



MEMO

October 5, 2020

To: Commercial Sign Regulatory Program

From: Wendy Knox
Director, Commercial Sign Section

Subject: Principal Part

This memo is for clarification on principal part in practice on March 7, 2020.

With respect to 43 TAC §§ 21.179(a)(1) and 21.179(g) the department must interpret them in a manner that allows both provisions to be effective to the maximum extent possible.

The department understands that § 21.179(a)(1) defines the necessary activity density of the proposed unzoned commercial or industrial area, requiring it to have at least two adjacent activities within 800 feet of the sign location, and that § 21.179(g) limits the proposed area's total length fronting the regulating roadway.

To ensure compliance with the sections above, the department will follow this practice: an unzoned commercial or industrial area is an area within 800 feet of the principal part of two adjacent qualifying commercial or industrial activities, measured along the highway's right of way, that has not been zoned by a municipality.

Each qualifying activity should have its own respective business it is conducting. The portions of the activity dedicated to this specific business are considered the "principal part" of that activity.

Regardless if the activities are in separate buildings or share one building (e.g., a "strip mall") the principal part of the two activities must both be within 800 feet of the sign location. It is important to note that measurements concerning adjacency do not involve principal parts.

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