



Town of Falmouth Community Development Department
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Memorandum

Date: December 8, 2010
To: Town Council
From: Amanda L. Stearns, Community Development Director
Cc: Nathan A. Poore, Town Manager
Re: Zoning Amendment to permit property identification signs in certain districts

The Council charged the Community Development Committee with developing an ordinance that would permit certain signs in the Business Professional district that would allow property owners to identify their property at the entrance to Route One.

The Committee worked with staff and has developed a series of amendments to accomplish that as well as clarify some portions of the ordinance language regulating signs. During this project the Committee discovered that signs identifying residential developments were located in all residential districts and not officially permitted so the amendment addressing that deficiency as well.

Please find below a summary of the changes proposed.

Section 2, Definitions – Additional definitions have been added to provide clarity to the terms used in the ordinance to distinguish types of signs from one another and clarify measuring techniques.

Section 5.II, General Provisions - Sections have been added to clarify:

1. Clarify permitting authority for different types of signs, adding property identification signs
2. Allow staff to issue sign permits for replacement or alteration to signs equal to or less than 20 square feet in districts that have design guidelines and for projects previously approved by the Planning Board.
3. Allow staff to issue permits for the refacing of sign panels in districts that have design guidelines.
4. Clarify that all signs in districts that have design guidelines are required to meet the guidelines.
5. Make all language regarding sign size consistent throughout the various sections of the ordinance.

Section 5.12, Temporary Signs

1. Make all language regarding sign size consistent throughout the various sections of the ordinance.

Section 5.13, Regulations Applicable to All Districts

1. Clarify that regulations are applicable except where otherwise noted.
2. Make all language regarding sign size consistent throughout the various sections of the ordinance.
3. Add a new section to regulate property identification signs.

Section 5.14, Maximum Size of Freestanding Signs

1. Make all language regarding sign size consistent throughout the various sections of the ordinance.

Section 5.15, Maximum Size of Wall Signs

1. Make all language regarding sign size consistent throughout the various sections of the ordinance.
2. Add sign size restrictions for the CO District. They have always been allowed but are not listed in this section.

Section 5.17, Free-Standing Signs

1. Clarify that this section refers to advertising signs.
2. Clarify what districts are controlled by this section
3. Add restrictions for the CO District as they appear only in Section 3.10.

Section 5.18, Wall Signs

1. Remove sign area calculations as this is addressed in the definitions and in Section 5.15.

Section 5.19, Illuminated Signs

1. Clarify that internally illuminated signs are not permitted in any Residential District.

Section 9.1.c – repeal

This section implies that any approval of a sign over 20 square feet triggers full site plan review. It has never been applied in this manner and repealing it will avoid confusion with the regulations in Section 5 governing signs.