

SECTION 519 SIGNS

A. General Rules and Limitations:

No outdoor sign shall be permitted which does not pertain to the use of the premises on which it is located, with the exception of temporary signs which give notice of a specific current event. An outdoor sign which pertains directly to the use of the premises on which it is to be located shall be considered incidental to such primary use and subject to the following requirements.

1. All signs shall be maintained in good condition and repair at all times.
2. All defunct signs shall be removed within ninety (90) days of cessation or abandonment of business.
3. Nonconforming signs shall be brought into conformance if removed for a period of more than one year.
4. All nonconforming interior signs shall be removed after one year from the adoption date of these regulations.
5. All signs not specifically allowed, are prohibited.
6. Signs shall be placed on the property side of sidewalks.
7. Types and placement of signs shall not obstruct or impede traffic visibility or otherwise cause a dangerous distraction.
8. Illuminated signs shall be shielded, with light precisely focused on the sign to avoid both illumination of the night sky and creation of a dangerous distraction.

9. Sign Requirements:

- a. Free standing signs shall be located between three (3) and ten (10) feet above ground level.
- b. Wall signs shall not exceed the highest point of a building roof.
- c. Projecting signs shall not extend more than half the width of an adjoining public walkway to a maximum of three (3) feet and shall not be larger than ten (10) square feet in area. The lowest point shall not be less than nine (9) feet above the walkway nor the highest point including the bracket located above the sill of the second story window.
- d. Signage placed on an awning may only be placed on the valance.

10. Prohibitions:

- a. Flashing or moving signs.
- b. Internally-illuminated or neon-type signs.
- c. Signs which illuminate any part of a building such as a gable, roof, sidewalk, or corner.
- d. Illumination of signs after 11:00 P.M., with the exception of hotels, motels, Bed and Breakfasts, restaurants, and emergency facilities.
- e. Excessive illumination which constitutes a nuisance.
- f. Exception to (a) and (b): These provisions do NOT apply to traditional barber poles when displayed by licensed barbers which is expressly allowed.

11. Signs and Changes in Signs Requiring an Administrative Permit:

- a. All signs and any change in size or location of a sign, except those listed in Sections 519(A)(10), 519(B)(1)(e) and 519(C)(3). See 519(E) for Design Review signage restrictions.
- b. Interior signs affixed to or less than twelve inches away from a window, which are intended for view from the outside. Temporary (seven (7) days per calendar quarter) signs are exempt.
- c. Instructional Signs: are those whose sole purpose is instructional and which contain no commercial message. An Administrative Permit may be issued for up to two (2) instructional signs, provided neither exceeds two (2) square feet in size.

12. Signs Not Requiring a Permit:

a. Temporary Signs:

are those announcing current events, such as retail store sales, garage sales, auctions, church fairs, rummage sales, produce sales, blood bank collections, and polling places. Only one (1) sign, not to exceed twelve (12) square feet in size, may be displayed on the premises for a period not to exceed seven (7) days per calendar quarter. Retail signs shall be placed within the window. Non-profit organizations located in the Community district may place one temporary sign to advertise events for seven days not to exceed two events per month, same day event signs are exempt, only one sign permitted per property.

b. Real Estate Signs:

are those announcing property "for sale." One (1) sign per lot, not to exceed four (4) square feet, may be erected without a permit. One additional six inch insert placed within the sign frame is allowed.

c. Contractor Signs:

are those announcing a firm/individual actively engaged in construction on the property. One (1) sign per lot, not to

exceed twelve (12) square feet in size, is allowed without a permit while construction is being diligently pursued.

d. "Open" Banners:

are flag-like signs for use by business establishments and display only the word "open." One (1) banner per lot or establishment, not to exceed 12 square feet, is allowed without a permit. Open Banners are NOT allowed for Home Occupations or home enterprises.

e. Open / Closed Signs:

are those which display only the words "Open" and/or "Closed." One such sign, not to exceed one (1) square foot in size, may be displayed per establishment, with the exception of Bed and Breakfasts.

f. Home occupation, bed and breakfast and home businesses may have one additional "Open/Closed" or "Vacancy/No Vacancy" sign not to exceed 36 (36") square inches.

g. Interior signs located more than 12" from window do not require a permit.

h. Political signs may be placed no sooner than three weeks before an election and shall be removed the day after the election.

B. Commercial, Community and Inn Districts/Uses

1. Size by Business Location and Type:

a. An individual ground floor business may have on premises:

i. Up to two (2) affixed signs OR

ii. One (1) affixed plus either one projecting or one (1) free-standing sign (see below).

iii. **Maximum size per sign** is limited to fifty (50) square feet.

iv. **Total sign area** shall not exceed that determined by the following formula:

Linear feet of establishment's frontage multiplied by 0.8 feet.

For example, a store with 40 foot front ($40' \times 0.8' = 32$ square feet) would be allowed a total of 32 square feet of sign area.

b. Businesses occupying other than ground floor may have on premises:

i. One (1) affixed or projecting sign not to exceed ten (10) square feet in size, and

ii. An affixed ground floor entry sign, not to exceed two (2) square feet in size.

iii. Total signage for multiple businesses (3 or more) shall be no more than twenty (20) square feet. There shall be no more than two separate signs. Each sign shall not exceed ten (10) square feet.

c. An off-street shopping plaza or mall may have one (1) free-standing Directory Sign, not to exceed fifty (50) square feet. No other free standing sign is allowed.

i. Each business within the plaza or mall may have a sign within the Directory, all of which shall be equal in shape and size, which is not to exceed three (3) square feet.

d. Restaurants will be allowed one menu board sign not to exceed two (2) square feet including the frame.

e. A site with multiple businesses may place a freestanding directory sign. Shall not exceed 10 square feet in Central Commercial zone and 20 square feet in all other commercial zones. Shall be placed on private portion of property. Shall not hinder pedestrian movement or sight distances. Shall be counted as one of the two signs allowed per regulations, the other sign shall be mounted on the facade.

f. Business identification (logo) signs, two maximum, shall not exceed 36 square inches and shall be permanently affixed to the entrance door(s).

2. Size and Placement by Sign Type:

a. Free-standing signs:

i. Shall be located between three (3) feet and ten (10) feet above ground level.

ii. Size is limited to ten (10) square feet in the Central Commercial and twenty (20) square feet in all other Commercial and Community districts.

iii. Free-standing and directory signs, shall require Site Plan Review Approval, and Design Review Approval if illuminated.

iv. There shall be only one free-standing sign per property.

C. Residential Districts

1. Only affixed, freestanding or projecting permanent signs are permitted and shall not exceed two (2) square feet in size. Projecting signs shall not extend more than three (3) feet from the building. All signs must be less than ten (10) feet above ground level.

2. Home Occupations shall have only one (1) sign not to exceed two (2) square feet. Two Home Occupations in one structure may have a total signage of no more than three (3) square feet. Home occupations with frontage on Route 4 are allowed one sign not to exceed four (4) square feet.

3. Items such as house dates and names do not require a permit if affixed and do not exceed one (1) square foot in size.
4. Uses located in the Residential Office zone shall have only one (1) sign not to exceed two (2) square feet. Where more than one use is located within the same structure such uses may have one additional sign provided that the total sign area does not exceed three (3) square feet.

D. Agricultural Uses

Permanent signs shall not exceed eight (8) square feet in size and shall not be located more than ten (10) feet above ground level from its highest point as measured from the base of the post.

E. Design Review District

All illuminated signs in these districts shall be reviewed by the Design Review Board. Refer to Sections 405.