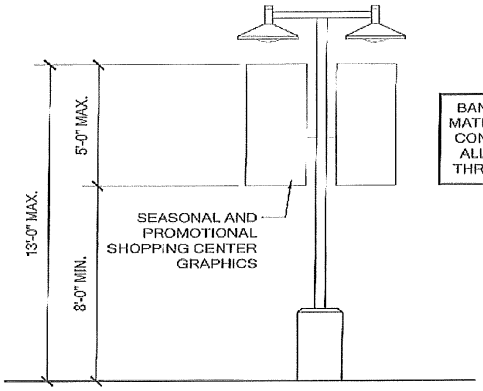
ATTACHMENT K
TYPICAL RETAIL WALL SIGN

VILLAGE ON THE PARKWAY
ADDISON, TEXAS
05/02/13



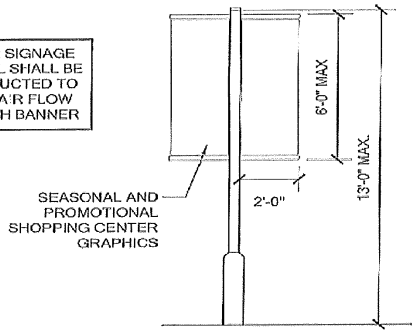


POLE MOUNTED BANNER EXAMPLES



LIGHT POLE MOUNTED BANNERS 02
Scale: 1/4" = 1'-0"

BANNER SIGNAGE MATERIAL SHALL BE CONSTRUCTED TO ALLOW AIR FLOW THROUGH BANNER



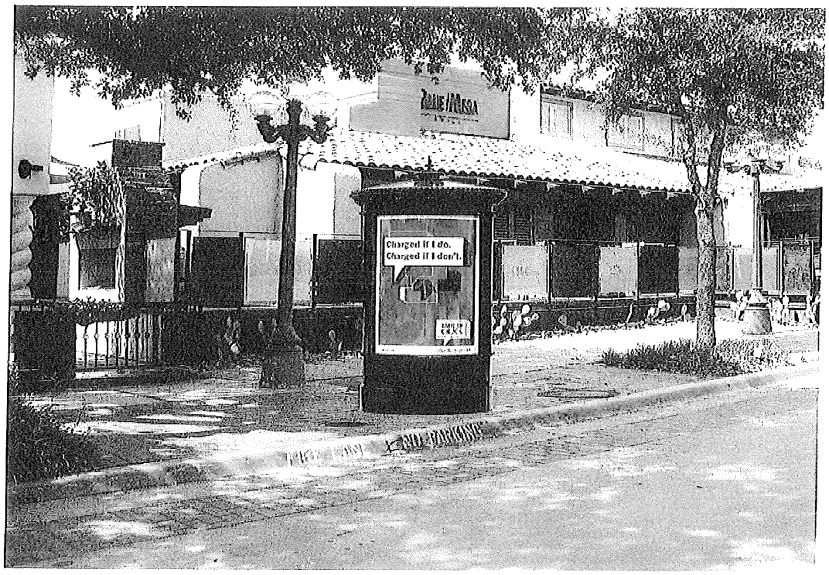
POLE MOUNTED BANNERS 01
Scale: 1/4" = 1'-0"

62.289.L

ATTACHMENT L
SHOPPING CENTER POLE BANNERS

VILLAGE ON THE PARKWAY
ADDISON, TEXAS
05/02/15

gff

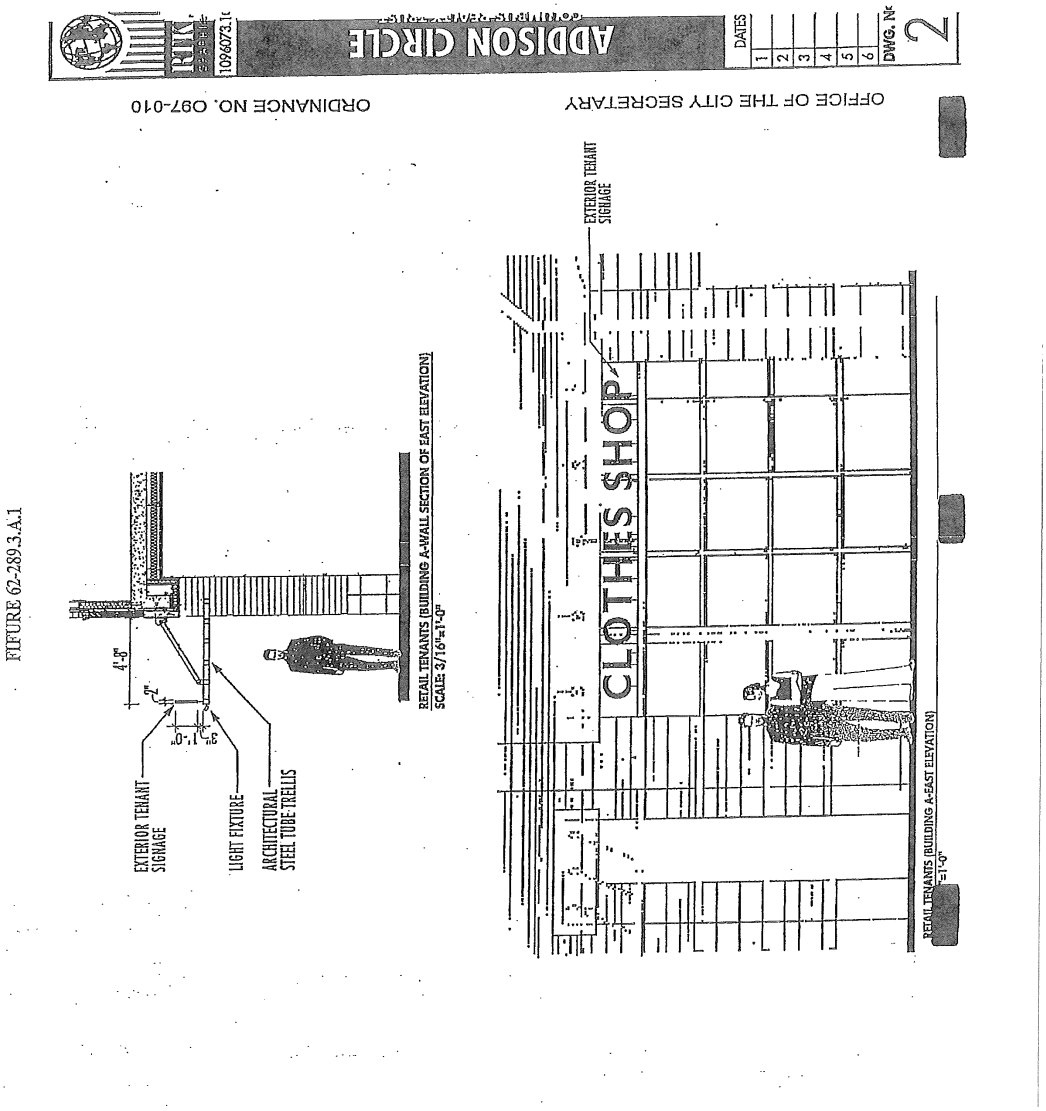


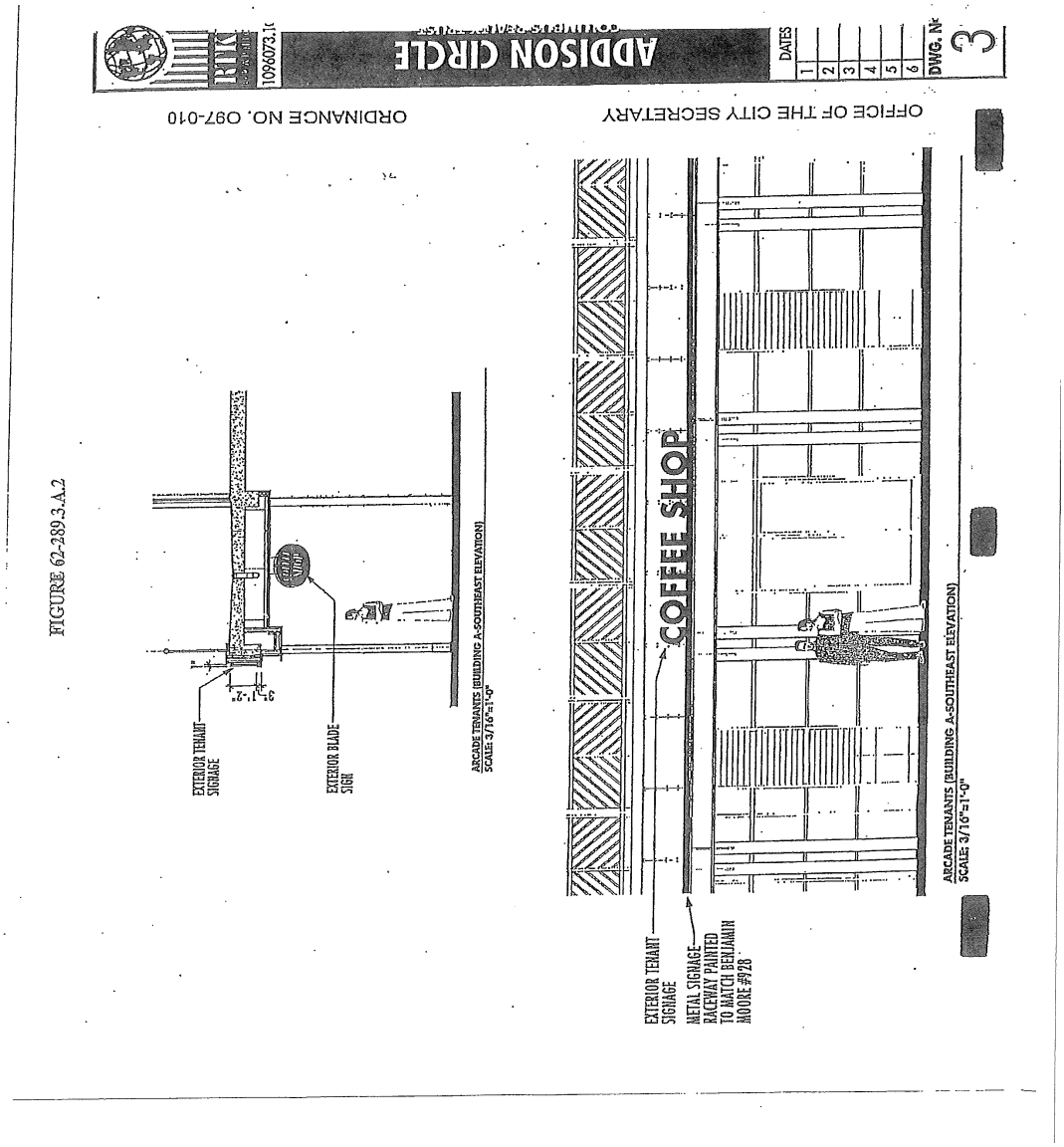
62.289.M

ATTACHMENT M
DETACHED NON-PREMISE KIOSK

VILLAGE ON THE PARKWAY
ADDISON, TEXAS
05/02/13

Addison Circle




ADDISON CIRCLE
DATES
DWG. N
3
ORDINANCE NO. 097-010
OFFICE OF THE CITY SECRETARY
COFFEE SHOP
EXTERIOR TENANT SIGNAGE
METAL SIGNAGE RACEWAY PAINTED TO MATCH BENJAMIN MOORE #926
ARCADE TENANTS (BUILDING A-SOUTHEAST ELEVATION)
SCALE: 3/16"=1'-0"
EXTERIOR TENANT SIGNAGE
EXTERIOR BLADE SIGN
ARCADE TENANTS (BUILDING A-SOUTHEAST ELEVATION)
SCALE: 3/16"=1'-0"
FIGURE 62-389.3.A.2

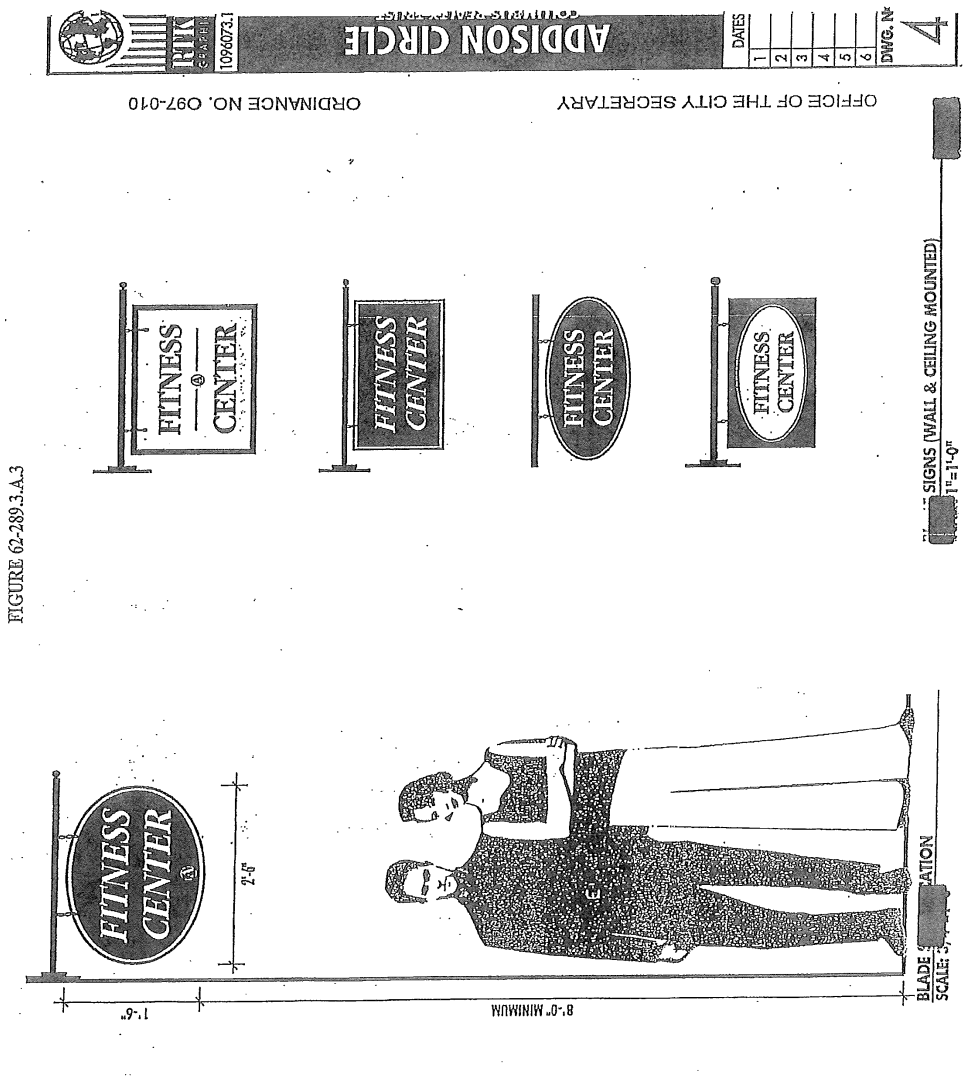


FIGURE 62-289.3.A.3

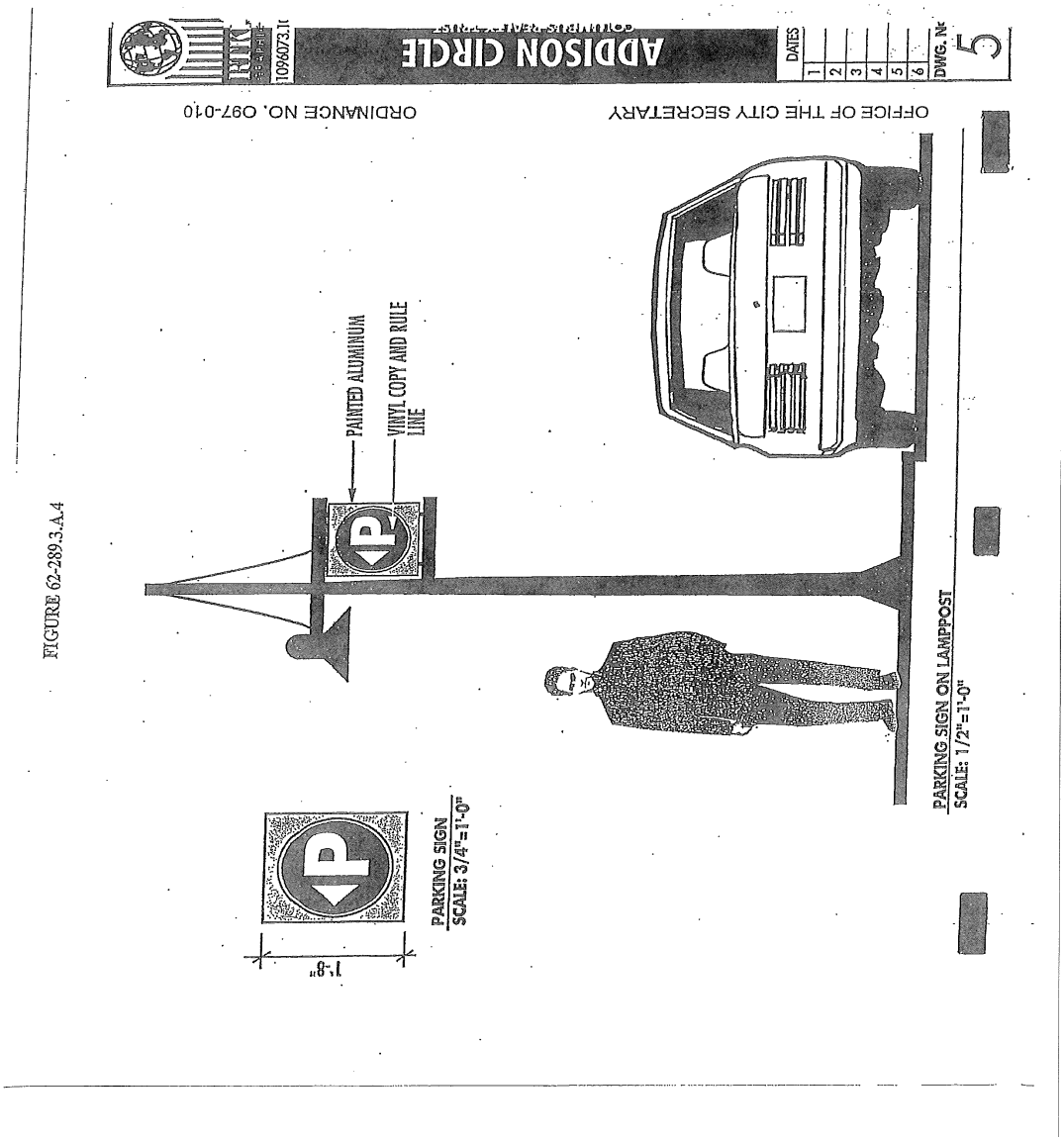


FIGURE 62-289.3.A.4

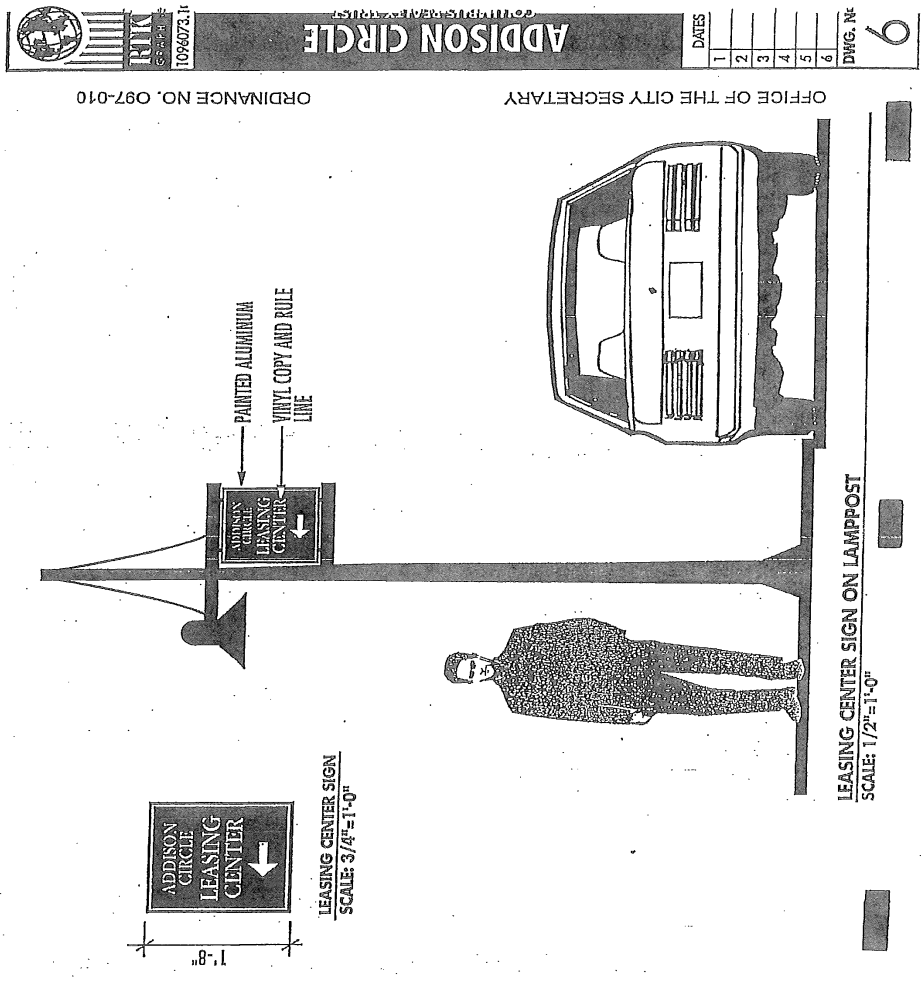
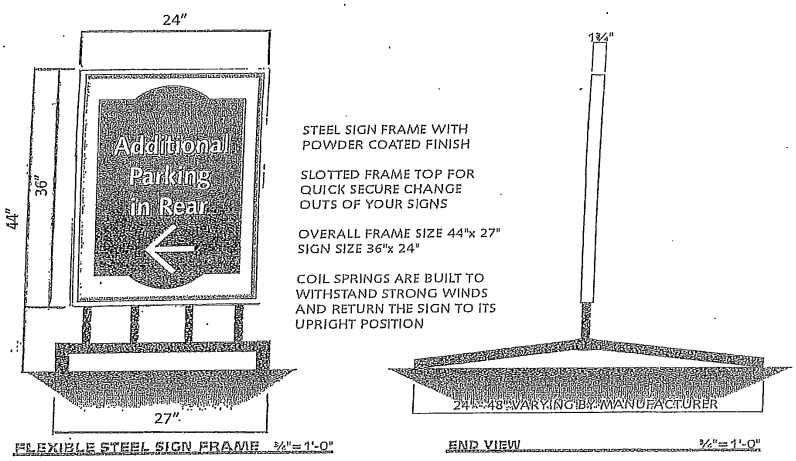


FIGURE 62-289.3.A.5

FIGURE 62-289.3.B



Addison Walk Shopping Center

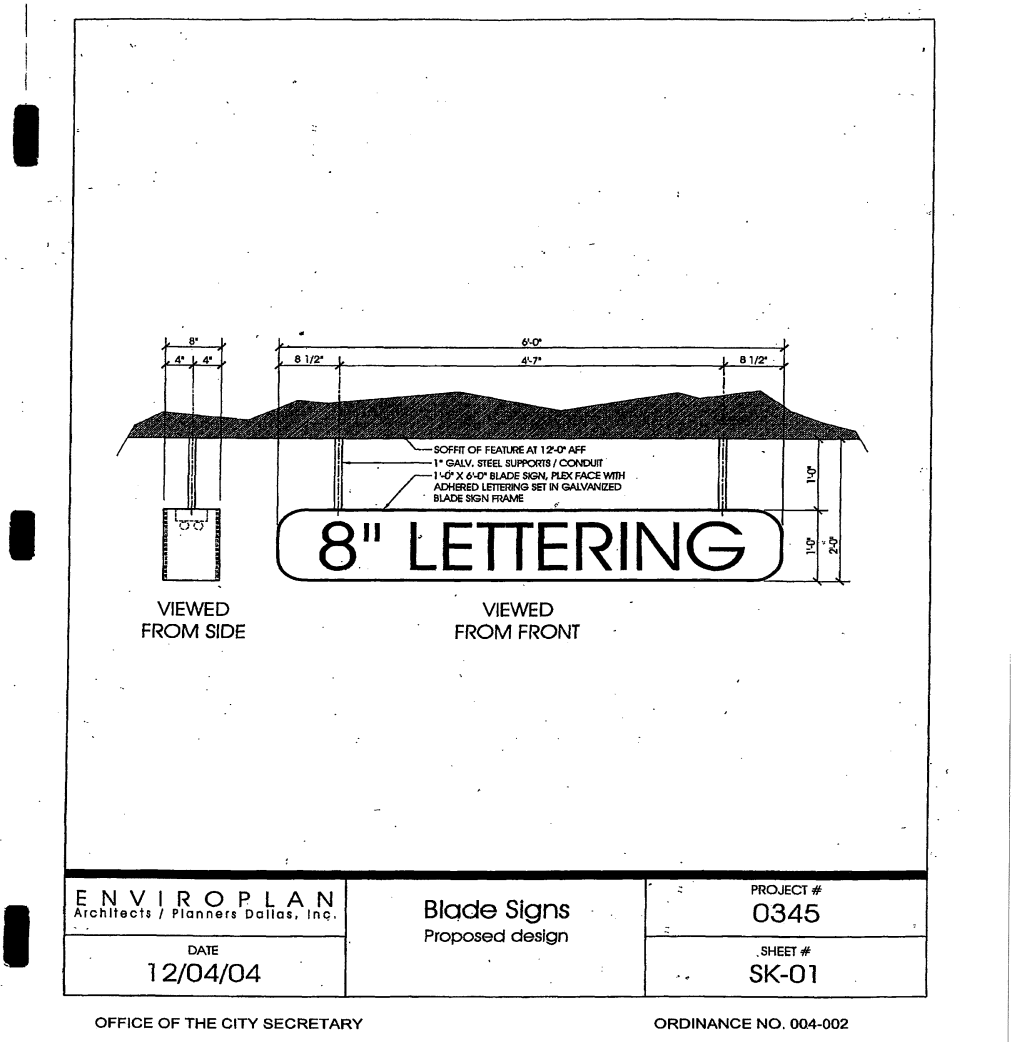


FIGURE 62.289.4.1

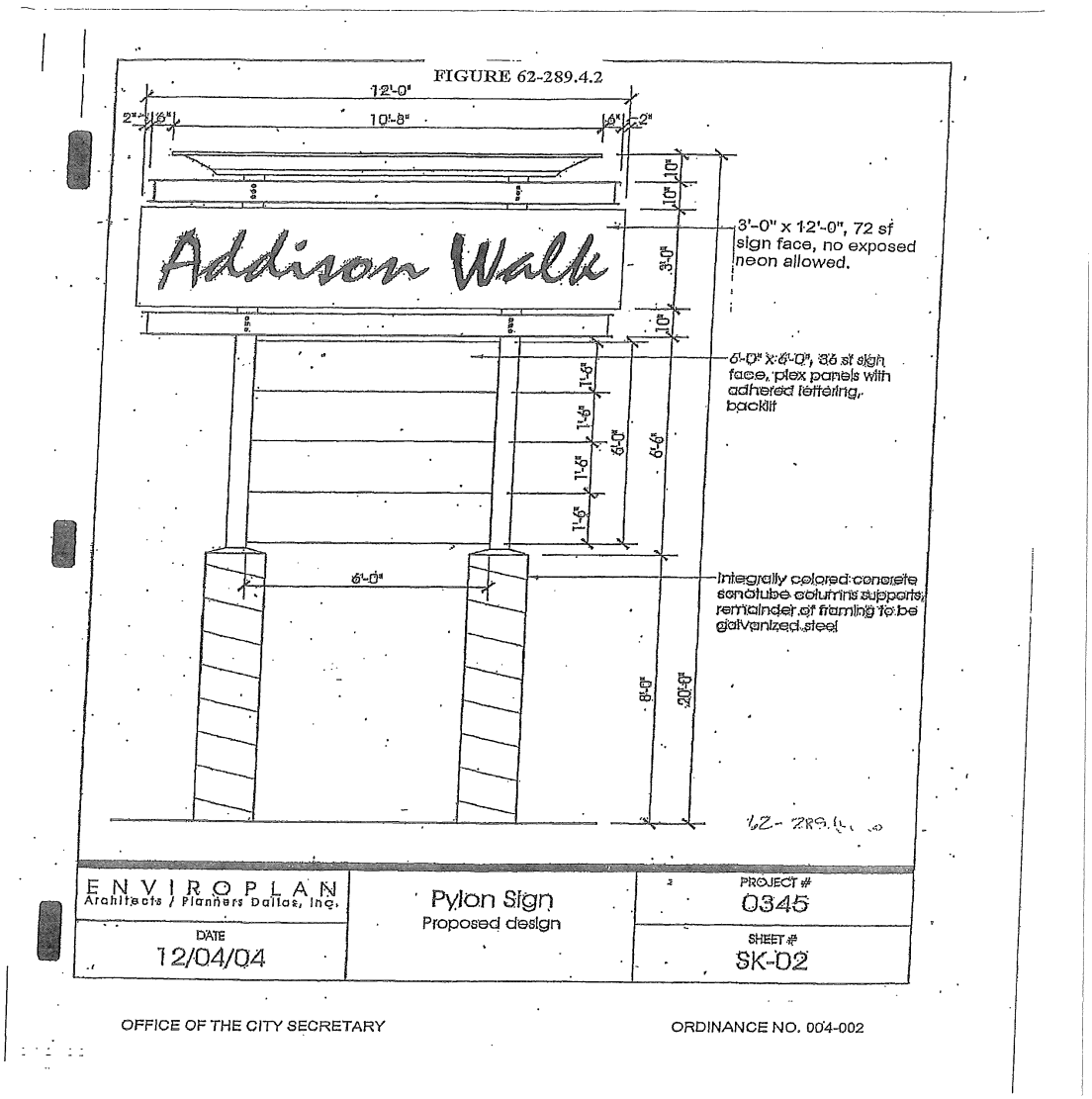
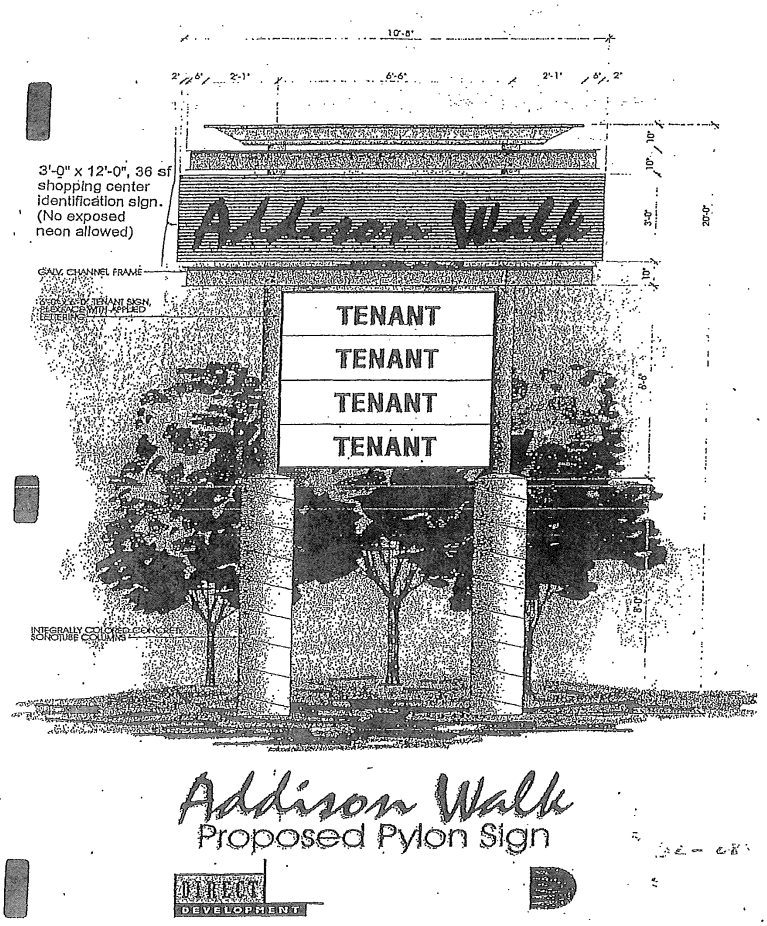
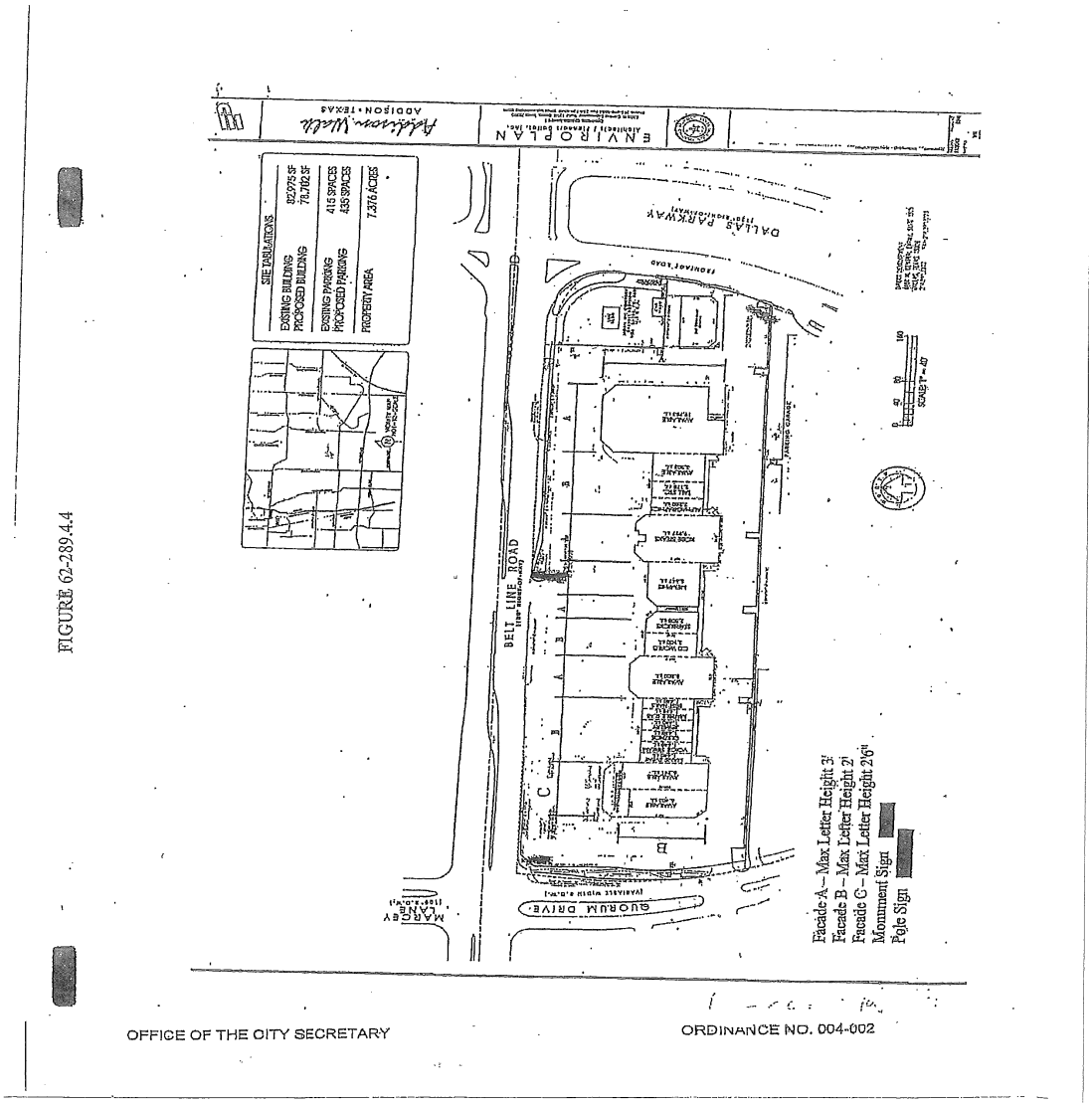

FIGURE 62-289.4.2
12'-0"
10'-8"
2'-8"
Addison Walk
3'-0" x 12'-0", 72 sf sign face, no exposed neon allowed.
6'-0" x 6'-0", 36 sf sign face, plex panels with adhered lettering, backlit
Integrally colored concrete sonotube columns supports; remainder of framing to be galvanized steel
6'-0"
8'-0"
20'-0"
62-289.4
ENVIROPLAN
Architects / Planners Dallas, Inc.
Pylon Sign
Proposed design
PROJECT #
0345
DATE
12/04/04
SHEET #
SK-02
OFFICE OF THE CITY SECRETARY
ORDINANCE NO. 004-002

FIGURE 62-289.4.3



OFFICE OF THE CITY SECRETARY

ORDINANCE NO. 004-002


FIGURE 62-289.4.4
SITE TABULATIONS
EXISTING BUILDING 82,975 SF
PROPOSED BUILDING 79,702 SF
EXISTING PARKING 415 SPACES
PROPOSED PARKING 435 SPACES
PROPERTY AREA 7.376 ACRES
ENVIRO PLAN
DALLAS PARKWAY
BELT LINE ROAD
SUGUAR DRIVE
MARSH LANE
Facade A – Max Letter Height 3'
Facade B – Max Letter Height 2'
Facade C – Max Letter Height 2'6"
Monument Sign
Pole Sign
OFFICE OF THE CITY SECRETARY
ORDINANCE NO. 004-002

Inwood Quorum Village

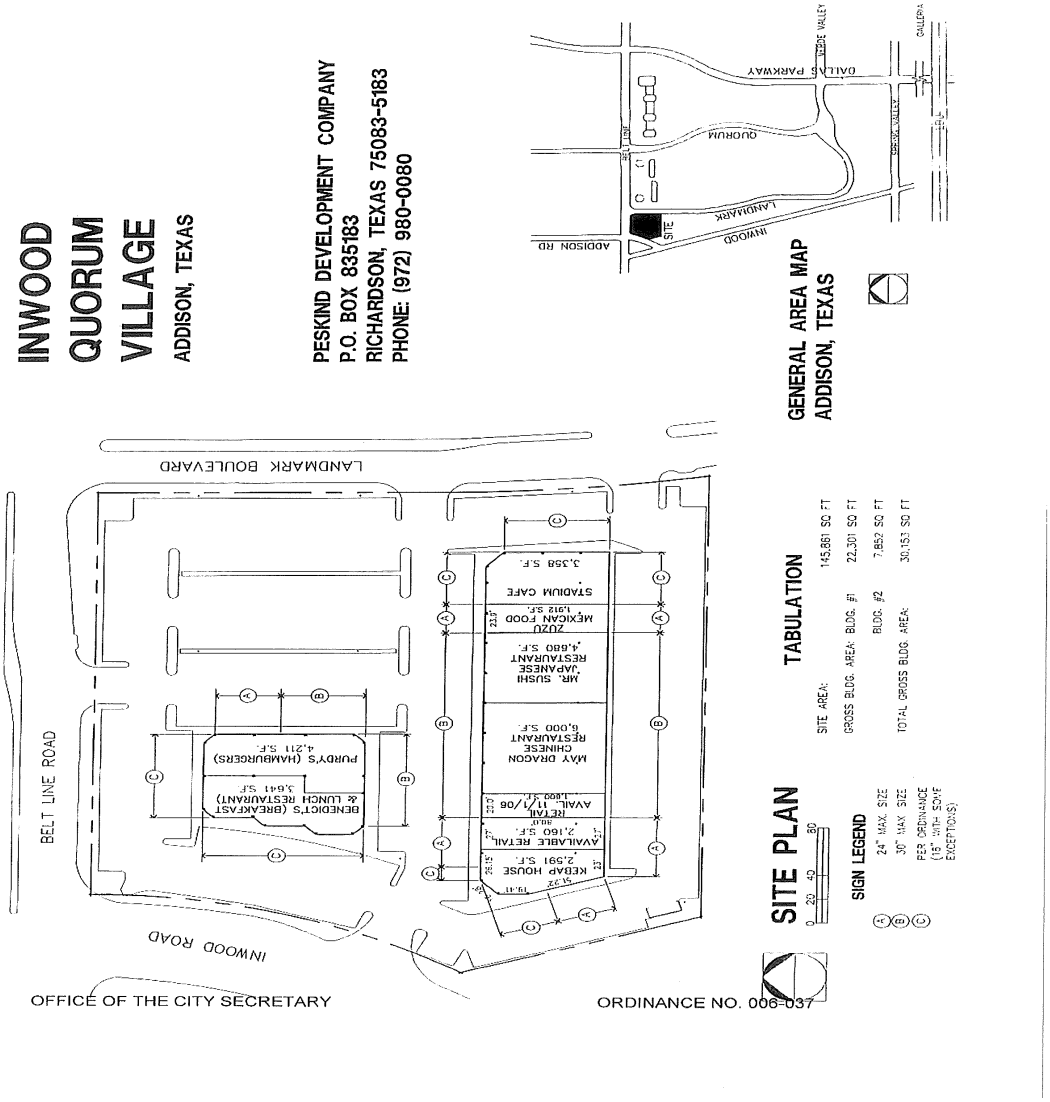


FIGURE 62-289.5

Vitruvian Park

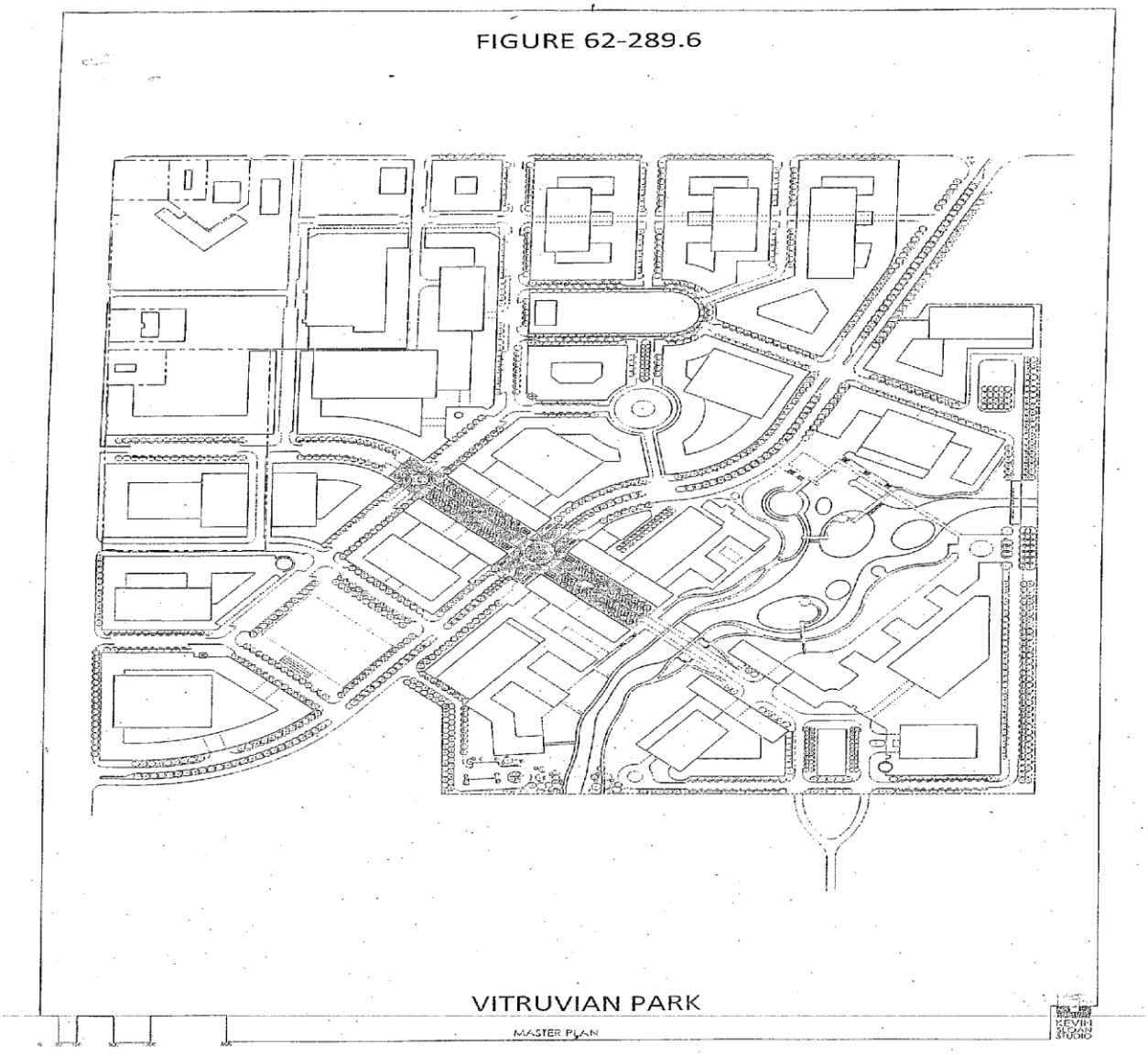
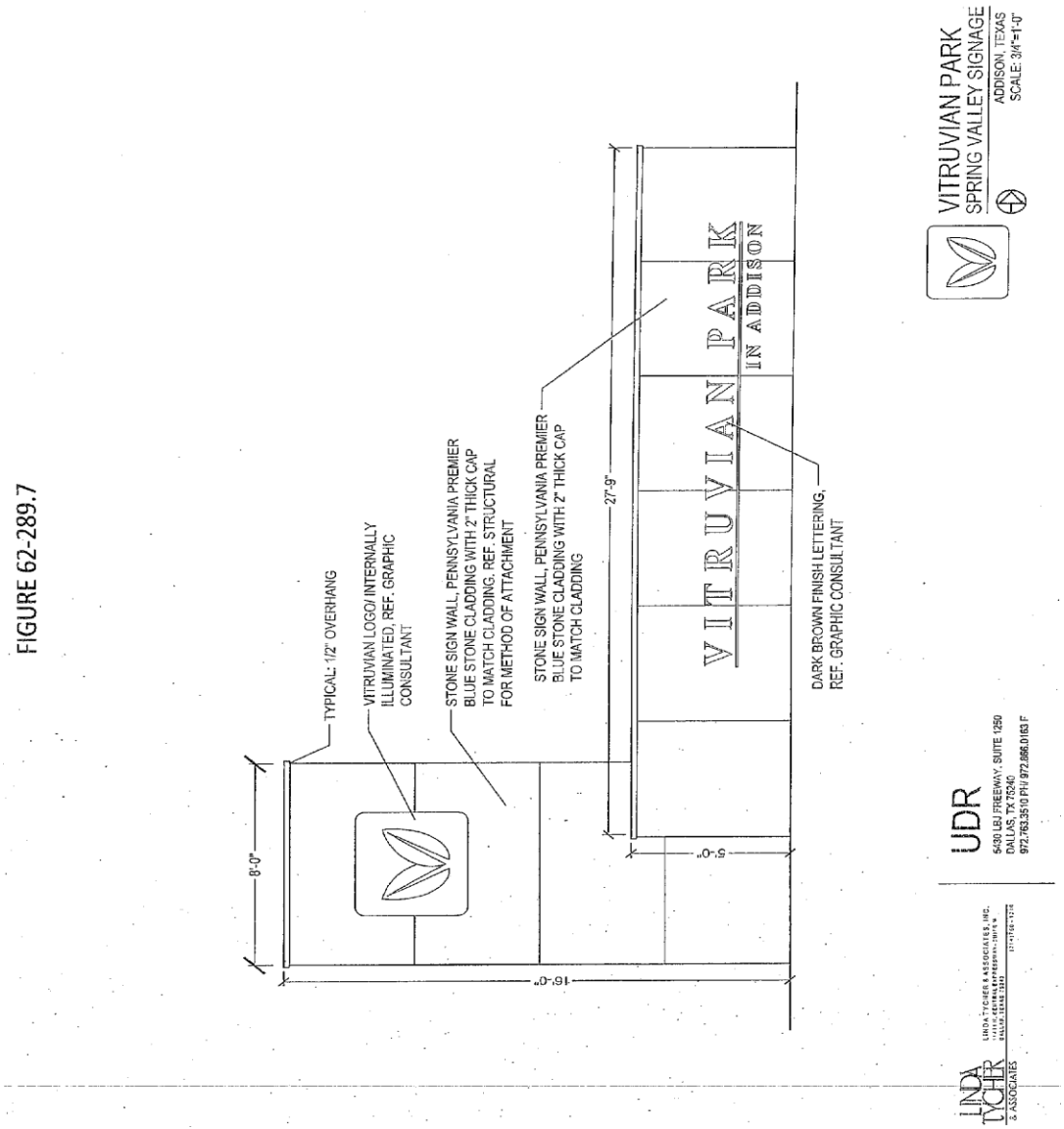


FIGURE 62-289.7



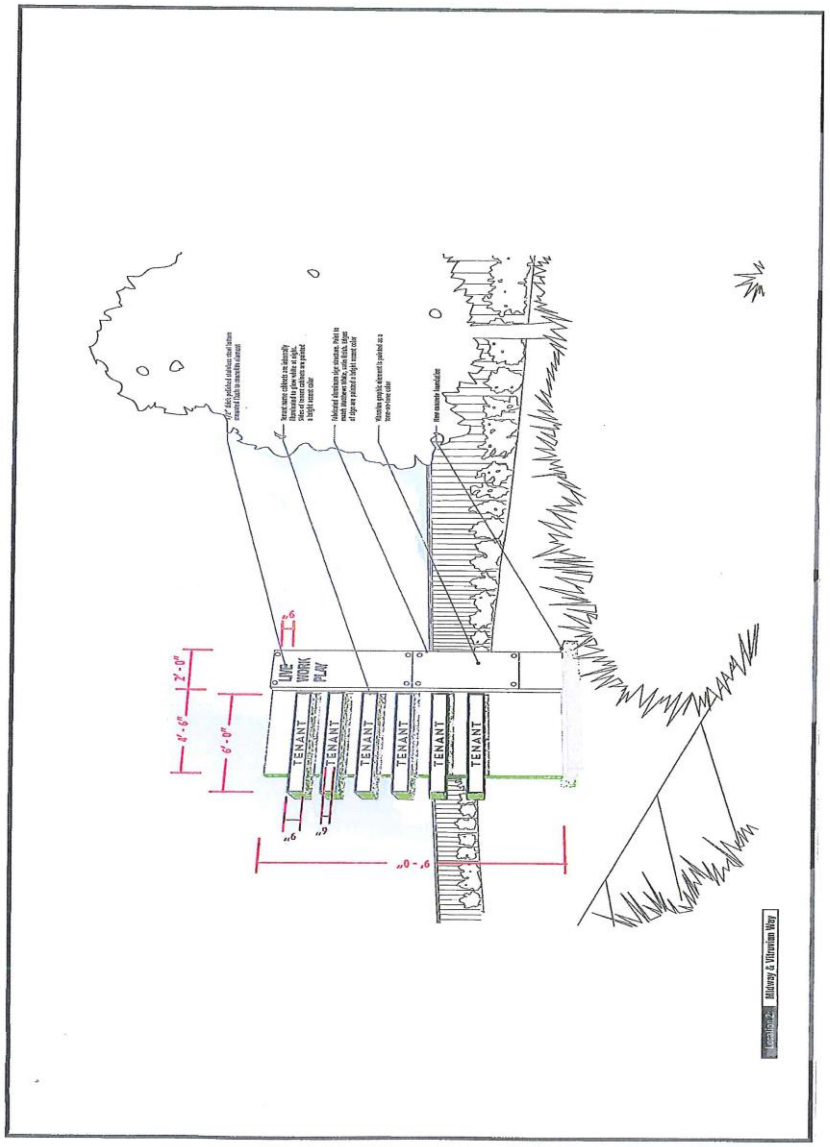
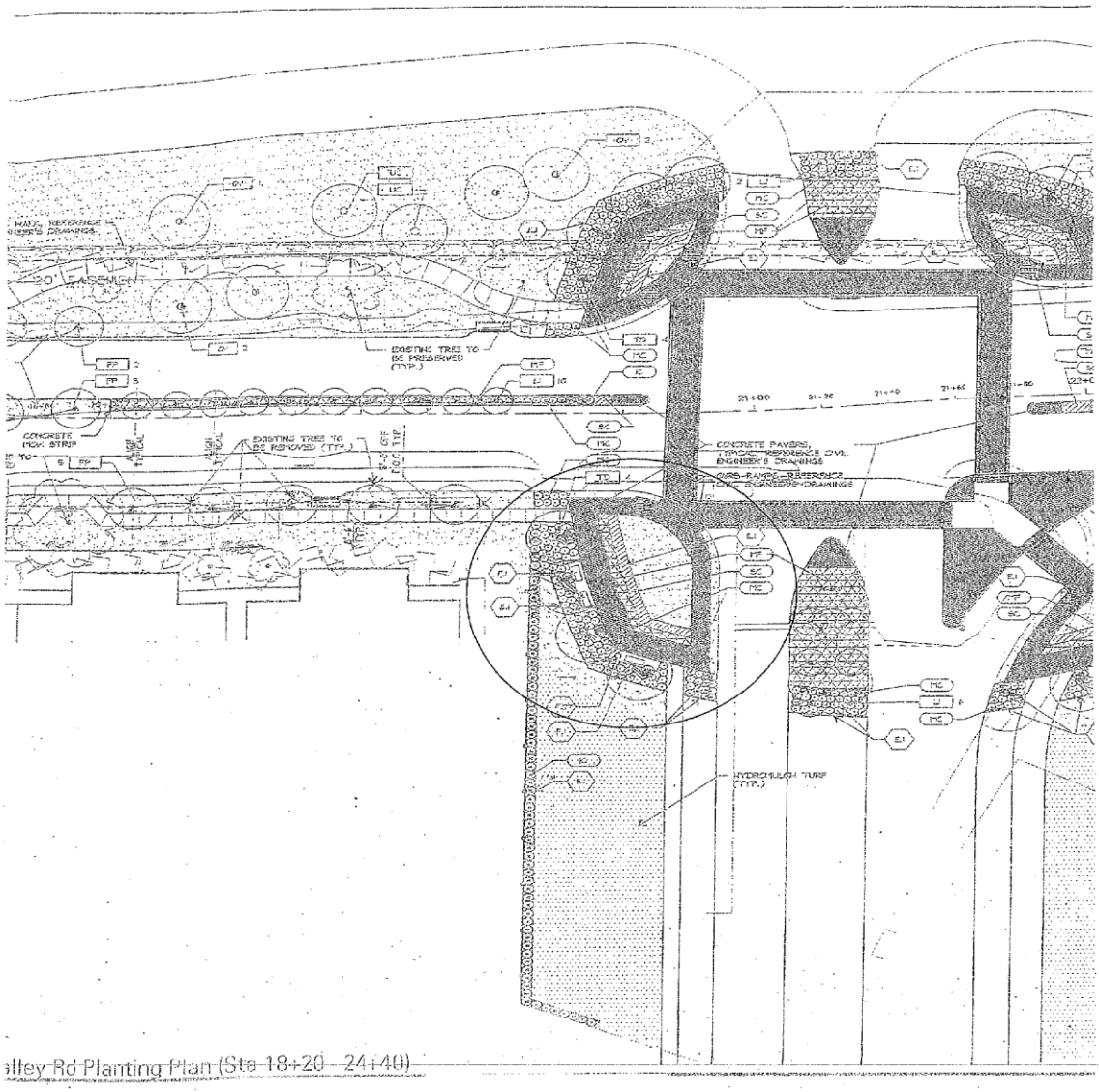


Figure 62-289.7B



alley Rd Planting Plan (Sta 18+20 - 24+40)

FIGURE 62-289.8

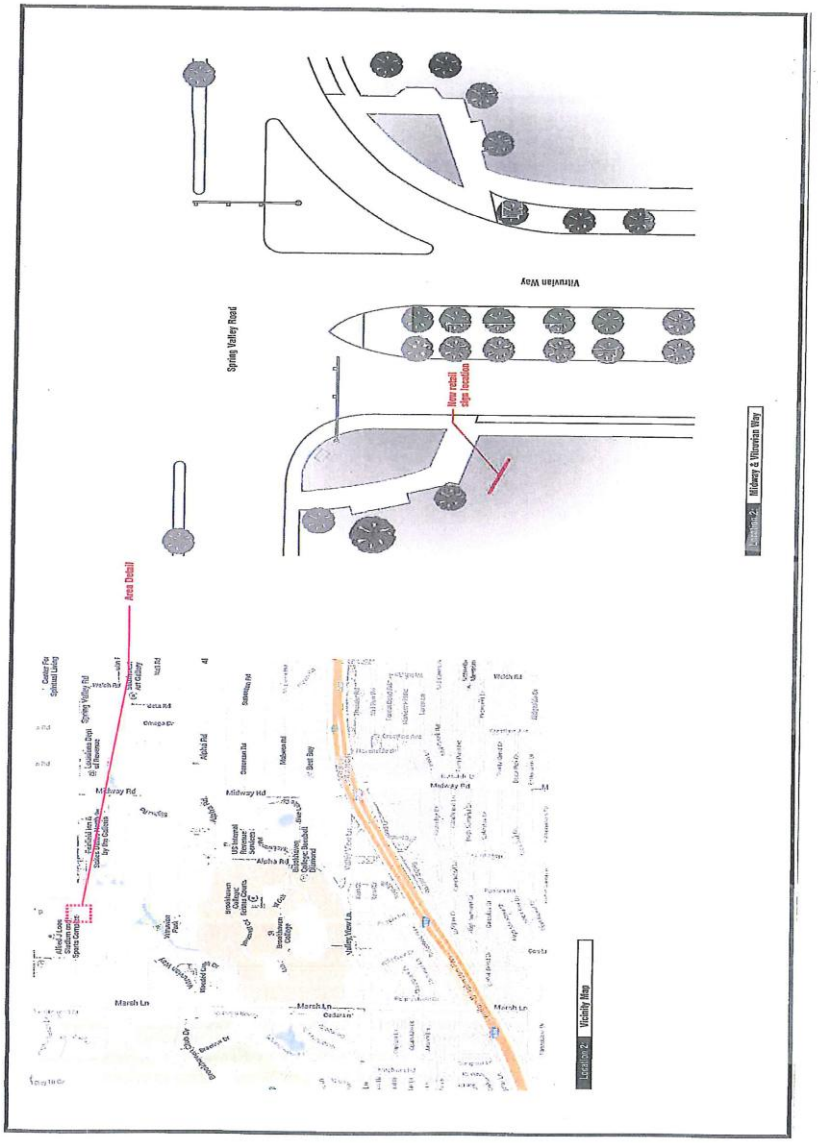


Figure 62-289.8B

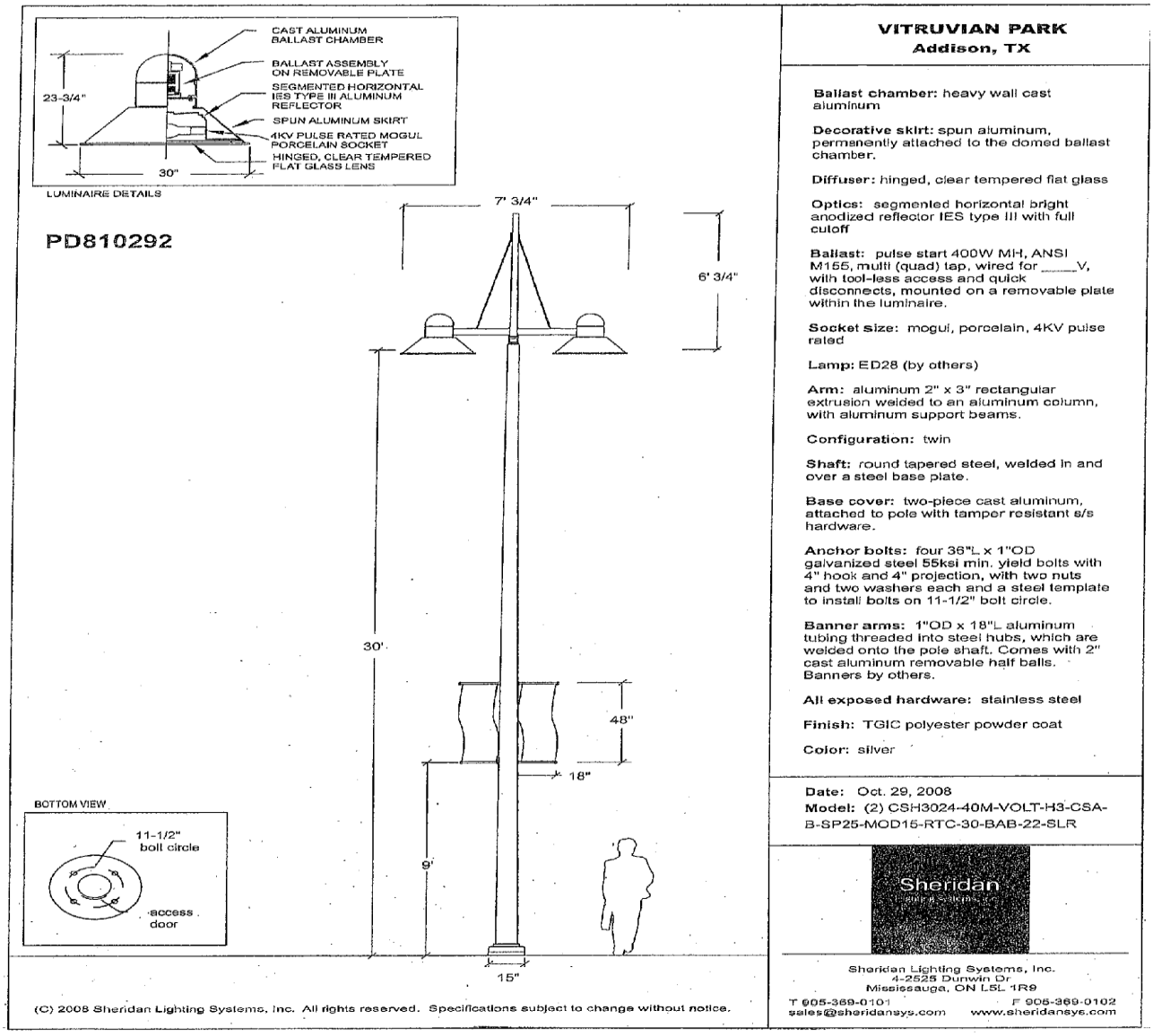
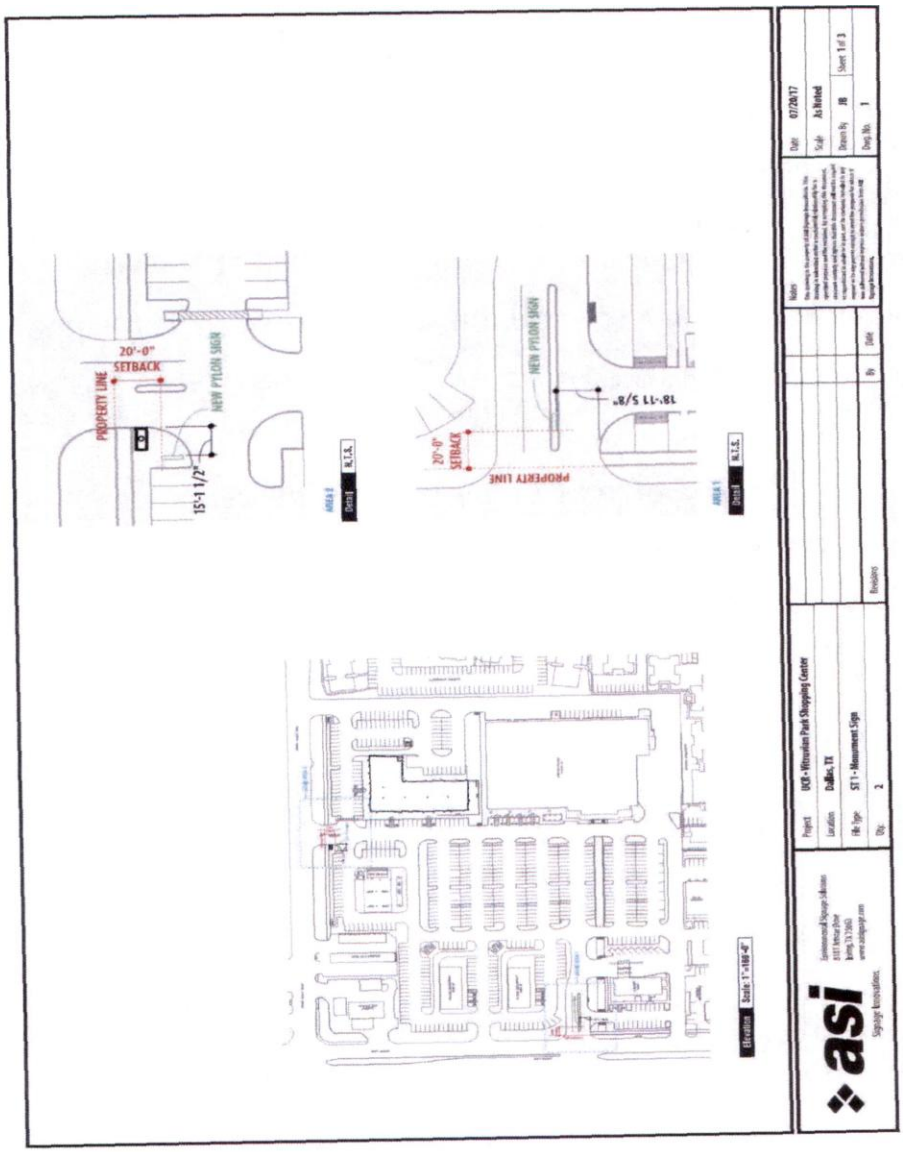
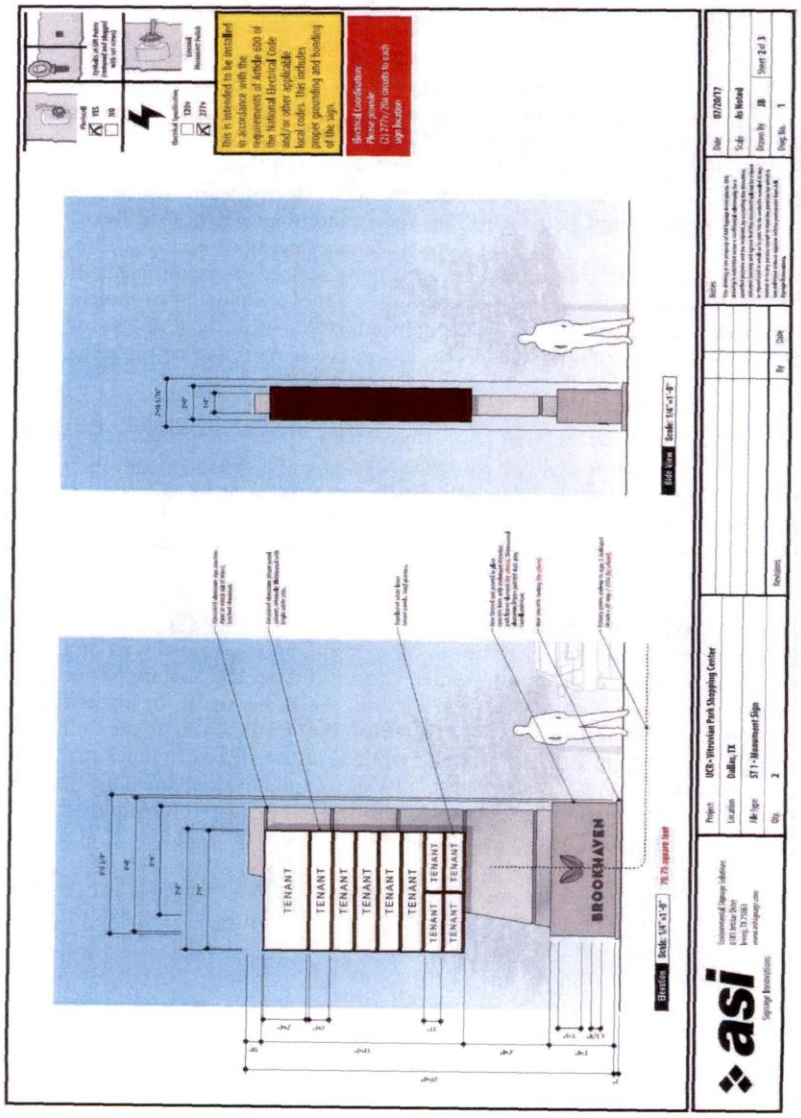


FIGURE 62-289.9


20'-0"
SETBACK
PROPERTY LINE
NEW PYLON SIGN
15'-1 1/2"
18'-11 5/8"
20'-0"
SETBACK
PROPERTY LINE
NEW PYLON SIGN
Date 07/26/17
Scale As Noted
Drawn By JB
Sheet 1 of 3
Dwg. No. 1
Notes
Revisions
By
Date
Project UCR - Vitruvian Park Shopping Center
Location Dallas, TX
Job Type ST1 - Monument Sign
Qty. 2
asi
Signage Innovations



(Ord. No. 010-003, § 2(Exh. A) 1-26-10; Ord. No. 011-001, § 2(Exh. A), 1-11-11; Ord. No. 011-038, § 2(Exh. A), 5-24-11; Ord. No. 013-018, § 2(Exh. A). 5-14-13; Ord. No. 014-005, § 2(Exh. A), 1-28-14 ; Ord. No. 014-016, § 2(Exh. A), 3-25-14 ; Ord. No. 015-024, § 22, 10-13-15 ; Ord. No. 018-24-A, § 1, 8-14-18)