

COLCHESTER PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, January 16, 2019
Town Hall, 127 NORWICH AVENUE, COLCHESTER, CT

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Joseph Mathieu
CHAIRMAN
PLANNING AND ZONING COMMISSION

1. **CALL TO ORDER** Chairman Mathieu called this Regular Meeting to order at 7:00 p.m.

2. **ROLL CALL**

MEMBERS PRESENT: Chairman Joseph Mathieu, Secretary Mark Noniewicz, and Vice Chairman John Novak, Jason Tinelle, Meaghan Kehogreen, Bruce Hayn, Alternate; Beverly Seeley

ABSENT: Karen Godbout

STAFF PRESENT: Randy Benson; Planning Director, Daphne Schaub, Assistant Planner/Zoning Enforcement Officer, Stan Soby; Board of Selectman liaison, and Kamey Cavanaugh; Clerk

M. Noniewicz made a motion, J. Novak second, to add Agenda Item 11A. Request for an extension to file Mylar's for application SP#2018-002 343 Lebanon Ave, LLC

3. **MINUTES OF PREVIOUS MEETING**

January 2, 2019 – M Noniewicz made a motion, B Hayn second, to approve the minutes of January 2, 2019 as amended.

The motion carried 7-0-0

4. **PUBLIC HEARING**

A. Proposed Regulation Amendment: Colchester Land Development Regulation, Section No. 11, Signage

D Schaub reviewed the proposed changes to Section 11.0 SIGNAGE. (See Attached)

In summary, the most significant changes to the regulations are,

- Temporary Signs that were not regulated will now be regulated but allowing for a period of 30 days
- Off premises signs, 'special event' that were prohibited previously, would now be acceptable for a limited number of days
- Feather flags were previously prohibited and will continue to be prohibited
- Portable signs were previously prohibited will now be permitted subject to limitations

The Planning and Zoning Commission has received feedback from the EDC in terms of the constraints and in many ways feel these changes are addressing some of those issues.

Chair Mathieu opened the meeting for public comment:

Michael Scalise, asked for clarification on the 12 square feet definition and the permitting vs. special permit process.

Michael Hinchliffe, part of SBA and a member of the EDC, asked why feather flags are not permitted. D. Schaub stated the Planning & Zoning Commission decided after many discussions, the feather flags do not reflect the atmosphere they would like to bring to Colchester. J. Novak added the difficulties identifying a way to permit them and doesn't feel they are aesthetically pleasing or fit with the overall character of the town.

The difference with window art vs. window signage was discussed.

George Venezia, Dunkin Donuts, expressed his concern with the banner change as his business changes banners monthly promoting new products. D. Schaub suggested the commission could review the permitting costs.

Michael Scalise expressed his concerns in charging businesses for signage / banner permits repeatedly will decrease sales at the businesses resulting in affecting the town as a hole.

Chuck Bainard, VP of CEA, expressed concern with prohibited feather signs. Mr. Bainard feels they are cost affective in marketing and advertising as well as being most visible when passing by businesses.

Mr. Dominic, business owner in town, stated the feather signs that say open let the general public know the business is open.

Business Owner, Smarter Appliance & Mattress, 199 Old Hartford Road, asked for guidance from the commission as to what information they have from the community to support their decision. Chair Mathieu stated the information they have is what is reported to them from staff.

Jack Faski, Skyview Realty, stated he doesn't care or need feather flags, but believes they draw in the new customer that is driving through town that is not familiar with the area.

Andrea Kurns, doesn't care for the feather flags, but admitted to being made aware of businesses in town because of them being displayed.

Mr. Dominic generalized any sign that is posted in town generates money for the particular business is also a tax dollar for the town. Exempting or prohibiting certain signage that is bringing in money for that business would not be good for the town.

Business Owner, Smarter Appliance & Mattress asked if the commission would take the feedback given at this meeting into consideration when making the decision of prohibiting feather signs. Chair Mathieu explained the process of the public hearing.

Chuck Maynard, noted the public present for this public hearing was all in favor of supporting feather flags.

M. Noniewicz made a motion, B. Hayn seconded, to continue the public hearing of Proposed Regulation Amendment: Colchester Land Development Regulation, Section No. 11, Signage to the next regular scheduled meeting on February 6, 2019.

The motion carried 7-0-0

5. **FIVE MINUTE SESSION FOR THE PUBLIC** None

6. **PENDING APPLICATIONS**

7. **NEW APPLICATIONS**

A. Re- Subdivision application modification for Lawrence Greene on Harbor Road. SUB#96-273- Request to waive requirements of sidewalks.

R. Benson reported of the applications approval in 1996 for a 3 lot subdivision. A condition of the approval was for a bond to be submitted to the Town of Colchester for 275' of sidewalks. Since then, the applicant has passed away. A letter received from Attorney Peter Jay Alter, on behalf of the Estate of Lawrence Greene, dated December 18, 2018 requesting the Planning and Zoning Commission waive the installation of the sidewalks and release the bond to Mr. Greene's heirs.

Chair Mathieu asked staff to obtain legal opinion in order to clarify the proper process if any to fill this request.

B. Hayn made a motion, J. Tinelle seconded, to table the request to waive requirements of sidewalks Subdivision application modification for Lawrence Greene on Harbor Road. SUB#96-273 until the next regular scheduled meeting.

The motion carried 7-0-0

8. PRELIMINARY REVIEWS

A. North Pond Subdivision – Preliminary Discussion

R Benson reported this was a preliminary discussion for a 37 lot subdivision on Windham Avenue, just North of Cousins Road. The property is 150 acres. It includes several wetland systems and a large pond. The majority of the lot is wooded and the project is being proposed to be built in 3 phases.

Mark Reynolds, Civil Engineer, Reynolds Engineering Services, presented the commission with a slide presentation displaying the property being discussed. The request to reduce part of the road width near a wetland and crossing on the site was discussed. There was a discussion on the proposed Open Space designation and E&S Measures during construction was discussed.

9. OLD BUSINESS None

10. NEW BUSINESS

A. SP#2018-002 343 Lebanon Ave, LLC Construction of 10, 10 unit apartment buildings at 343 Lebanon Avenue Mylar extension request.

M. Noniewicz made a motion, B. Hayn seconded, to approve the 90 day extension to complete the revised Site Plan and file the Mylar's with the Town Clerk of SP#2018-002 343 Lebanon Avenue, LLC, for the multiunit development located at 343 Lebanon Avenue; with a new filing deadline of April 16, 2019.

11. PLANNING ISSUES AND DISCUSSIONS None

12. ZONING ENFORCEMENT OFFICERS REPORT None

13. CORRESPONDENCE None

14. ADJOURNMENT

B Hayn made a motion, and M. Kehoegreen seconded to adjourn the January 16, 2019 Planning and Zoning meeting at 9:08 p.m.

The motion carried 7-0-0.

Respectfully Submitted,



Kamey Cavanaugh
Recording Clerk

11.0 – SIGNAGE (dated 12/05/2018)

11.1 INTENT – This section is intended to protect and enhance the character of the community and its various neighborhoods and districts and to provide protection from visual blight while respecting the desire to promote and advertise.

11.2 PURPOSE – The purpose of these Regulations is to permit the identification of land uses for the convenience of the general public, while regulating and restricting signs so as to prevent them from being: excessive in number, illumination, area, or height; distracting to motorists; incompatible with the use of the land or buildings to which they are accessory; having an adverse impact on property values or the aesthetic and historic character of the Town of Colchester; or otherwise impairing the public health, safety and welfare.

11.3 GENERAL:

1. These Regulations shall govern the number, size, height, location and illumination of signs.
2. If a use is located on a lot or parcel that is within more than one zoning district, all signs erected in conjunction with such use shall conform to the Regulations for the zone in which the sign is located.
3. If a building or group of buildings is located on a single lot within a zone that permits non-residential or mixed use land uses and serves two (2) or more tenants or occupants, all signs erected on the premises shall be of consistent dimensions, lighting and height.
4. The Zoning Enforcement Officer may issue sign Zoning Permits for replacement of existing signs or new signs on an existing developed site. All new development requiring approval of the Commission shall include proposed signage for Commission review and approval.

11.4 PERMITTED, PROHIBITED AND EXEMPT SIGNS:

Table 11.1 SIGN REQUIREMENT TABLE*

TYPE OF SIGN	DESCRIPTION	PERMIT REQUIRED	MAXIMUM AMOUNT	MAXIMUM AREA TOTAL	DURATION
Agricultural Sign/On Premises	Seasonal Non-illuminated	Zoning Permit	4	18 sq. ft.	Seasonal
Agricultural Signs	Permanent illuminated	Zoning Permit	1	36 sq. ft.	Permanent
Billboard Signs		Prohibited			
Commercial Freestanding Sign	Internal or external illumination	Zoning Permit	See Commercial Signage Allowance Table	See Commercial Signage Allowance Table	Permanent
Commercial Temporary Signs: Banners and Signs for Sales or Special Events	Non-illuminated	Zoning Permit	1/lot/business/frontage and internal multi-parcel access ways	12 sq. ft.	30 Days/Event
Commercial Wall Mounted Awning, Canopy and Projecting Signs		Zoning Permit	See Signage Allowance Table	See Signage Allowance Table	

TYPE OF SIGN	DESCRIPTION	PERMIT REQUIRED	MAXIMUM AMOUNT	MAXIMUM AREA TOTAL	DURATION
Community Event Sign		Exempt	1/lot or business	60 sq. ft.	No more than 30 days in advance of event & removed within 7 days following
Contractor On Premises	Step-In portable sign Non-illuminated	Exempt	1/lot Residential only	3 sq. ft.	Must be removed when project is completed
Directional Sign/Off Premises	Open House Special Event Tag/Yard Sale Non-illuminated	Exempt		3 sq. ft.	1 day before thru 1 day after event
Directory Signs		Exempt	1/entrance	2 sq. ft.	
Future/Grand Opening Signs		Zoning Permit	1/business	40 sq. ft.	Must be removed upon installation of permanent sign or after 60 days whichever comes first
Historical Plaques		Exempt		2 sq. ft.	
Home Occupation Signs		Zoning Permit	1	3 sq. ft.	
Institutional Signs	Non-profit groups only: Bulletin Boards and Community Calendars	Exempt		20 sq. ft. Total	
Mobile Signs (Excluding Signs on Registered Vehicles)		Prohibited			
Moving Signs (Mechanical/Inflatable Signs and Feather Flags)		Prohibited			
Municipal Signs	Town endorsed signs for public and private properties	Exempt			

TYPE OF SIGN	DESCRIPTION	PERMIT REQUIRED	MAXIMUM AMOUNT	MAXIMUM AREA TOTAL	DURATION
New Construction Signs/On Premises	Non-illuminated	Exempt	1/lot	32 sq. ft./residential 45 sq. ft./non-residential & mixed use	Must be removed when project is completed
Official Insignia		Exempt		15 sq. ft.	
Off-Premises Signs (Excluding Directional)		Prohibited			
Open Flags		Exempt	1/business & internal multi-parcel access ways	15 sq. ft.	Must be removed when business is closed
Political Campaign Signs	Non-illuminated	Exempt		16 sq. ft./residential 32 sq. ft./non-residential & mixed use	Must be removed 24 hours after election
Portable Signs (on premises)	A-frame, Sandwich Boards, Character Sign (waiter holding a chalk board)	Zoning Permit	1/business & internal multi-parcel access ways	8 sq. ft. May not block right-of-way	Must be removed when business is closed
Real Estate Signs	Non-illuminated	Exempt	1/lot	6 sq. ft./residential 45 sq. ft./non-residential & mixed use	Must be removed upon completion of sale or listing
Roof Signs		Prohibited			
Signs Attached to Fence/Tree/Rocks/Unregistered Vehicles/Earthworks		Prohibited			
Tag Sale Signs/On Premises		Exempt	1	3 sq. ft.	72 hours
Traffic Control & Public Safety Signs		Exempt		Must conform to standards established by the Manual of Uniform Traffic Control Devices	

TYPE OF SIGN	DESCRIPTION	PERMIT REQUIRED	MAXIMUM AMOUNT	MAXIMUM AREA TOTAL	DURATION
Vehicle Signs	Must be registered vehicles	Exempt		Not extending beyond original manufactured body proper	
Wayfinding Signs	Pending program and approval				
Window Signs		Zoning Permit		30% of window surface	
Window Displays & Art		Exempt			

* Subject to other Requirements of the Sign Regulation

11.5 EXEMPT SIGNS – See Section 11.4 - The following signs are authorized without a Zoning Permit, provided they comply with the provisions of these Regulations. Exempt signs shall not be internally illuminated. External illumination is permitted, unless otherwise noted, only upon the issuance of a Zoning Permit from the Zoning Enforcement Officer. All signs in this section shall be set back ten (10) feet from the edge of the traveled portion of a road, side boundary lines, and shall not impair lines of sight. These signs shall be allowed in addition to any legally existing signage.

1. Public Signs – Signs of a non-commercial nature, erected in the public interest by or on the order of a public official in the performance of his/her duty, including, but not limited to, safety, trespassing, and traffic control signs, legal notices and signs of memorial or historic interest.

2. Small Identification Signs – The following signs are permitted so long as they meet the requirements of this section and do not possess any of the characteristics of signs prohibited in Section 11.4.

A. One (1) public convenience sign for each building entrance containing a non-residential or mixed use is permitted, attached flat against the principal building, identifying store hours, the name of the business, or other basic information of a non-advertising nature, and not exceeding two (2) Sq. Ft. in area.

B. Trespass Signs and other signs indicating the private nature of a driveway or other premises, not exceeding two (2) Sq. Ft. in area each and posted in accordance with applicable state statutes.

C. Bulletin board or similar sign in connection with any church, museum, library, school, or similar public use, provided that the height of such sign shall not exceed eight (8) feet

D. Help wanted signs not exceeding three (3) Sq. Ft.

E. Holiday decorations and messages.

F. Temporary directional signs, maximum three (3) Sq. Ft. in area used for the notification of an "Open House" in connection with the sale or rental of premises or tag/yard sale signs. These signs may be located "off-site" and must be removed within 24 hours of the close of the event.

G. Address Signs, as follows.

1. Address Signs associated with a residential or agricultural use that does not require a Special Permit.

2. Address Signs displaying only the street number, name of the occupant, and/or the name of the farm or estate.
3. The total area of all such address signs on the property shall not exceed two (2) Sq. Ft.
4. Such address sign may be attached to the building or be free standing; and, if free standing, the top of the sign shall not exceed ten (10) feet above the ground immediately below the sign.

H. Menus, not exceeding six (6) Sq. Ft. individually and eighteen (18) Sq. Ft. in area combined, posted at establishments of a "drive-in" or "walk-up". A menu board shall not be located in the front setback.

I. Municipal Signs posted on public or private land by a town endorsed civic or similar organization.

3. "Open" Flag provided that:

- A. Such flag shall not be displayed unless the premises at which it is located are open for business.
- B. The total area of flag shall not exceed fifteen (15) Sq. Ft.

4. Official Insignias – The flag seal, or other official insignia of any nation, state, city or other political unit, civic, fraternal, religious or similar organization provided the same shall be no larger than fifteen (15) Sq. Ft. in area.

5. Integral decorative or architectural features of buildings, except business names, trademarks, moving parts or moving lights.

6. Construction, Sale and Rental Temporary Signs (On-site).

A. One (1) Construction or Project Sign per lot, which sign shall not exceed thirty-two (32) Sq. Ft. in area for residential uses or forty-five (45) Sq. Ft. in area for non-residential and mixed uses, not to exceed eight (8) feet in height for either residential or non-residential/mixed uses.

B. One (1) sign per lot advertising for-sale or for-rent. Such for-sale or for-rent signs shall not exceed six (6) Sq. Ft. in area for residential uses and forty-five (45) Sq. Ft. in area for non-residential and mixed uses. The height of such signs shall not exceed four (4) feet in residential uses and eight (8) feet for non-residential and mixed uses.

C. Such sign shall advertise only the property on which the sign is located.

D. Such sign shall not be illuminated and shall conform to all other provisions of these Regulations.

7. Tag Sale Signs – One (1) sign, not exceeding three (3) Sq. Ft. in area, located on the same lot as the tag sale, and for a period not to exceed seventy-two (72) hours.

8. Future/Grand Opening Signs – A sign or signs announcing a forthcoming business or activity may be erected on the site for that business or activity provided that the site has received approval of the Commission or the Zoning Enforcement Officer and the signs are removed at the time the approved permanent sign(s) is installed or within 60 (sixty) days, whichever comes first. Maximum size shall be forty (40) Sq. Ft.

9. Signs Announcing Charitable or Civic Events: These signs shall not be constructed, posted or erected earlier than thirty (30) days prior to the event, and must be removed within seven (7) days following the event. Maximum size shall be sixty (60) Sq. Ft.

10. Art Forms. Artistic paintings, sculptures, and similar works of art shall be permitted, provided that such works of art contain no commercial message, motif, or image; are not designed for the

purpose of attracting the attention of the general public by their size, colors, or other characteristics; comply with the height location, size and other requirements of the Regulations; and are limited to no more than one (1) such structure for each building on the lot.

11. Political Signs. Signs pertaining to public policy issues, including those for which an election or other date-certain event is involved, subject to the following restrictions:

A. No political position sign may be posted within Town controlled rights of way or elsewhere without the permission of the owner.

B. No political position sign, on a residential parcel, shall exceed four (4) feet by four (4) feet (sixteen (16) Sq. Ft. in area) or four (4) feet by eight (8) feet (thirty-two (32) Sq. Ft.) in area on non-residential or mixed use parcels. Such signs shall not be illuminated.

12. Window Signs – Signs displayed within the window of a non-residential use establishment announcing an event or advertising merchandise sold within such establishment. Such signs shall contain no flashing lights. In no case shall such window sign(s) occupy more than thirty percent (30%) of the total window surface in which they are placed.

13. Directional Signs – Signs for the control of traffic and parking on a property provided such signs conform to standards established by the Manual of Uniform Traffic Control Devices and contain no business name, logo, or advertisement.

14. Date/Time/Temperature Signs – Signs indicating the current time, date, and/or temperature are permitted provided they meet all other provisions of these Regulations. The area of such signs shall not be included in the calculation of the maximum total sign area permitted on the premises, provided that the time and/or temperature signs include no advertising material. The area of time and/or temperature signs that contain no advertising material shall not exceed three (3) Sq. Ft.

15. Town Park and Recreation Facilities Signs – These Regulations shall not apply to signs displayed at parks, recreation, and athletic facilities owned by the Town of Colchester, including but not limited to:

A. Scoreboards

B. Informational Signs

C. Warning Signs

D. Sponsorship Signs and Banners

E. Any Sign displayed at a Town owned facility shall be authorized by the designated authority of the Town of Colchester prior to installation.

11.6 SIGN SIZE, HEIGHT AND LOCATION – The Commission may permit increases in the height and size standards of ground/freestanding signs and to the size and placement of building-mounted signs within the Town Center, Future Growth, and Commercial Arterial Zones by a 3/4 affirmative vote of the membership. All such requests are Special Permits and shall be submitted in the form of a Special Permit application with fee to the Commission, or as part of the submission for new site development and shall include all the information required in Section 11.10. In addition, the applicant is required to submit a narrative and other materials that demonstrate that the need to increase the size or height of a ground/freestanding sign or the size and placement of a building-mounted sign, is due to a physical limitation relating specifically to the visibility of the use as viewed from the closest Arterial and/or Collector Street. In approving such signs, the Commission shall state upon the record its reasons for approval and may establish conditions and stipulations regarding existing and future signs, including those allowed as-of-right.

11.7 NON-CONFORMING SIGNS – No existing non-conforming sign shall be structurally altered, relocated, or established modified except in compliance with these Regulations. On properties where legal non-conforming signs exist, the sign area requirements of the district must be met before permits for additional signage will be issued.

11.8 SIGNS WITHIN THE HISTORIC DISTRICT – Except for those signs exempted by Section 11.5, no sign shall be erected, altered, redesigned, relocated, reconstructed or established within the Town of Colchester Historic District until issued a Certificate of Appropriateness by the Colchester Historic District Commission. Such approval is required prior to or in conjunction with the issuance of a Zoning Permit and/or Commission approval of a Special Permit and or Site Plan.

11.9 SIGNS WITHIN THE FUTURE DEVELOPMENT DISTRICT

1. All signage including directional and informational signage within each development of a FD District property shall be of the same style, size and design as others within the same property/development. Individual properties shall not diverge from that style and design except that trademarks and other logos can be included, provided that the size and scale of such is consistent with overall signage.
2. Signage within a property not placed on buildings, not including the main entrance signage, cannot exceed nine (9) Sq. Ft. in size.

11.10 SPECIFIC REQUIREMENTS FOR ALL SIGNS

1. Location – Unless noted otherwise in these Regulations, no ground/freestanding sign except for Political Signs shall be located within the right-of-way for any street unless an encroachment permit is obtained from the holder of the right-of-way. A State of Connecticut encroachment permit is required prior to the issuance of a sign permit from the town for all signs to be located in the state right-of-way on a state road. New signs shall be located such that they do not block the sight lines of existing signs on neighboring properties. No sign shall be erected in such a manner that will, or reasonably may, be expected to interfere with, obstruct, confuse, or mislead traffic. No sign or a portion thereof shall be erected at the intersection of public streets, within the triangular area formed by a line connecting points twenty-five (25) feet from the intersecting street lines. No ground/freestanding sign located within fifteen (15) feet of the edge of the traveled portion of the road shall be larger than nine (9) Sq. Ft.
2. Height – No ground/freestanding sign shall exceed the height limits listed for the zone in which it is to be located. Any sign attached to the wall of a building shall not exceed twenty (20) feet in height, extend above the sill of the windows of a second story, project above any point of the roof of a building with a flat roof, or above the eave of a building with a pitched or mansard roof or roof parapets.
3. Obstruction – No signs shall be permitted to physically obstruct any window, door, fire escape, stairway, or opening intended to provide light, air, ingress or egress for any building or structure. The foregoing shall not be construed to prohibit the placement of paper or similar temporary signs in windows, which do not physically obstruct or structurally alter such window, subject to all other requirements of these regulations.
4. Illumination – Internally illuminated signs are prohibited in the Rural and Suburban Districts, including in the Arterial/Commercial Overlays.

All illuminated signs (internal and external) shall be of low intensity and lighted from indirect or internal sources so shielded that the source of the illumination (bulb, etc.) is not visible from any adjacent lot. A sign shall be illuminated only with steady, stationary, shielded light sources without causing glare and shall not scroll, blink or flash or change copy more than twice in a twelve (12) hour

period. Externally illuminated signs shall be down lighted. Neon tubes used as abstract, graphic, decorative, or architectural elements shall be considered to constitute an illuminated sign. Neon window signs shall be limited to a maximum of four (4) per establishment. L.E.D. lighting is permitted, but shall be of low intensity to prevent glare. Strings of light bulbs as an illumination source are prohibited, except as part of a holiday celebration, provided that such display does not interfere with public safety or neighboring land uses. Internally illuminated signs shall have "dark" backgrounds (opaque or colored) and "light" lettering (white or lighter colored than the background) so as to minimize glare or luminous overload. No sign shall be illuminated unless the site on which it is located is open for business. This prohibition does not apply if the illumination occurs as a consequence of lighting provided for public safety purposes.

11.11 GROUND/FREESTANDING SIGN MAINTENANCE/LANDSCAPING – Every ground/freestanding sign greater than fifteen (15) Sq. Ft. in area shall be provided with suitable, properly maintained landscaping at its base.

11.12 MEASUREMENT OF SIGNS AND HEIGHT

1. Sign measurement shall be based upon the entire area of the sign, with a single continuous perimeter enclosing the extreme limits of the actual sign surface.
2. Sign area shall be considered to include all lettering, wording and accompanying designs or symbols, together with any background of color different from the natural color of finish material of the building.
3. For a sign consisting of individual letters or symbols attached to a building, wall or window, the area shall be considered to be the plane defined by one continuous perimeter of the smallest rectangle, triangle, circle or oval that encompasses all the letters, wording, design or symbols together with any background different from the balance of the surface on which it is located.
4. The area of supporting framework (for example, brackets, posts, etc.) shall not be included in the sign area provided such framework is incidental to the display and contains no advertising material or informational material other than a street name or number. In the case of ground/freestanding signs where such supporting framework, when viewed from a point directly in front of the sign area, covers an area exceeding twenty-five (25%) of the total sign area supported, the supporting framework shall be included as part of the allowable sign area.
5. When a sign has two (2) or more sign faces, the area of all the sign faces shall be included in determining the area, except where two (2) sign faces are placed back to back and are at no point more than two (2) feet from each other. In this case, the sign area shall be taken as the area of either sign face and, if the two (2) sign faces are unequal in area, the larger side shall determine the area.
6. The height of a sign shall be measured from the natural ground surface directly below the sign up to the highest point of the display area of the sign or the supporting structure of the sign; if the top of the sign and the top of the supporting structure are of unequal height, the higher measurement shall determine the height.

11.13 BUILDING-MOUNTED SIGN STANDARDS:

1. Wall signs and lettering on windows or door awnings may, with Commission approval, be placed on walls not containing the main entrance provided their size conforms to the requirements of these Regulations.
2. No portion of a building-mounted sign shall overhang any property line or be closer than fourteen (14) feet above areas used for vehicle parking or access.

3. The business or other use must have exclusive use of the face of the exterior wall being used for a building-mounted sign. The building face shall be taken to mean the side where the primary entrance and/or display windows for that tenant are located. For purposes of these Sign Regulations each tenant will have building face on one side of the building only unless otherwise approved by the Commission.

4. Directory Signs shall be mounted within ten (10) feet of the common access door.

~~5. Building walls used for signs must be visible from a public right of way.~~

5. The area calculation shall only apply to length of the building wall that provides the main public access to the building.

6. Where there are two (2) or more occupants occupying a portion of the first floor frontage of a given structure, each occupant shall be entitled to a wall sign equivalent in size to that portion of the frontage so occupied, minus any proportionate amount of ground signage either existing or proposed.

7. Where multiple tenants share a common wall sign, the maximum sign area shall be limited as if there was a single occupant.

8. Each business use or tenant, in a mixed use or multi-tenant building, which is unable to have any business sign because existing uses are utilizing all allowable sign area with legally erected signs shall be allowed a maximum of eight (8) Sq. Ft. of wall or hanging sign.

11.14 STANDARDS FOR PROJECTING SIGNS OR CANOPY/AWNING SIGNS:

1. The bottom edge of a projecting sign shall be at least eight (8) feet above ground level when located in an area where the public walks.

2. No projecting sign shall extend more than six (6) feet from the wall to which it is attached.

3. A projecting sign shall only be placed on the wall containing the main entry.

4. Gasoline Station Canopies may also contain wall signage on the canopy fascia in accordance with the following:

A. A maximum of two (2) canopy signs may be located on the fascia with a total sign area not to exceed ten percent (10%) of the area of the longest side of the canopy fascia. No one canopy sign may be larger than twenty (20) Sq. Ft.

B. Not more than three (3) types of permitted signs regulated by this section shall be allowed on a parcel.

11.15 GROUND/FREESTANDING SIGN STANDARDS

1. All portions of any ground/freestanding sign shall be no closer than ten (10) feet from the edge of the traveled portion of a road or to any side property boundary.

2. Every ground/freestanding sign greater than fifteen (15) Sq. Ft. in area shall be located within a suitable, properly maintained landscaped area, as required by the Zoning Enforcement Officer and/or Commission.

3. If there is not sufficient space in the yard to meet these requirements, the sign shall be set back at least one-quarter the distance from the property line to the limiting structure or natural object.

4. For residential uses the height of any freestanding sign shall not exceed six (6) feet. For non-residential uses or mixed uses, the height shall not exceed the height of the building to which it relates or a height of fifteen (15) feet, whichever is less, unless otherwise provided in these Regulations.

5. If the premises on which the sign is to be located does not contain a principal building, the sign shall not exceed a height of six (6) feet.

6. Except as otherwise provided herein, only one (1) freestanding sign shall be permitted on a lot for each street from which the lot has vehicular access, even if there is more than one (1) building or use on that lot.

11.16 SIGN REQUIREMENTS FOR SMALL COMMERCIAL DEVELOPMENTS (less than 10,000 Sq. Ft. of Total Floor Area)

1. The total sign area permitted for the site is equivalent to one (1) square foot of sign area per each one (1) lineal foot of building wall containing the main entrance per tenant. Signs may be internally or externally illuminated.

A. Wall Signs: A business may have one additional sign on a side of the building not containing the main entrance providing it is no more than seventy-five percent (75%) of the allowable size that is permitted on the main entrance side of the building. For example if a building is allowed to have a 20 Sq. Ft. sign on the main entrance side of the building, a second sign of no more than 15 Sq. Ft. on a side not containing the main entrance is permitted. On a multi-tenant building the side of the building that is an exterior wall for an end unit may be used only for that tenant. The end unit tenant may have a second sign on either the side or rear elevation of the building but not both. The interior units that do not have a side elevation shall be permitted to put a second sign on the rear of that unit.

2. No more than one ground/freestanding sign subject to 11.16.1, not to exceed thirty-six (36) Sq. Ft. in area and fifteen (15) feet in height, is permitted per site. Signs may be internally or externally illuminated.

11.17 SIGN REQUIREMENTS FOR MEDIUM COMMERCIAL DEVELOPMENTS (greater than 10,000 Sq. Ft. and less than 40,000 Sq. Ft. of total Floor Area)

1. Ground/Freestanding Sign: One (1) ground/freestanding site identification sign per access drive entrance on to a Collector or Arterial Road, not to exceed seventy-five (75) Sq. Ft. in area and twenty (20) feet in height is permitted, provided there is a minimum of five hundred (500) feet between the centerlines of the access driveways on the same road. Signs may be internally or externally illuminated.

2. Wall/Ground: Each business or tenant within a building shall be entitled to one (1) square foot of sign area per each one (1) lineal foot of building wall containing the main entrance per tenant. Signs may be internally or externally illuminated.

A. A business may have one additional sign on a side of the building not containing the main entrance providing it is no more than seventy-five percent (75%) of the allowable size that is permitted on the main entrance side of the building. For example if a building is allowed to have a 20 Sq. Ft. sign on the main entrance side of the building, a second sign of no more than 15 Sq. Ft. on a side not containing the main entrance is permitted. On a multi-tenant building the side of the building that is an exterior wall for an end unit may be used only for that tenant. The end unit tenant may have a second sign on either the side or rear elevation of the building but not both. The interior units that do not have a side elevation shall be permitted to put a second sign on the rear of that unit.

3. The total allowable ground sign area for the site shall not exceed one hundred fifty (150) Sq. Ft.

11.18 SIGN REQUIREMENTS FOR LARGE COMMERCIAL DEVELOPMENTS (greater than 40,000 Sq. Ft. of total Floor Area)

1. Ground/Freestanding Sign: One (1) ground/freestanding site identification sign per access drive entrance on Collector or Arterial Roads, not to exceed one hundred (100) Sq. Ft. in area and twenty-five (25) feet in height, provided there is a minimum of five hundred (500) feet between the centerlines of the access driveways on the same road. Signs may be internally or externally illuminated. Total ground/freestanding site identification sign area shall not exceed two hundred (200) Sq. Ft.

2. Wall/Ground: Each business or tenant within a building shall be entitled to one (1) square foot of sign area per each one (1) lineal foot of building wall containing the main entrance per tenant. Signs may be internally or externally illuminated.

A. A business may have one additional sign on a side of the building not containing the main entrance providing it is no more than seventy-five percent (75%) of the allowable size that is permitted on the main entrance side of the building. For example if a building is allowed to have a 20 Sq. Ft. sign on the main entrance side of the building, a second sign of no more than 15 Sq. Ft. on a side not containing the main entrance is permitted. On a multi-tenant building the side of the building that is an exterior wall for an end unit may be used only for that tenant. The end unit tenant may have a second sign on either the side or rear elevation of the building but not both. The interior units that do not have a side elevation shall be permitted to put a second sign on the rear of that unit.

3. The total allowable ground sign area for business use on the site shall not exceed two hundred (200) Sq. Ft. See Section 11.18.1.

11.19 SIGN REQUIREMENTS FOR COMMERCIAL LAND USES IN THE FD ZONE

1. Ground/Freestanding Sign: One (1) ground/freestanding site identification sign per access entrance drive on Collector or Arterial Roads, not to exceed fifty (50) Sq. Ft. in area and ten (10) feet in height is permitted, provided there is a minimum of five hundred (500) feet between the centerlines of the access driveways on the same road. Signs may be internally or externally illuminated. Total area shall not exceed one hundred (100) Sq. Ft.

2. Wall/Ground: Each business or tenant within a building shall be entitled to one half (1/2) square foot of sign area per each one (1) lineal foot of building wall containing the main entrance per tenant. Signs may be internally or externally illuminated. One additional business identification sign, not to exceed two (2) Sq. Ft. in area, may be located at a secondary entrance facing a parking lot.

3. The total allowable ground sign area for business/commercial use on the site shall not exceed one hundred (100) Sq. Ft.

Table 11.2 Commercial Signage Allowance Table

Classification	Number	Size (Sq. Ft.)	Maximum Height (feet)	Illumination
Commercial under 10,000 Sq. Ft. of total Floor Area	1 per tenant	1 Sq. Ft. per linear foot/tenant Maximum of 36 Sq. Ft. of Ground Sign area	15	Internal External
Commercial 10,000 Sq. Ft. to under 40,000 Sq. Ft. of total Floor Area	1 per tenant	75 Sq. Ft. or 1 Sq. Ft. per linear foot/tenant Maximum 150 Sq. Ft. of Ground Sign area	20 20	Internal External

Commercial 40,000 Sq. Ft. and over of total Floor Area	1 per tenant	100 Sq. Ft. or	25	Internal External
		1 Sq. Ft. per linear foot/tenant Maximum 200 Sq. Ft. of Ground Sign area	20	
Future Development Zone	1 site identification	50 Sq. Ft. or	10	Internal External
		½ Sq. Ft. per linear foot/tenant Maximum 100 Sq. Ft. of Ground Sign area	10	

11.20 AGRICULTURAL SIGNAGE

1. Permanent Agricultural Signage – One permanent freestanding or attached sign may be permitted for a farm or farm store with the following conditions:

- A. Such sign shall not have an area larger than thirty-six (36) Sq. Ft. per side total with a maximum of two (2) sides.
- B. May be externally illuminated only.
- C. Freestanding signs must be located ten (10) feet back from the front property line, and meet the underlying zone's side yard setback.

2. Temporary Seasonal Signage

- A. Maximum size of eighteen (18) Sq. Ft. of on-site signage advertising the sale of farm products is permitted, with a maximum of four (4) signs total.
- B. All such signs shall be set back ten (10) feet from the front property line.
- C. Temporary Seasonal Signs shall not be illuminated.

11.21 Commercial Temporary Signs

1. One temporary sign shall be permitted for a sale or special event for a commercial business and internal multi-parcel access ways for a period of no more than thirty (30) consecutive days:

- A. ~~The sign area for all temporary signs shall be included in the total permitted sign area permitted for that business including building mounted and free standing signs.~~ The total sign area of the temporary sign can be no more than twelve (12) Sq. Ft. The total square footage of a two sided sign is counted only on one side.
- B. The temporary sign shall not be illuminated.
- C. The sign shall not be placed in any road right-of-way or in a location that will impede the sight line of a motorist entering or exiting a driveway or street.
- D. The sign shall not be placed on a sidewalk in an area that will impede the flow of pedestrian traffic.

11.22 Standards for Maintenance and Repairs for all Signs

1. Maintenance – All signs shall be maintained in a clean and inoffensive condition, free and clear of rubbish and weeds. Normal maintenance shall include painting, changing, adding, or removing advertising or information on display surfaces and routine repairs necessary to keep the sign in a neat, clean, attractive and safe condition, and reflecting the current occupancy of the site.

2. Obsolete Signs – Any sign now or hereafter existing that no longer advertises a bona fide business or product sold shall be removed by the owner, agent, or person having the beneficial use of the building or structure upon which the sign may be found. Failure to comply with such notification shall be deemed a violation of these Regulations.

3. Hazardous Signs – Any sign which has been found to be hazardous to the public by the Zoning Enforcement Officer or Building Official shall be repaired, replaced, or removed after the owner is notified of such a finding. Failure to comply with such notification shall be deemed a violation of these Regulations, and subject the violator to such penalties as may be provided by law.

