

SECTION 7 - Signs and Parking & Loading Regulations**7.1 General Requirements for all signs**

- A. Unless otherwise indicated, all signs permitted herein require a zoning permit from the Zoning Enforcement Officer. Where Commission action is required the ZEO may issue the required permit subsequent to Commission action.
- B. Permits for Temporary signs as allowed by this section may be granted and issued by the ZEO unless otherwise specified.
- C. All temporary signs must be removed upon completion of the event to which they pertain. For permanent uses, signs are to be removed within ninety (90) days of the cessation of the use.
- D. Only the Commission may act upon requests for any illuminated sign.
- E. The Commission or ZEO may request information from the applicant in sufficient detail to clearly identify the characteristics of the proposed sign(s), including size, location, materials, proposed lighting type and intensities. Failure to submit the requested information may be cause for denial of the application.
- F. No sign or sign lighting shall be placed or directed in such a manner so as to cause danger to drivers of vehicles on the street by obscuring sight lines or impairing visibility.
- G. All signs shall be constructed of weather-proof materials, firmly supported and maintained in good condition and repair.
- H. All signs proposed are considered an accessory use for an activity or use on the same lot unless otherwise specified.
- I. All sign sizes are stated as total sign area for a standard 2 sided flat sign.
- J. The following signs are prohibited in all zones: Billboards, flashing and/or rotating and/or animated and/or scrolling signs, or red, green or amber illuminated signs.
- K. Signs located in windows of establishments, or within four (4) feet of any window are to be counted as part of the signage on a property.
- L. Traffic directory signs, "Enter and Exit" are allowed and may be a maximum of two (2) square feet each in size.
- M. All signs are to erected on land of the owner of the sign(s).

7.2 Signs in Residential Zones

The following signs may be erected, as of right, no permit required:

- A. Official Town traffic signs.
- B. No trespassing signs or signs indicating the private nature of a driveway or premises provided the size of any such sign shall not exceed two (2) square feet.
- C. Real estate, For Sale or For Rent signs with a maximum size of three (3) square feet, one per property. Corner lot, two (2) signs maximum.
- D. Open house real estate signs may be placed for 24 hours maximum, and must be removed at the close of the open house.

Signs which require a permit from the ZEO:

- E. One non-illuminated sign not exceeding four (4) square feet in area, giving the name of the land or building on which is displayed the name of the owner or lessee thereof, or information of historical interest.
- F. A non-illuminated professional or name sign, when connected to a permitted home occupation, not exceeding (4) four square feet indicating the name, profession or activity of the occupant of the dwelling provided that not more than one such sign may be erected per property.
- G. Bulletin boards or signs on Town, church, school or institutional property not exceeding thirty two (32) square feet in total area.
- H. Building contractor's signs located on the property where a building(s) are actually under construction which are no greater than three (3) square feet in area. A maximum of 1 sign per property may be permitted.
- I. The ZEO may permit temporary signs for a period not to exceed two years, which advertise a Commission approved development and which are 32 square feet or less in area. One sign may be permitted for each intersection with a public road. A maximum total of 2 signs per development may be permitted. Sign must be on private property. One (1) sign

per property.

- J. The name of a farm and the proprietors thereof, may be attached to or painted on the wall of an accessory building the total area of the sign is limited to thirty-two (32) square feet.

7.3 Signs in Business and Industrial Zones

The Commission may permit the following signs in the B-I Business and Industrial Zones. They are also governed by all the General Requirements of Section 6.1 as well as applicable DOT regulations.

- A. Any sign permitted in a Residential District with the same requirements.
- B. No roof signs, however signs may be attached to the front wall of any building but may not project more than 12 inches from the wall. No sign on any building shall extend above the top of the main exterior wall nearest the road. The Commission may vary this requirement if:
 - 1. Unique architectural building constraints exist.
 - 2. Topography prevents sign visibility.
 - 3. Building or business location in a complex prevents visibility.
 - 4. Other conditions as may be determined appropriate in the sole discretion of the Commission.
- C. Size. Total area of all signs on the premises shall not exceed 3 square feet for each foot of frontage actually occupied by the building. Of this total, not more than 100 square feet may be erected as freestanding signs.
- D. One non-illuminated sign not exceeding six (6) square feet in area pertaining only to the sale or lease of the land or the building upon which it is displayed.

7.4 Off-Street Parking and Loading Requirements

- A. The following parking spaces shall be provided and satisfactorily maintained by the owner of the property for each building which after the effective date of these regulations, is erected, enlarged or altered for use for any of the following purposes.
1. Dwelling: At least two outside parking spaces for each dwelling unit.
 2. Auditorium, Town Hall, church and other places of public assembly: At least one paved parking space for each three (3) seats based on maximum seating capacity.
 3. Restaurant or other eating establishment providing service at tables or counters in the open or under cover: At least one paved parking space for each two (2) seats.
 4. Retail stores: At least one paved parking space for each 100 square feet of store floor area, exclusive of space devoted exclusively to storage.
 5. Office buildings and professional offices such as physician's, dentists, real estate and insurance offices conducted from a business building, one space per 250 square feet of floor area.
 6. A home office: At least one (1) paved parking space for each employee plus adequate paved parking spaces for a maximum of four (4) clients.
 7. Industrial or manufacturing establishments: At least one (1) paved parking space for each 400 square feet of gross floor area, or 2 spaces for each 3 employees, whichever is greater. However the Commission may modify this requirement if in It's sole discretion it finds there is sufficient evidence submitted with the application to justify the modification.
 8. Country club, pool club, golf club, club, lodge or community house: At least one half ($\frac{1}{2}$) space for each fifty (50) square feet of floor area or for each existing or proposed membership unit, or one (1) space for each unit of the facilities capacity, whichever is less.

- B. Business and Industrial establishments shall be required to provide adequate loading space equivalent to one loading space as defined by these regulations, for each 5,000 gross square feet of floor area for each such establishment. If the use routinely receives deliveries by tractor-trailer, the loading space shall be of such size so as to accommodate the tractor-trailer.
- C. No building or use may be expanded or changed or property diminished in size, so as to not meet the minimum parking requirements of the use or the lot on which it stands. The owner shall submit a site plan for review by the Commission. All parking shall be on the same lot as the building it serves unless a plan for documented shared parking is approved by the Commission.
- D. The Commission may alter these requirements and require the number of parking spaces which, at its sole discretion and upon submission of credible evidence substantiating the relevant parking demand to accommodate the specific proposed use.
- E. The Commission may waive the requirement for paving of parking spaces as required above, if it determines that the paved parking spaces are not necessary for control of dust, erosion from a site or for purposes of drainage control.

NOTE: Diagrams of parking space requirements are found in Appendix A-6 of these regulations.