

**DRAFT Zoning Amendment regarding Property Identification Signs
For Introduction August 27, 2012
TOWN COUNCIL
Town of Falmouth, Maine**

**An Ordinance Amending the Zoning and Site Plan Review Ordinance Regarding
Dimensional Requirements for Property Identification Signs**

Be it ordained by the Town Council of the Town of Falmouth, Maine in Town Council assembled, that the Falmouth Zoning and Site Plan Review Ordinance be amended as follows.

Section 5.13 Regulations Applicable to Signs

- p. Property Identification Signs – Property Identification Signs shall be regulated by the following requirements:[Adopted 1/24/11; Amended ????]
- 1) Districts allowed – Signs are permitted in BP, RA, RB, RC and FF. Signs in residential districts are limited to subdivisions approved by the Planning Board.
 - 2) Setbacks
 - a) Sign Area – The entire sign area shall be located between 0 and 15 feet from the street right of way.
 - b) Supporting Sign Structure
 - (1) Front Lot Line – No setback required.
 - (2) Side property lines – Minimum of 5 feet.
 - 3) Location – Signs in the BP District may only be erected at one entrance on US Route One. In residential districts signs may be located at each entrance.
 - 4) Sight Distance– The sign must be designed to provide adequate sight distance for exiting traffic as determined by the permitting authority.
 - 5) Type of Sign – Signs may either be a free standing sign or be incorporated into a wall or fence made of materials such as stone, brick or wood.
 - 6) Dimensions
 - a) No portion of the sign or supporting structure shall exceed six feet in height with the exception of pillars as described below. ~~Overall Height including supporting structure shall not exceed six (6) feet above natural ground.~~ Height shall be measured as an average height from the original elevation to the top of the structure. Mounding of earth at the base of the sign or supporting structure as a means of increasing the sign's height beyond the limits specified above is prohibited.
 - a)b) Pillars, not exceeding seven feet in height and three feet in width, may be incorporated into the sign's supporting structure provided that no more than two pillars per sign supporting structure may be allowed.
 - b)c) Height to Width Ratio – All signs shall be oriented horizontally with a height equal to or less than the width.
 - e)d) Letter size shall be between ~~four (4)~~ five (5) and fifteen (15) inches in height.

- 7) Relationship to free-standing advertising signs – In the BP District, a minimum of a sixty (60) foot separation shall be maintained between any property identification sign and a free standing advertising sign. Existing free standing advertising signs shall be relocated to meet this requirement.
- 8) Number – No more than two signs are permitted per entrance and shall be located on opposite sides of the driveway or street.
- 9) Total size one face – The maximum sign area shall not exceed 24 square feet. The Planning Board may allow a larger sign area if necessary to accommodate the property name. The sign area of the street number and name is exempt from the total sign area.
- 10) Design Style – Signs shall meet the requirements of the Route One Design Guidelines.
- 11) Content
 - a) The name, symbol, logo or other graphic identification of the property.
 - b) Properties that access directly to US Route One shall include the street number on the sign. The number shall be a minimum of six inches in height and be visible twenty four hours a day year round. Visibility may be achieved by external lighting or by flat reflective paint applied to the numbers.
 - c) Multiple tenant listings and advertising are prohibited.