

Section 212. River Corridor District Overlay Zone, Downtown District Overlay Zone, and Cultural District Overlay Zone

- A. Application. Any entity commencing work on property or within public street right-of-way located within the River Corridor District Overlay Zone, Downtown Overlay District Zone, or Cultural District Overlay Zone, shall make an application for review and approval.

- B. Construction. The word “construction” shall include:
 - 1. Exterior improvements including new construction, alteration, restoration, rehabilitation, or reroofing of any structure or property;
 - 2. Moving a structure onto a lot.

- C. Structure. The word “structure” as used herein shall include buildings and structures of any type, including but not limited to: signs, fences, walls, and telecommunication towers and facilities.

- D. Review by Planning Director. The Planning Director, or designee, may:
 - 1. Review and approve or disapprove applications for the following activities:
 - a. Signage as follows:
 - i. All signs under 50 square feet;
 - ii. Replacement of an existing sign that is substantially similar.
 - b. Fences or walls that do not advertise any goods, services, facilities, events, or attractions on or off the property, nor contain any graphics, video, or television display;
 - c. Landscaping associated with a private park, or within a public street right-of-way;
 - d. Exterior painting or repainting of any part of a structure;
 - e. All telecommunication towers and related facilities less than or equal to 35 feet in height;
 - f. Any construction not visible from a public street right-of-way;

- g. Construction which is required by law, for the purpose of safety and access;
 - h. Temporary structures and/or signs that will be in place no longer than one (1) calendar month;
 - i. A food truck with a temporary food permit.
2. The Planning Director, or designee, may refer any application to the Design and Historic Review Commission for review and action.
- E. Review by Design and Historic Review Commission (DHRC). The Design and Historic and Review Commission shall be responsible for:
- 1. Reviewing and approving or disapproving applications for the following construction:
 - a. Construction of any part of a structure, canopy, or awning visible from a public right-of-way;
 - b. All signs 50 square feet or greater;
 - c. Fences or walls that advertise goods, services, facilities, events or attractions on or off the property, or that contain graphics, video, or television display;
 - d. All telecommunication towers and facilities 35 feet in height or greater;
 - e. All other food trucks without a temporary food permit.
 - 2. Each application may be approved, denied, approved with conditions, approved with modifications, or tabled to obtain further information as may be deemed necessary by the Design and Historic Review Commission.
- F. Appeal of Planning Director's Decision. An applicant, designated representative or aggrieved individual may appeal a decision of the Planning Director to the Design and Historic Review Commission within 30 days of the Director's written decision. An appeal of the decision must be in writing and signed by the applicable party.
- G. Appeal of DHRC Decision. An applicant, designated representative, aggrieved individual, or Planning Director, may appeal a decision of the Design and Historic Review Commission to City Council within 30 days of the Design and Historic Review Commission decision. Appeal of the decision shall be submitted to the Planning Director and must be in writing and signed by the applicable party.

- H. Review Criteria. Each application shall be reviewed in compliance with the “*River Corridor Master Development Plan: 2006 Edition (RCMDP).*”
- I. Freestanding Signs. No freestanding sign shall exceed 30 feet in height or 75 square feet in area.
- J. Intermodal Containers. Permanent intermodal containers are prohibited within the River Corridor District Overlay Zone, Downtown District Overlay Zone, and Cultural District Overlay Zone.
- K. Maps. The associated boundary maps of the River Corridor District Overlay Zone, Downtown Overlay District Zone, and Cultural District Overlay Zone shall be maintained in the City of San Angelo’s Planning Division Office.