

ORDINANCE NO. 3919

AN ORDINANCE OF THE CITY OF NORTH RICHLAND HILLS AMENDING CHAPTER 106, SIGNS, OF THE CODE OF ORDINANCES, NORTH RICHLAND HILLS, TEXAS BY AMENDING SECTION 106-13(b)(1) TO REVISE STANDARDS FOR WALL SIGNS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR SEVERABILITY; ESTABLISHING A PENALTY; PROVIDING FOR SAVINGS; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of North Richland Hills, Texas is a home-rule municipality located in Tarrant County, Texas acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the Sign Regulation Ordinance governs the use, size, location, construction, and maintenance of signs with an intent to avoid visual clutter, which is potentially harmful to traffic, pedestrian safety, property values, business opportunities, and community appearance; and

WHEREAS, the City Council desires to amend certain portions of the Sign Regulations Ordinance regarding wall signs; and

WHEREAS, the City Council has determined that the proposed ordinance amendment promotes the health, safety, morals, and general welfare within the City of North Richland Hills and is in the best interest of the City of North Richland Hills.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, THAT:

SECTION 1: Chapter 106, Signs, in the Code of Ordinances, City of North Richland Hills, Texas be amended in part by revising Section 106-13(b)(1) – “Wall signs” to read as follows:

“(1) Wall signs. The purpose of a wall sign is to provide single faced signage attached flat against the wall of the structure. Each structure or tenant space may have wall signage on a maximum of three building faces. For the purpose of these regulations, a sign attached to a mansard roof that has a one to one slope or more shall be regulated as a wall sign. For the purpose of these regulations, a sign that is attached or affixed to

an awning that does not extend more than 36 inches from the exterior wall surface to which it is attached shall be regulated as a wall sign. Wall signs shall comply with the following regulations:

- a. Permitted districts. Wall signs shall be allowed in zoning districts shown in section **106-9**, Table of Permitted Signs.
- b. Maximum area. Multiple wall signs are allowed on exterior walls, but the maximum area of all wall signs on each such wall must not exceed 10% of the exterior wall area. For the purpose of these regulations, the term "exterior wall area" means the exterior wall surface area of a single tenant structure or the storefront of a multi-occupancy structure. The wall area is calculated as the width of the wall multiplied by the height of the wall from the finished floor elevation or top of foundation to the top of the parapet wall or the bottom of the eave, whichever is tallest.
- c. Multifamily developments. Wall signs for multifamily developments are limited to one wall sign for each street frontage and a maximum area of 25 square feet.
- d. Maximum projection. A wall sign shall not project more than 18 inches from the surface upon which it is attached. However, the upper edge of a wall sign mounted on a mansard roof may project more than 36 inches so long as the sign is perpendicular to the ground and does not extend above the apparent roofline of the building.
- e. Wall sign placement. Wall signs must be placed flat against the wall of the building. The sign must be located at least 12 inches horizontally from the edge of a wall or tenant space, and at least 12 inches vertically from a cornice line, parapet wall, the apparent flat roofline, or eaves line of the building.
- f. Illumination. A wall sign may be illuminated.
- g. Window signs. Signs visible from a public street or sidewalk that are posted, attached, painted, placed or affixed to or on a window or within three feet behind the window and visible from the window. Maximum area of window signs shall be 25 percent of a window. Where multiple windows exist fronting a single elevation, such maximum shall not apply to any single window, but window signs shall not occupy more than 25 percent of all window area."

SECTION 2: This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances, City of North Richland Hills, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 3: It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause, or phrase.

SECTION 4: Any person, firm, or corporation violating any provision of the sign regulations of the City of North Richland Hills as amended hereby shall be deemed guilty of a misdemeanor and upon final conviction thereof fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day any such violation shall be allowed to continue shall constitute a separate violation and is punishable hereunder.

SECTION 5: All rights and remedies of the City of North Richland Hills are expressly saved as to any and all violations of the provisions of any ordinances governing the sign regulations that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 6: The City Secretary is hereby authorized and directed to cause the publication of the descriptive caption and penalty clause of this Ordinance as required by law, if applicable.

SECTION 7: This Ordinance shall be in full force and effect upon publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED on this 11th day of August, 2025.

CITY OF NORTH RICHLAND HILLS

Jack McCarty, Mayor

ATTEST:

Alicia Richardson
City Secretary/Chief Governance Officer

APPROVED AS TO FORM AND LEGALITY:

Bradley A. Anderle, City Attorney

APPROVED AS TO CONTENT:

Stefanie Martinez
Managing Director of Community Services