

**SIGN FEE:**  
 Per Sign \$50.00   
 # Of Signs: \_\_\_\_\_  
 Total Amount: \_\_\_\_\_  
 DATE PAID \_\_\_\_\_  
 CHECK #: \_\_\_\_\_ CASH: R \_\_\_\_\_

BOROUGH OF TINTON FALLS  
 556 TINTON AVE  
 TINTON FALLS NJ 07724  
 (732)542-3400 EXT. 228  
 FAX (732)578-9003

PERMIT NO. \_\_\_\_\_  
 DATE ISSUED \_\_\_\_\_

**SIGN ZONING PERMIT**

\_\_\_\_\_ Proposed Construction \_\_\_\_\_ Final Construction Approval

OWNER: \_\_\_\_\_ WORKSITE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_

\_\_\_\_\_ ZONE: \_\_\_\_\_

TELEPHONE NO. \_\_\_\_\_

AUTHORIZED AGENT \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

ADDRESS: \_\_\_\_\_

DESCRIBE WORK, PROPOSED IMPROVEMENTS & USES FOR WHICH APPLICATION IS BEING MADE:

\_\_\_\_\_  
 \_\_\_\_\_

FILL IN BLANKS WHICH APPLY; WRITE N/A WHERE IT DOES NOT APPLY:  
 Board of Adj. App.# & Approval Date: \_\_\_\_\_ Planning Board App.# & Approval Date: \_\_\_\_\_ Bonding: \_\_\_\_\_  
 Eng. Insp. Fees: \_\_\_\_\_ Finalized Approvals: \_\_\_\_\_ Property Taxes: \_\_\_\_\_ Health Dept: \_\_\_\_\_  
 Sewer Connection: \_\_\_\_\_ Water Connection: \_\_\_\_\_ Dept. Env. Protection: \_\_\_\_\_ Other (describe): \_\_\_\_\_

I understand that in signing this application that my affirmation as to contents and attachments of such, is true, and any work done contrary is in violation and subject to the permit being revoked.

APPLICANT'S SIGNATURE \_\_\_\_\_

**A CERTIFIED LOCATION SURVEY IS REQUIRED SHOWING ALL BUILDING SETBACKS AND MUST ACCOMPANY THIS APPLICATION EXCEPT AS WAIVED BY THE ZONING OFFICER.**

**A foundation/slab location survey is required prior to a backfill inspection.**

**ZONING OFFICER :**  
 DATE DENIED: \_\_\_\_\_ REASON FOR DENIAL: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_ DATE APPROVED: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

**BOROUGH ENGINEER:**  
 DATE DENIED: \_\_\_\_\_ REASON FOR DENIAL: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_ DATE APPROVED: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_





Borough of Tinton Falls  
Code Enforcement & Zoning Dept.  
556 Tinton Avenue  
Tinton Falls, NJ 07724  
(732)542-3400 x228

## **BOROUGH OF TINTON FALLS**

### **ZONING DEPARTMENT – SIGN PERMIT INSTRUCTIONS**

A sign permit is required for any person, firm or corporation to erect, alter, locate or relocate, reconstruct or change in any manner any sign or signs.

#### **All applications for a sign permit MUST submit the following:**

1. Application fee made payable to "The Borough of Tinton Falls" is required for a new sign, regardless of size; to alter or relocate any existing sign, or to change the wording, color or illumination of any existing sign.
2. A diagram of all signs – PROPOSED & EXISTING – to be erected, altered, located or relocated.
3. The description **MUST** contain the following:
  - a. The location and its relationship to all property lines, ground level and buildings.
  - b. Size of the sign (by inches & feet), accurate dimensions, the material of which it is to be constructed, lighting details if the sign is to be lighted.
4. Certification that the taxes are current to be obtained from the Tax Collector's Office.
5. Any additional information the Zoning Official may deem necessary.

## **40-34 SIGNS AND FLAG POLES**

### **1. Permit Procedure**

1. No sign shall be placed, constructed, or erected or modified unless a sign permit shall have been obtained from the Zoning Officer and, where required by the New Jersey Uniform Construction Code, a building permit shall have been obtained from the Construction Official. Signs which are not specifically allowed by this subsection shall be prohibited.
2. A Master Signage Plan shall accompany:
  - a. Any application for a sign permit, or
  - b. Any application for development filed with the Planning Board or the Zoning Board of Adjustment which involves installation or modification of any sign.
    - 1) The Master Signage Plan shall contain the following information for each existing and proposed sign:
      - a) Size (i.e. length, height, area, thickness, number of faces)
      - b) Letter style and size
      - c) Illumination
      - d) Colors (i.e. letter, background, trim), including PMS color samples
      - e) Construction materials, structural integrity and installation details.
      - f) Window size (if applicable)
      - g) Location (i.e. height above grade, distance from roofline, building width, location from sides.
      - h) Enumeration of relevant requirements with proposed conditions
3. The Master Signage Plan graphically depicting the sign shall be prepared by the applicant or a sign professional. The Master Sign Plan application shall include a sketch or photograph showing the dimensions of each façade, window and canopy of the building to which a sign is to be attached, in sufficient detail to clearly indicate the location, dimension and area of all existing and proposed permanent signs affixed to the walls, windows and canopies of the building. These dimensions shall either be shown on the sketch or photograph or on an attached table. Samples of construction materials shall be submitted.
4. In the case of a freestanding sign, a plot plan of the lot shall be required as part of the Master Signage Plan, showing the location of buildings, parking lots, driveways, landscaped areas and all other existing and proposed signs.
5. Whenever a Master Signage Plan is filed with the Planning Board or the Zoning Board of Adjustment, a plot plan as described in this section shall be required for all applications,

and all plans and drawings which comprise a part of the Master Signage Plan shall be prepared by a licensed architect, engineer and/or land surveyor, as appropriate.

6. The applicant shall provide any additional information which may be deemed necessary to determine whether the signage plan complies with the purpose of the sign regulations.
7. When installation or modification of a sign has been approved by the Planning Board or Zoning Board of Adjustment as part of a development application, the Construction Official shall issue a sign permit only if the proposed sign is consistent with the reviewing board's approval.
8. Where the sign being requested conforms in every way with the provisions of this Chapter, site plan approval is not required. The Zoning Code Official shall review the application and, if all provisions of the ordinance are met, the Zoning Code Official may issue the permit. In the event the proposed sign does not conform to the provisions of this Chapter, or in the event there is a request for signage that raises questions, interpretation of the ordinance, or similar issues, the Zoning Code Official shall not approve the application, but instead, shall refer the application to the appropriate Board for review and action.
9. Existing Sign Maintenance and Changes to Contents. Preexisting permanent signs may be maintained and the sign lettering and artwork may be changed or altered, provided that no structural changes involving enlargement or change in dimension, material, character, location, or illumination are made and a permit is issued by the Zoning Code Official.

#### B. Revocation of Permit.

- A. A permit to erect or maintain a sign may be revoked by the Zoning Code Official for any one (1) or more of the following causes:
  - a. Whenever the application used in obtaining a permit is knowingly false or misleading.
  - b. Whenever any of the provisions of §40-35E are violated.
  - c. Whenever a licensed structure is not being maintained in a safe, sound, and good condition.
- B. No permit will be revoked for any of said causes until a ten (10) day notice has been given the permittee, which ten (10) day notice shall be served either personally or by first class mail. Any permittee will be given a hearing thereon by the Zoning Code Official if promptly requested, in writing, addressed to the Zoning Code Official within five (5) days of notification.

C. As soon as a permit for a sign is revoked, the permittee shall remove the sign, advertising structure or space within ten (10) working days of written notification, unless an appeal is initiated within thirty (30) calendar days.

C. Denial of Permit.

A. A permit to erect or maintain a sign may be denied for any one (1) or more of the following:

- a. If the sign is not permitted in the Zoning District in which it is erected or planned.
- b. If any one (1) or more of the bulk requirements of the zoning requirements have not been met, including but not limited to, size, height, illumination, number of signs, or setback.
- c. In the event that a permit is denied, the applicant may apply to the Board of Adjustment and seek a variance for the sign erection or alteration.

D. Fees. The fees to be paid to the Borough of Tinton Falls for the erection of each new sign shall be:

1. For new signs regardless of their size: fifty (\$50.00) dollars per sign.
2. For the alteration or relocation of any existing sign, or to change the wording, color, or illumination of an existing sign: fifty (\$50.00) dollars per sign.

E. Appeals. If any person, firm or corporation claims a special hardship by reason of any denial, revocation or other ruling which has been or may be imposed by the Zoning Code Official, an appeal may be made to the Board of Adjustment, and its determination shall be final. In the event that the appeal is in conjunction with a revocation of a permit, removal shall not be required unless the Board has upheld the ruling of the Zoning Code Official, in which event removal shall be within ten (10) working days of written notification of the ruling of the Board.

F. Violation and Penalties. Any person, firm or corporation violating any of the provisions of this Chapter shall pay a fine not exceeding five hundred (\$500.00) dollars or be imprisoned in the County Jail for a term not exceeding thirty (30) days, or both. Each day that a violation is permitted to exist shall constitute a separate offense.

G. Sign Permit Exemptions. Exemptions shall not be construed as relieving the owner of such signs from the responsibility of complying with applicable provisions of this Chapter. The exemption shall apply to the requirement for sign permit only. No sign permits shall be required for the following signs:

1. Any public notice or warning required by a valid and applicable federal, state, county or local law, regulation or ordinance.

2. Any sign which is inside a building, not attached to a window or door, and is not readable from a distance of more than three (3) feet beyond the lot line of the lot or parcel nearest to where such sign is located.
3. Holiday lights and decorations with no commercial message.
4. Traffic control signs on private property, the face of which meets the Department of Transportation standard, and which contain no commercial message of any sort.
5. Flags of the United States, New Jersey, the Borough of Tinton Falls, foreign nations having diplomatic relations with the United States, other flags adopted or sanctioned by an elective legislative body of competent jurisdiction and flags flown in conjunction with the flag of the United States. In residential districts the flag pole may not exceed a height of twenty (20) feet with a maximum flag size 3 feet x 5 feet. In nonresidential districts the flag pole may not exceed a height of forty-five (45) feet with a maximum flag size 4 feet x 6 feet. The statutory requirements associated with flags and generally accepted standards of flag display etiquette shall be observed. Setbacks for flagpoles shall be as follows:

	<u>Residential</u>	<u>Nonresidential</u>
Front yard setback	20 ft. unless the dwelling is set back less than 20 ft., then the setback may be equal to 1/2 the distance of the actual setback of the dwelling.	1/2 the distance of the front yard setback of the principal building
Side yard setback	5 ft.	Side yard setback of the principal building
Rear yard setback	10 ft.	Not permitted

6. Signs or banners advertising Borough sponsored events that are posted with the permission of the Borough Council or of any person to whom the Borough Council has delegated this authority according to guidelines set by the Borough Council.
7. Pump mounted fuel price informational signs subject to the following:
  - a. Only one fuel price informational sign shall be permitted per fuel pump.
  - b. Fuel price informational signs shall be limited in size to an area of two hundred sixteen (216) square inches in accordance with State and Federal regulations.
  - c. Each fuel price informational sign shall be affixed directly and firmly to a fuel pump and shall be stationary.

d. Nothing herein shall be construed to prohibit the advertisement of fuel prices on any other sign meeting the requirements of this section.

e. Non pump mounted pricing signs shall not be exempt.

8. U.S. Postal regulation mailboxes.

#### H. Measurement of sign area

1. Measurement of area of individual signs. The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle or combination thereof that will encompass the extreme limits of the writing, graphic illustration, picture, symbol or other display, together with any material or color forming an integral part of the background of the sign and used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing or decorative fence or wall when such fence or wall otherwise meets zoning regulations and is clearly incidental to the sign itself. No sign shall have more than two display faces. The sign area for a sign with two faces shall be computed by adding together the area of all sign faces visible from any one point. When a sign having two faces is such that both faces cannot be viewed from any point at the same time, the sign area shall be computed by the measurement of the larger of the two faces. Signs which are required by county, state or federal agencies are exempt from calculation of permanent and temporary signage up to the minimum size required by such agencies. The area of the sign in excess of the minimum shall be subject to the sign calculation. In the event that no size requirement is imposed by such agency, the sign shall not exceed one square foot.
2. Measurement of height. The height of a freestanding sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of existing grade prior to construction or the newly established grade after construction, exclusive of any filling, berming, mounding or excavation solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public road or the grade of the land at the principal entrance to the principal structure on the lot, whichever is lower.

#### I. General regulations

1. Signs shall be in harmony and consistent with the architecture of the building and relate to the features of the building in terms of location, scale, color, lettering, materials, texture and depth. Signs shall not be dominant but shall be proportionate and shall complement the building, existing signs and surroundings.



2. There shall be consistent sign design throughout a particular project. The design elements include style of lettering, construction material, size and illumination.
3. Freestanding signs shall be integrated with the landscaping on site.
4. No signs shall be erected, placed on, or attached to a structure or erected independently for any purpose other than to advertise a permitted business or use conducted on the same premises. Signage for a business or other purpose located off-site is not permitted.
5. Signs shall be considered accessory uses in all zones and shall be subordinate to a use on the same property.
6. No sign except infrastructure and traffic control devices of a duly constituted government shall be erected within the public street right-of-way. No sign shall be placed upon any property without the consent of the property owner.
7. No sign shall be erected so that any part of the sign or its supporting members project over a permitted setback line or height limit.
8. Signs shall be either freestanding or attached to a building in an approved manner. Freestanding signs shall be supported by one (1), but not more than two (2), columns or uprights firmly imbedded in the ground. Exposed guy wires, braces or other connections shall not be permitted.
9. Wall signs shall not obscure, conflict with or cover any architectural element and must be aligned with major building elements such as windows, trim and structure lines.
10. No sign shall extend or project above the highest elevation of the wall to which it is attached or above the lowest part of the roofline of the building, whichever is less. Where signs project beyond a building facade or wall over a pedestrian way, the lowest part of the sign shall be at least eight (8) feet above the walkway.
11. Wall, fascia or attached signs shall be firmly attached to the exterior wall of a building and shall not project more than fifteen (15) inches.
12. No electric wiring associated with a sign shall be visible to public view.
13. Illuminated signs
  - a. Illuminated signs, except for public-purpose uses, shall not be permitted in residential districts.
  - b. Illuminated signs shall be arranged to reflect their light and glare away from adjoining streets and property.
  - c. Signs lit by external sources shall be located in such a manner as to avoid any glare on adjacent property. Sources of sign illumination shall be completely shielded from the view of vehicular traffic using the road or roads abutting the lot on which the sign is located.

- d. External lights used for the illumination of any sign on a building whether or not such light fixtures are attached to or separate from the building, shall not extend above the highest elevation of the front wall of the building or more than eighteen (18) feet above the street level of the premises, whichever is less.
- e. Temporary signs are not permitted to be directly illuminated either by internal or external light sources.

J. Prohibited signs.

- 1. No billboards shall be erected, used or maintained within the Borough of Tinton Falls; provided, however, that this regulation shall not apply to temporary signs, otherwise permitted by this subsection, that advertise special events sponsored by nonprofit social, religious, political or cultural organizations or institutions.
- 2. No signs shall be attached to trees, fence posts, stumps, utility poles, water towers, storage tanks, chimneys, smoke stacks, radio towers, antennae, or similar structures.
- 3. No roof sign, known also as a "sky sign", shall be allowed.
- 4. No sign shall be placed on an accessory building.
- 5. No sign shall be lighted by means of a flashing light, nor shall any sign utilize red, green, blue or amber illumination in a beam, light, beacon or flashing form resembling an emergency light shall be erected in any location.
- 6. No sign shall be allowed with optical illusion of movement by means of a design which presents a pattern capable of reverse perspective, giving the illusion of motion or changing of copy. Signs using mechanical or electrical devices to revolve, flash or display movement or the illusion of movement, or to emit a sound, are prohibited, with the exception of signs which alternately show the time of day and temperature by lighted numbers where each sequence remains fixed for at least four (4) seconds.
- 7. No commercial sign shall be allowed in a window which serves a residential use. Signs such as, but not limited to, various professional services, piano tuning, lawn care, house painting, and home repairs when those signs are located on residential properties where the sign advertises the occupation of the resident, but the business and/or service is conducted at another location are prohibited.
- 8. No signs shall be allowed on any street furniture.
- 9. The use and display of temporary portable signs or windsocks, kites, banners or strings or streamers of flags, pennants or spinners or similar objects and devices across, upon, over or along any premises or building, whether as part of any sign or for advertising or public attraction, or otherwise, is prohibited in any zone, except for:
  - a. Temporary displays in business or commercial zones as provided in this section.

- b. Temporary decorations customarily used for holidays, or for special events as may be approved by the Borough Council.
10. The parking of trucks, vans, trailers, and similar vehicles in locations other than the loading or parking spaces intended for those vehicles so that the vehicle and its permanent or temporary signage become an additional form of advertising when regularly parked to be in view of the general public who travels along one or more adjacent streets is prohibited.
11. No sign shall be allowed which obstructs any window or door opening used as a means of egress, interferes with an opening required for legal ventilation, or is attached to or obstructs any standpipe, fire escape or fire hydrant.
12. No sign shall be allowed which obstructs the view (sight triangle) of vehicle operators or pedestrians entering a public roadway from any parking area, service drive, public driveway, alley or other thoroughfare.
13. No trademarks or brand names on any sign (including umbrella signs) shall be allowed when the commodity is not available in the establishment.
14. No sign element shall be interpreted as part of the architectural element of the building.
15. No inflatable signs and tethered balloons shall be allowed, except decorative small balloons.
16. No neon or gas filled decorations which outline façade elements or windows are allowed.
17. Search lights are prohibited.
18. No temporary signs shall be allowed except as detailed below.
19. No sandwich board signs shall be permitted. Freestanding signs not permanently anchored into the ground such as tripods, A-frames, signs on trailers, or similar portable structures used as signs are prohibited.
20. No window signs shall be permitted.
21. Any sign having a message which in and of itself is lewd or licentious, or advocates an act in violation of any municipal, County, State or Federal law, shall be prohibited.

#### C. Non-conforming Signs

1. No non-conforming signs may be enlarged or altered in a way which would increase its non-conformity. Existing non-conforming permanent signs may continue to exist; however, when the sign is modified either in shape, size, illumination or structure, the sign shall be altered to conform to the provisions of this section.
2. Should any non-conforming sign be damaged by any means to an extent of more than fifty (50) percent of its replacement cost at time of damage, it shall not be reconstructed except in conformity with the provisions of this section.

#### D. Removal of Certain Signs

1. In the event a business ceases operation for a period of time in excess of sixty (60) days, the sign owner or lessee, or the property owner, shall immediately remove any sign

identifying or advertising said business or any product sold thereby. Upon failure of the sign owner or lessee, or property owner to comply with this section, the Zoning Officer shall issue a written notice to the sign owner or any lessee and to the property owner, which notice shall state that such sign shall be removed within the following time period:

- a. Sign face: 60 days
- b. Posts, columns and supporting structures: one year

2. If the sign owner or lessee, or property owner, fails to comply with such written notice to remove, the Zoning Officer is hereby authorized to cause removal of such sign, and any expenses incidental to such removal shall be charged to owner of the property upon which the sign is located and shall constitute a lien upon the property. For the purposes of this section, the work "remove" shall mean:

- a. The sign face, along with posts, columns or supports or freestanding signs, shall be taken down and removed from the property.
- b. The sign face and supporting structures of projecting, roof or wall signs shall be taken down and removed from the property.

E. The following signs and the standards and conditions that govern such signs are set forth below. All other signs are expressly prohibited.

1. Signs in residential districts.

- a. One (1) nameplate sign not to exceed 2 square feet per side, not to be illuminated.
- b. Signs advertising a legal nonconforming use, when located on the site where such use is conducted, may be maintained, modernized or replaced without increasing the size, provided that such signs were erected prior to the adoption of this chapter and provided that modernization and replacement comply with the permit requirements and the engineering requirements.
- c. One (1) ground sign per development of a residential major subdivision and/or residential major site plan, provided that said sign does not exceed twenty-four (24) square feet in size and the information contained thereon is limited to the name of the development and the name of the developer. Said sign, if permanent, shall be either located on a brick wall and landscaped, or set in a landscaped island.
- d. One (1) ground sign per premises for public purpose use provided said sign does not exceed forty-eight (48) square feet in size.

2. Signs for public uses, including libraries, schools, parks, firehouses and uses in all districts.

- a. One (1) wall sign not to exceed 24 square feet in size, not to be illuminated.

- b. One (1) freestanding or ground sign permitted for each street frontage not to exceed 8 square feet in size and 4 feet in height. The minimum setback shall be one half ( $\frac{1}{2}$ ) of the front yard setback. Illumination shall be permitted.
    - c. Directional signs not to exceed 2 square feet per side and 2 feet in height, not to be illuminated. The minimum setback shall be one half ( $\frac{1}{2}$ ) of the front yard setback. Off premises directional signs related to houses of worship shall be permitted but shall not exceed 2 square feet per side.
3. Signs in non-residential districts except the HCC Highway/Community Commercial district.
  - a. Any sign authorized for permitted uses in the Residential Districts as specified above is permitted in a commercial district.
  - b. Signs for business office or professional office uses:
    - 1) Wall signs up to 10 square feet per separate office tenant on the premises shall be permitted but total wall signs shall not exceed 25 square feet. Illumination is permitted.
    - 2) Lots having more than two (2) tenants may have tenants' names aggregated into one directory sign located at or near the main entrance into the building and be either attached to the building or be freestanding not more than ten (10) feet from the entrance to the building, provided the resulting directory sign does not exceed two (2) square feet per business or thirty-two (32) square feet in aggregate, whichever is less, and provided further that said sign is not located and designed to be read by drivers traveling the adjacent street.
    - 3) Ground signs, in addition to wall signs, a ground sign which shall not exceed thirty (30) square feet in size, shall be permitted. Ground signs shall be constructed so that no void is present between the sign and the ground. Ground signs shall not exceed 6 feet in height and shall be located a minimum of 20 feet away from all property lines. Illumination is permitted.
    - 4) Freestanding signs, in addition to wall signs and in lieu of a ground sign, a freestanding sign which shall not exceed twenty-five (25) square feet in size, shall be permitted. Freestanding signs shall not exceed 4 feet in height and shall be located a minimum of 10 feet away from all property lines. Illumination is permitted.
  - c. Signs for retail, commercial and service establishments shall be constructed under the following limitations:

- 1) Wall signs, one (1) wall sign per wall facing a public street are permitted which shall comply with the following standard.

Setback of the Building from the Street Right-of-Way	% of Wall Area	Sign Height	Sign Area
Within 50 ft of street right-of-way:	5%	4 ft	40 sf
51 ft to 100 ft	7%	5 ft	60 sf
101 ft to 200 ft	9%	6 ft	80 sf
201 ft to 300 ft	11%	7 ft	100 sf
more than 300 ft	12%	8 ft	120 sf

- 2) Tenant signs, in addition to wall signs, tenant signs up to six (6) square feet per separate retail or services tenant on the premises shall be permitted. Illumination is permitted.
- 3) Lots having more than two (2) tenants may have tenants' names aggregated into one directory sign located at or near the main entrance into the building and be either attached to the building or be freestanding not more than ten (10) feet from the entrance to the building, provided the resulting directory sign does not exceed four (4) square feet per business or thirty-six (36) square feet in aggregate, whichever is less, and provided further that said sign is not located and designed to be read by drivers traveling the adjacent street.
- 4) Ground signs, in addition to wall signs, a ground sign which shall not exceed fifty (50) square feet in size, shall be permitted. Ground signs shall be constructed so that no void is present between the sign and the ground. Ground signs shall not exceed 6 feet in height and shall be located a minimum of 20 feet away from all property lines. Illumination is permitted.
- 5) Freestanding signs, in addition to wall signs and in lieu of a ground sign, a freestanding sign which shall not exceed twenty-five (25) square feet in size, shall be permitted. Freestanding signs shall not exceed 4 feet in height and shall be located a minimum of 10 feet away from all property lines. Illumination is permitted.

4. Signs HCC Highway/Community Commercial district.

- a. Freestanding pylon signs, one (1) freestanding pylon sign, which shall not exceed four hundred (400) square feet in size, shall be permitted per major highway on

which an access is provided. Freestanding pylon signs shall not exceed thirty-five (35) feet in height and shall be located a minimum of 10 feet away from all property lines. Illumination is permitted.

- b. Wall Signs, shall not to exceed ten percent (10%) of the wall area to which the sign is to be attached. Each such sign shall be attached to the front wall only, except when the building to which it is attached is a corner building, then the attached sign shall be permitted on the front and side wall (not applicable to a freestanding building). Each wall sign shall be designed so as to be consistent in design with all other wall signs in the shopping center and no wall sign shall have letters larger than twelve (12) feet in height and no wall sign shall have an area exceeding six hundred (600) square feet. Illumination is permitted.
- c. Tenant signs, in addition to wall signs, each tenant sign in the shopping center shall be allowed one (1) pedestrian oriented tenant identification sign in addition to an attached fascia sign. Such tenant sign shall be located at the front of the building and be a minimum height of eight (8) feet above the walkway and shall be placed only on or under a canopy or sidewalk cover and shall not exceed six (6) square feet in area. Each tenant in the shopping center shall be allowed one (1) identification sign over its rear entrance or loading bay and shall not exceed two (2) square feet in area. Illumination is permitted.

#### N. Additional Standards

1. Wall signs shall be located between the top line of windows or doors on the first floor, and the bottom line of the second floor windows, roof, or cornice above, in an area that is uninterrupted by windows, architectural details, or openings.
2. Wall signs shall not project beyond the roof or sides of the building. Wall signs may not project more than 6 inches beyond the front surface of the building.
3. All signs, as part of a complex, shall be designed and constructed in such a way as to be harmonious and compatible with the complex and surrounding area. All signs will be properly located and designed as an integrated signage system.
4. Directional signs in parking areas or for the purpose of directing patrons to correct entrances shall be permitted, in addition to signs otherwise permitted as above, with no more than two such signs permitted, each such directional sign not to exceed 2 square feet.
5. No sign may be located closer to any side of a building than 10% of the linear front footage of the building.
6. Signs in Historic District. In addition to meeting the applicable requirements for signs set forth above, wall mounted signs in a historic district shall be consistent with the

architectural features of the building, externally illuminated, and have approved colors for the period. Freestanding signs shall be constructed of wood, have routed letters, symbols and numbers painted in gold, and be externally illuminated.

O. Temporary signs. Temporary signs may be erected and maintained without either action of the Board or a construction permit, provided that said sign(s) adhere to the applicable regulations of this Chapter.

1. Temporary signs advertising the sale or rental of the premises upon which said sign has been erected or a sign indicating that said premises have been sold or rented, provided that:
  - a. Such temporary signs shall be erected only on the premises to which they relate. They shall not be permitted on any other property or within the public right-of-way.
  - b. The area of any such temporary sign shall not exceed six (6) square feet and three (3) feet in height.
  - c. Not more than one such temporary sign shall be placed on any property held in single and separate ownership.
  - d. Such temporary signs shall be removed promptly within ten (10) days after an agreement of sale or rental has been entered into. A "sold" sign may be then located on the site for a period not to exceed fifteen (15) days.
2. Signs advertising political parties, propositions, referendums or candidates for election may be erected and maintained, provided that the size of any such sign is not in excess of six (6) square feet in size and three (3) feet in height. A maximum of one political sign per property are permitted. Political signs may be posted thirty (30) days prior to Election Day and must be removed within seven (7) days after Election Day. All political signs must be located so as not to obstruct sight triangles. Political signs are not permitted on publicly owned property.
3. Grand Opening Signs. A temporary sign announcing the future opening of a shopping center shall be permitted, provided the sign not to exceed three hundred (300) square feet nor shall any portion of the sign be greater than twelve (12) feet in height or closer than ten (10) feet to any property line, for a period not to exceed six (6) months next preceding the opening of the center. Opening of the center, as used herein, shall be deemed the anticipated date of issuance of a certificate of occupancy. No such sign shall be allowed after the issuance of a certificate of occupancy.
4. Special event signs



- a. Not more than one (1) special event sign announcing or advertising an educational, civic or religious special event may be erected or maintained per property.
  - b. The sign shall not exceed twenty-four (24) square feet in size.
  - c. The sign may be erected for a period not to exceed twenty-one (21) days, either continuously or in aggregate, in any one (1) calendar year.
5. Directional signs. Signs containing street number designations, household nameplates, postal boxes, historical markers, directional signs and advisory signs, such as but not limited to "private property," "no soliciting," "no trespassing," "warning dog," shall be permitted provided that they do not exceed two (2) square feet in size.
6. Contractors performing a service on-site. Contractors performing a service on-site shall be permitted to place a temporary sign on the property during the time their work is actively being performed at the site. Said signs would be contractors such as, but not limited to, painters, carpenters, electricians, remodeling, and roofing. The sign shall not be lighted, shall not exceed sixteen (16) square feet, and shall not be located in a sight triangle or on any part of a public right-of-way.