

**14.12.7 Other Required Screening****③****ATTACHMENT 2**

In addition to the bufferyard screening required above, and the screening required for off-street parking (Section 14.6.6) and for refuse storage facilities (Section 14.11), all business, service, repair, processing, storage, or merchandise display conducted outside of an enclosed building shall be screened from adjacent streets and properties by means of an effective screening device of a height appropriate to its screening function. Appropriate screening devices may include solid decorative brick walls, wood fences, berms, tight evergreen hedges which shall reach the necessary height within two (2) years of planting, or combination of the above.

**14.12.8 Alternative Buffers and Screening**

In lieu of compliance with the above bufferyard and screening requirements, a developer may submit to the Community Design Commission for its approval a detailed plan and specifications for landscaping and screening which will afford a degree of buffering and screening equivalent to or exceeding that provided by the above requirements.

**14.12.9 Existing Vegetation**

Existing vegetation shall be retained and maintained whenever possible so as to permit such vegetation to contribute to buffer and screening requirements.

**14.12.10 Maintenance of Landscaping**

All landscaping and screening providing required buffering and screening shall be maintained so as to continue their effectiveness.

**14.13 Signs****14.13.1 Intent**

It is the intent of this section to authorize the use of signs with size, layout, style, typography, legibility, and arrangements compatible with their surroundings; appropriate to the identity of individual properties or occupants or of the community; and appropriate to traffic safety.

**14.13.2 Sign Defined**

A sign is any device designed to inform or attract attention of persons not on the premises on which the device is located.

**14.13.3 Signs Subject to Control**

Unless specifically exempted, no sign visible from public right-of-way, whether exterior to or interior to a structure, shall be erected, displayed, or substantially altered except in accord with the provisions of this chapter and until a Zoning Compliance Permit has been issued therefor.

**14.13.4 Signs Exempt from Regulation**

The following signs are exempt from regulation and permit requirements under this section provided such signs comply with the provision of Subsection 14.13.5. and provided that neon tube and like illumination shall be prohibited except as permitted in Subsection 14.13.8(3).

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- a) Signs bearing only property identification numbers and names, post office box numbers, names of occupants of the premises on which the signs are located, or other identification of premises not of a commercial nature, provided such signs are not illuminated and do not exceed two (2) signs per zoning lot nor two (2) square feet in area per display surface.
- b) Flags and insignia of a government, when not displayed in connection with a commercial promotion.
- c) Legal notices, identification and informational signs, and traffic directional or regulatory signs erected by or on behalf of a governmental body.
- d) Memorial signs or tablets, and names and construction dates of buildings when cut into any masonry surface.
- e) Signs directing and guiding traffic and parking on private property on which the signs are located, provided such signs are not illuminated, or are indirectly illuminated, bear no advertising matter, and do not exceed four (4) square feet in area per display surface.
- f) Real estate signs advertising the sale, rental, or lease of the premises on which said signs are located, provided such signs do not exceed one sign per street frontage and four (4) square feet in area per display surface for property zoned residential; sixteen (16) square feet per display surface for property zoned non-residential or located within an approved planned development other than a PD-H; and are removed immediately after sale, rental, or lease of the premises.
- g) Construction site identification signs whose message is limited to project name, identification of architects, engineers, contractors, and other individuals or firms involved with the construction, the name of the building, the intended purpose of the building, and the expected completion date, provided such signs do not exceed one sign per construction site and four (4) square feet in area per display surface for single family or duplex construction; and thirty-two (32) square feet in area per display surface for multifamily or non-residential construction, are not erected prior to issuance of a Building Permit, and are removed within seven (7) days of issuance of a Certificate of Occupancy.
- h) Temporary political signs advertising candidates or issues, provided such signs do not exceed one sign per zoning lot nor four (4) square feet in area per display surface, are not erected prior to thirty (30) days before the date of the appropriate election, and are removed within seven (7) days after the election.
- i) Yard or garage sale signs announcing yard or garage sales, provided such signs do not exceed one sign per site of such sale nor four (4) square feet in area per display surface, and are removed within seven (7) days of erection.
- j) Public event announcements by public or non-profit organizations of special events or activities of interest to the general public, provided such signs do not exceed one sign per site of such events or activities nor twelve (12) square feet in area per display surface, and are removed within fourteen (14) days of erection.
- k) Temporary signs announcing grand openings of new businesses only, provided such signs are attached to the building in which the business is located, do not exceed thirty-two (32) square feet of display area per business site, and are displayed for a period not to exceed twenty-one (21) days.

- l) Signs in the Town Center 1 and 2 districts <sup>(5)</sup> which are no more than six (6) square feet in area per display surface. This provision applies only to changeable or moveable signs which are limited to one (1) per business. Changeable or moveable signs are those non-illuminated signs that change or are moved on a daily basis.
- m) Information kiosks or bulletin boards erected by or on behalf of a governmental body on public property or rights-of-way in the Town Center districts for the display of handbills or posters of community interest, provided such kiosks or bulletin boards contain no more than six (6) square feet in area per sign display surface, and a maximum of 72 square feet per kiosk or bulletin board.
- n) Signs stating that a business other than a home occupation is open, provided that there is no more than one such sign per business establishment, and provided that such sign does not exceed two (2) square feet in display area.

#### 14.13.5 Traffic Safety Precautions

Notwithstanding any other provision in this chapter, the following restrictions shall apply to signs in order to preserve the safety of pedestrian, bicycle, and vehicular movement:

- a) No sign, or part thereof, shall be located within a clear-vision area established by Subsection 14.5.4.
- b) No sign shall make use of the words "STOP", "SLOW", "CAUTION", "DANGER", or any other word, phrase, symbol, or character in such manner as is reasonably likely to be confused with traffic directional and regulatory signs.
- c) No sign shall be erected so that by its location, color, nature, or message is likely to be confused with or obstruct the view of traffic signals or signs, or is likely to be confused with the warning lights of an emergency or public safety vehicle.
- d) Except as used to display time and temperature, no sign shall contain flashing lights.

#### 14.13.6 General Limitations

Except where specifically exempted by this chapter, the subject matter of any sign shall be related to the premises on which the sign is located. When the use or establishment to which a sign is related ceases or is vacated, such sign, including all of its attendant supports, frames, and hardware, shall be removed within four (4) months of the cessation or vacating of the use or establishment unless such sign is used by a new use or establishment on the premises in conformance with all current regulations of this chapter.

Except where specifically exempted by this chapter, all signs, including the supports, frames, and embellishments thereto, shall not be located within any public right-of-way, nor shall any sign be attached, affixed, or painted on any utility pole, light standard, telephone or telegraph pole, any tree, rock, or other natural object.

No display surface shall contain more than ten (10) items of information except where the name of the occupant of the premises contains more than ten (10) items of information and the display surface contains only the name of the occupant. An item of information means any of the following: a word; an abbreviation; a number; a symbol; a geometric shape. In computing items of information, letters less than three (3) inches in height, if contained in a wall sign, shall not be counted.

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 No source of illumination of a sign, such as floodlights or spotlights, shall be directly visible from any public right-of-way, from any Residential district, or from adjacent properties. Internally illuminated signs, other than window signs, shall consist of a dark background and light letters or message. The letters or message of internally illuminated signs shall consist of non-reflective material.

Animated, rotating, or other moving or apparently moving signs shall be prohibited.

Devices consisting of banners, streamers, pennants, wind-blown propellers, strung light bulbs, and similar installations shall be prohibited unless approved by the Town Manager for non-commercial enterprises.

#### **14.13.7 Signs in Residential, Materials Handling, and Rural Transition Districts and in PD-H Developments**

No sign shall be erected or displayed in any Residential, Materials Handling, or rural Transition district or in any Planned Development-Housing except as allowed under subsection 14.13.4 or as provided below:

- a) Development identification signs containing the name and/or logo of a subdivision, multifamily development, or planned development, provided such signs are limited to one free-standing sign at each principal point of access to the development, sixteen (16) square feet in area per display surface, and a maximum height of six (6) feet above finished grade; or two (2) signs mounted on wooden, brick, or stone entry walls, eight (8) square feet per display surface, and a maximum height of six (6) feet above finished grade.
- b) Nonresidential signs identifying nonresidential uses permitted as a principal or special use in Residential, Materials Handling, or Rural Transition districts or as an accessory use in PD-H developments provided such signs are limited to one ground or wall sign per zoning lot and sixteen (16) square feet in area per display surface.
- c) Lighting of signs in Residential, Materials Handling, and Rural Transition Districts and in PD-H Developments is permitted if illumination levels are low, all fixtures are concealed, and spill-over of light is minimal.

#### **14.13.8 Signs in TC-2, TC-1, CC, NC, OI-3, OI-2, OI-1 and I Districts**

No sign shall be erected or displayed in the Town Center districts or in any Community Commercial, Neighborhood Commercial, Office/Institutional-3, Office/Institutional-2, Office/Institutional-1 or Industrial district except as allowed under Subsection 14.13.4 or as provided below for the type of sign and the zoning district in which it is located.

Where a zoning lot contains more than one principal use or establishment, the provisions below shall apply to the zoning lot as a whole, and the owner(s) of the zoning lot shall be responsible for allocating permitted signs and display surface areas among the individual uses or establishments. The sign plan submitted for such zoning lot shall show all signs located or proposed thereon and shall be designed so that all signs are in harmony and consistent with each other. Such a sign plan shall be referred to as a Unified Sign Plan for the zoning lot.

A unified sign plan is an overall plan for placement and design of multiple signs for a building or group of buildings.

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## 1. Ground Signs

A ground sign is a free-standing sign attached to a contiguous structural base or planter box, which base or box shall be of the same width as or greater width than the message portion of the sign, and is permanently affixed to the ground. Ground signs do not include free-standing signs supported by poles.

Ground signs may be erected and displayed on a zoning lot in compliance with the maximum area per display surface and the maximum height limitations contained in Subsection 14.13.9, provided:

- a) The zoning lot on which a ground sign is located shall be accessible by automobile and contain off-street parking for the principal use(s);
- b) The buildings or structures housing the principal use(s) on a zoning lot on which a ground sign is located shall be set back at least twenty (20) feet from the abutting street right-of-way;
- c) Ground signs shall be limited to one sign per street frontage, provided that the zoning lot on which the sign is located has at least one hundred (100) feet of street frontage;
- d) No ground sign shall be permitted on the same street frontage of the same zoning lot along which there is a projecting sign;
- e) The message of ground signs shall be limited to the name(s), trademarks and servicemark(s) of the establishment(s) located on the zoning lot and/or of a multi-use development located thereon, except that ground signs identifying theaters or service stations may also identify the current presentation(s) or fuel prices, as appropriate, and that ground signs identifying places of worship may also provide information related to the place of worship and its activities on the zoning lot.
- f) The maximum area per display surface for ground signs as contained in Subsection 14.13.9 may be doubled by reducing the allowable wall sign area for the zoning lot by an equivalent amount.
- g) Ground signs shall be of a shape such that the ratio between the maximum and minimum dimensions shall not exceed 2 to 1.

### 1.1 Cantilevered Ground Signs

A cantilevered ground sign is a sign supported in a cantilevered fashion by an upright post.

Cantilevered ground signs may be erected and displayed on a zoning lot provided:

- a) Cantilevered ground signs shall be limited to one sign per street frontage.
- b) The display area of a cantilevered ground sign shall not exceed three (3) square feet in area and eight (8) feet in height. No portion of the sign and its support shall exceed ten (10) feet in height.

- c) The buildings or structures housing the principal use(s) on a zoning lot on which a cantilevered ground sign is located shall be set back at least twenty (20) feet from the abutting street right-of-way.
- d) No cantilevered ground sign shall be permitted on the same street frontage of the same zoning lot along which there is a projecting sign.
- e) The message of cantilevered ground signs shall be limited to the name(s), trademark(s) and servicemark(s) of the establishment(s) located on the zoning lot and/or of a multi-use development located thereon.

## 2. Projecting Signs

A projecting sign is a sign attached to and supported by a building and extending beyond the building to which it is attached at an angle.

Projecting signs may be erected and displayed on a zoning lot or over a public right-of-way in TC-1 and TC-2 Districts in compliance with the maximum area per display surface limitations contained in Subsection 14.13.9, provided:

- a) The building to which a projecting sign is attached shall be twenty (20) feet or more in width, except in TC-1 and TC-2 Districts where no minimum width shall apply.
- b) Projecting signs shall be limited to one sign per business establishment.
- c) No projecting sign shall be permitted on the same zoning lot street frontage along which there is a free-standing sign.
- d) Projecting signs shall clear sidewalks and pedestrian paths by a height of at least eight (8) feet above finished grade and shall project no more than four (4) feet from the building to which they are attached.
- e) No projecting sign shall extend above the soffit, parapet, or eave line of the building to which it is attached.
- f) Projecting signs shall not be located at the intersection of building corners except at right angles to a building facade.
- g) The message of projecting signs shall be limited to the name(s), trademark(s) and servicemark(s) of the establishment(s) located on the zoning lot and/or the name, trademark and servicemark of a multi-use development located thereon.

## 3. Wall Signs

A wall sign is a sign attached to or painted on a wall or building, with the exposed display surface of the sign in a plane parallel to the plane of the wall to which it is attached or painted, and including signs affixed to or otherwise displayed on or through a facade window.

Wall signs may be erected and displayed on a zoning lot in compliance with the maximum percentage of facade coverage limitations contained in Subsection 14.13.9, provided:

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- a) Wall signs placed in the space between windows located one above the other shall not exceed in height two-thirds (2/3) of the height of the taller of the adjacent windows.
  - b) Wall signs placed in the space between windows located beside each other shall not exceed in height two-thirds (2/3) of the height of the taller of the adjacent windows.
  - c) No wall sign shall protrude more than twelve (12) inches from the wall to which it is attached.
  - d) No wall sign shall extend above the parapet or eave line, as appropriate, of the building to which it is attached. If the building consists of more than two (2) stories, wall signs shall not extend above the second story.
  - e) The display area of wall signs painted on, affixed to, or otherwise displayed on or through a facade window shall not exceed fifteen percent (15%) of the area of the window.
  - f) Wall signs shall not cover up or interrupt major architectural features.
  - g) The message of wall signs shall be limited to the name(s), trademark(s) and servicemark(s) of the establishment(s) located on the zoning lot and/or or a multi-use development located thereon. Additionally, the message of wall signs may include information necessary to direct patrons to the business where the business may not have a direct entrance from the street or pedestrian way.

#### 4. Marquees

Marquees may be erected and displayed on a zoning lot in compliance with the maximum percentage of facade coverage limitations for wall signs contained in subsection 14.13.9, provided:

- a) A marquee shall not extend more than ten (10) feet from the building nor be less than nine (9) feet above the ground or sidewalk at the lowest point.

#### 5. Drop Awnings

Drop awnings may be erected and displayed on a zoning lot in compliance with the maximum percentage of facade coverage limitations for wall signs contained in Subsection 14.13.9, provided:

- a) that when such drop awning is let down to its fullest extent, no metal bar or other solid or hollow framing shall be less than eight (8) feet above the ground or sidewalk; and
- b) that a flexible cloth, canvas or similar skirt may hang twelve (12) inches below the horizontal bar supporting the awning, but in no case shall the skirt be less than seven (7) feet above the ground or sidewalk at the lowest point.

(10)

**14.13.9 Sign Area and Height Limitations**

District	Ground Sign	Projecting Sign		Wall Sign
	Maximum Area Per Display Surface (sq.ft.)	Maximum Height (feet)	Maximum Area Per Display Surface (sq. ft.)	Maximum Percentage of Façade Coverage (%)
TC-2	8	8	8	5
TC-1	8	8	8	5
CC	15	8	8	5
NC	15	8	8	5
OI-3	15	8	8	5
OI-2	15	8	8	5
OI-1	15	8	8	5
I	15	8	8	5

The maximum area per display surface of any internally illuminated sign shall be one-half (1/2) the maximum area per display surface listed above.

**14.13.10 Location Requirements**

Wall signs shall be located above the principal doorway to the building, or on either side of doorway such that the principal message is at eye level and that no portion of the sign extends higher than eight (8) feet above ground level.

Projecting signs shall be centered over or located near the principal doorway to the building.

**14.13.11 Signs in PD-SC, PD-OI, PD-MU and PD-I Developments**

No sign intended to be read from outside a Planned Development - Shopping Center, Planned Development - Office Institutional, Planned Development - Mixed Use or Planned Development - Industrial, or from public streets within the development, shall be permitted within such development except as allowed under Subsection 14.13.4 or as provided below:

- a) Development identification signs containing the name and trademark of a planned development, provided such signs are limited to one ground sign at each principal point of access to the development, twenty (20) square feet in display area and a maximum height of six (6) feet;
- b) Building identification signs containing only the name of a building or building complex and the nature of the establishments therein, provided such signs are limited to one wall sign per building with a display area not exceeding five percent (5%) of the area of the building facade to which it is attached, up to a maximum area of forty (40) square feet;
- c) Identification signs for individual establishments containing the name(s) and trademark(s) of the establishments, provided such signs are limited to wall signs with a maximum display area of fifteen (15) square feet.

**14.13.12 Signs in the Mixed Use OI-1 or Mixed Use R-1 Zoning Districts for approved developments complying with the mixed use thresholds**

The owner(s) of the mixed use development shall establish a unified sign plan.



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No sign that can be read from outside a Mixed Use Zoning District development or from public streets within the development shall be permitted within such development except as allowed under Subsection 14.13.4 or as provided below:

- a) Development identification signs containing the name and trademark of the Mixed Use Zoning District development, provided such signs are limited to one (1) ground sign (with no more than two (2) display areas) at each principal point of access to the development, forty (40) square feet in display area and a maximum height of eight (8) feet;

A single development identification sign at one principal point of vehicular access per perimeter roadway frontage of a development may be increased in size to 80 square feet with a maximum height of eight (8) feet if the development contains a cinema. This development identification sign may include the name and trademark of the cinema and may include a changeable listing of movie titles in addition to the name and trademark of the Mixed Use Zoning District development. If internally illuminated the sign shall have light letters on a dark background. The maximum size for such an internally illuminated sign shall be one-half (1/2) of 80 square feet.

- b) Building identification signs containing only the name of a building or building complex and the nature of the establishments therein, provided such signs are limited to one wall sign per building with a display area not exceeding five percent (5%) of the area of the building facade to which it is attached.
- c) Identification signs for individual establishments containing the name(s) and trademark(s) of the establishments, provided such signs are limited to wall signs with a maximum display area limitation of five percent (5%) of facade coverage. Wall signs overall (combination of building identification and individual establishment identification) are limited to a maximum display area not to exceed five percent (5%) of the area of the building facade.

For a cinema, a marquee, as a permanent canopy projecting over an entrance to a building, may be erected and displayed with the following limitations:

- 1) A marquee may identify the name and trademark of the cinema and may include a changeable listing of movie titles;
- 2) A marquee shall not extend more than ten (10) feet from the building nor be less than nine (9) feet above the ground or sidewalk at the lowest point;
- 3) The maximum display surface for the marquee shall be 100 square feet; and
- 4) The marquee shall front on interior drives and streets, not on streets external to the development.

If internally illuminated, these signs shall have light letters on a dark background. The maximum size for such an internally illuminated sign shall be one-half (1/2) the maximum area per display surface listed above.

#### **14.13.13 Sign Area and Number**

The area of a display surface of a sign shall be computed as including the entire area visible from any one point, within a regular geometric form or combination of forms, comprising all of the display area of the surface and including all of the elements within the display area and the sign frame. Structural members not bearing advertisement shall not be included in the computation of sign area.

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For the purpose of determining number of signs, a sign shall be considered to be a single display device containing elements organized, related, and composed to form a unit. Where elements are displayed in a random manner without organized relationship, each element shall be considered a single sign.

#### **14.14 Outdoor Lighting**

Except for single- and two-family dwellings, all streets, driveways, bikeways, sidewalks, pedestrian paths, parking areas, and other common areas and facilities shall be lighted where necessary to ensure the security of property and the safety of persons using such streets, driveways, bikeways, sidewalks, pedestrian paths, parking areas, and other common areas and facilities.

All principal entrances and exits to principal buildings used for nonresidential purposes or containing more than five (5) dwelling or lodging units shall be sufficiently lighted to ensure the safety of residents and the security of the building.

Lighting sources shall be shielded or arranged so as not to produce within any public right-of-way glare that interferes with the safe use of such right-of-way or constitutes a nuisance to the occupants of adjacent properties.

#### **14.15 Accessibility for the Handicapped**

Except for single- and two-family dwellings, all buildings and facilities shall be accessible to and usable by the physically handicapped in accord with the building code provisions contained in Chapter 5 of the Town Code of Ordinances.