

# Multiple Unit Identification (MUI) Sign Specifications

## Requirement to Provide:

To ensure clear identification of individual units within multi-unit developments, a **Multiple Unit Identification (MUI) Sign** is required for Block Townhouse Developments and for commercial, industrial, and institutional properties containing 3 or more buildings.

Notwithstanding the above, MUI signs may be used in any other developments or situations where such a sign would be beneficial to aid in locating multiple buildings or features in the name of public safety. Legislative Approvals Staff will make such a determination during the Site Plan approval commenting period.

In some cases, an MUI sign may not be required if the layout of the development allows for clear identification of all units from the public highway. Factors such as site complexity, the number of private roads, and whether all buildings have direct frontage on a public highway will be considered. **Legislative Approvals Staff will determine whether an MUI sign is necessary during the Site Plan approval commenting period.**

## Sign Elements

The sign must include the following items:

1. Driveways / lanes, parking areas, sidewalks.
2. The individual units with the unit numbers.
3. Fire Hydrants and determined Fire Route.
4. North Arrow.
5. If private street names are being used, those street names and municipal numbers, not unit numbers, must be shown.
6. Assigned common element or property address.
7. All abutting public streets, internal roads, fire routes and emergency access roads identified.
8. “YOU ARE HERE” label clearly displayed in white letters on a red background.
9. Reflective lettering/markings.
10. Contrasting lettering and backgrounds (black and white).

## Sign Design

- 11. Municipal Address (Common Element) in 50mm block letters.
- 12. Unit identifiers/designators in 30mm lettering.

## Sign Size, Construction and Location

- 13. A MUI sign is required to be installed on the right side of each entrance driveway to the site, oriented parallel with the public roadway.
- 14. The sign must not be within the visibility triangle as set out in the City Sign By-Law No. 10-197.
- 15. The sign must be located on private property, and must not be within 1.5 m or a distance equal to 75% of the height of the Ground Sign, whichever is greater, of any property line.
- 16. The sign must be 1.2m clearance from grade not exceeding 3m in height or 6m<sup>2</sup> in total area.
- 17. The sign must be a dedicated sign constructed with durable materials and maintained in a legible condition in perpetuity. Embedded in a foundation in the ground to a depth of at least 1.2 meters.
- 18. The location of all MUI signs shall be shown on the Landscape Plan drawings. Planting in the vicinity of the sign shall be of a low growing variety (a maximum mature height of 1.0m) and maintained so as not to obstruct the sign.

## Permit(s) Required

- 19. A permit under the City of Hamilton Sign By-law shall be obtained by the Owner prior to installation;

## Other

- 20. All MUI signs must be installed prior to the occupancy of any units within the development, in accordance with the preceding location requirements.
- 21. All MUI signs must accurately reflect any changes to the site as a result of redevelopment or building additions and must be changed at the time of undertaking the building or site alterations.