

- B. Parking areas shall be designed so that each motor vehicle may proceed to and from the parking space provided for it without requiring the moving of any other motor vehicle.
- C. The width of entrance and exit drives shall be:
 - (1) a minimum of twelve (12) feet for one-way use only;
 - (2) a minimum of twenty (20) feet for two-way use;
 - (3) a maximum of forty (40) feet at the street line.
- D. No parking areas shall be designed to require or encourage parked vehicles to back into public street in order to leave the lot.
- E. Except for areas that are landscaped and so maintained, all portions of required parking facilities, including driveways shall be graded, surfaced with asphalt or other suitable material, and drained to the extent necessary to prevent dust, erosion, or excessive water flow across streets or adjoining properties.
- F. All lighting fixtures used to illuminate parking areas shall be arranged to prevent glare into public streets and adjoining properties.
- G. Except where entrance and exit drives cross street lines, all parking areas for any purpose other than single family residences shall be physically separated from any public street by a concrete curb and by a planting strip which shall be not less than ten (10) feet in depth. This ten (10) foot planting strip shall be parallel to the street line and shall be measured from the future right-of-way.

603 Off-Street Loading Areas

- A. Off-street truck-loading berths shall be provided as an accessory to any use specified on the following page:
 - 1. For a public library, museum, or similar quasi-public institution, or governmental building, community center, hospital or sanitarium, nursing or convalescence home, institution for children or the aged, school, professional, governmental, or business offices, or laboratory establishments, with a gross floor area between ten thousand (10,000) and twenty-five thousand (25,000) square feet, one (1) additional berth for each additional twenty-five thousand (25,000) square feet, or fraction thereof.

2. For buildings with offices and retail sales and service establishments, with a gross floor area between eight thousand (8000) and twenty-five thousand (25,000) square feet, one (1) berth shall be provided, plus one (1) additional berth for each additional twenty-five thousand (25,000) square feet or fraction thereof.
 3. For manufacturing, wholesale and storage uses, and for drycleaning and rug cleaning establishments and laundries, with a gross floor area between five thousand (5000) and ten thousand (10,000) square feet, one (1) berth shall be provided, plus one (1) additional berth for each additional twenty thousand (20,000) square feet or fraction thereof.
- B. Each required off-street truck-loading berth shall be at least fifty-five (55) feet long, measured perpendicular to the loading dock, shall be at least fourteen (14) feet wide, and shall provide a minimum overhead clearance of sixteen (16) feet.
 - C. Each required off-street truck-loading berth shall have unobstructed access to a public street. Such access may be combined with access to an off-street parking lot; provided, however, that all berths shall be designed so that maneuvering of trucks to reach the loading dock shall not require the use of any required off-street parking spaces or intrude into any street right-of-way. No off-street loading berth shall be located in any required front yard.
 - D. All permitted or required loading berths shall be on the same lot as the use to which they are accessory, except that berths may be provided in spaces designed to serve jointly two (2) or more adjacent establishments, provided that the number of berths in such joint facilities shall not be less than the total required separately for all such establishments.

ARTICLE 7: SIGN REGULATIONS

700 Purpose

This article recognizes that signs perform an important function by identifying residences and businesses and that some control of signs is necessary to promote the community's safety and general welfare by lessening safety hazards to pedestrian and vehicular traffic, by conserving property values, by preventing unsightly and detrimental development which has a blighting influence upon residential, business and industrial uses, by preventing signs from reaching such excessive size that they obscure one another to the detriment of all concerned, and by securing fundamentals of design to protect the scenic qualities which form an essential basis for part of the Town's economic well-being.

701 Applicability and Exemptions

- A. No sign shall be erected, hung, placed or painted in any district except as provided in this Ordinance.
- B. For the purpose of this Ordinance, any of the following words relating to signs are intended to include any tense or to read with the prefix "re": affix, alter, attach, display, erect, hang, move, paint, paper, paste, place, post, repair.
- C. No sign erected before the enactment of these regulations shall be altered in any respect or moved, except in compliance with the provisions of this Ordinance, and except that any sign may be removed completely.
- D. Nothing in this Ordinance shall prevent the proper erection and maintenance of official signs by Federal, state, county or municipal agencies for traffic control, directional or informational purposes, or by a private person or agency solely for the protection of the public health, safety and welfare.
- E. Where the flag, name, emblem, or insignia of a nation, governmental unit, non-profit educational, charitable, or religious group is used as a sign within the meaning of this Ordinance, such use shall comply with the provisions hereof, except that no fee shall be charged for issuing a permit for such use.
- F. Within the area of any Historic District, the Historic District Commission created pursuant to Section 505 shall have the authority, pursuant to the issuance of Certificates of Appropriateness, to modify the provisions of this Article regarding the size and placement of on-premises signs.

702 Permit Requirements

- A. No on-premises sign over six square feet in area and no off-premises sign (except governmental sign) of any size shall be erected, affixed, painted, hung, or otherwise displayed altered or repaired, unless a permit therefor has been issued.
- B. All signs of any size must comply with all the regulations contained herein, regardless of whether a permit is required.
- C. No permit shall be required for the repainting or repapering of a sign which conforms to the provisions of this Ordinance. Signs on theaters advertising changes in program shall not require permits except for the initial installation thereof.

703 Measuring Sign Area

- A. The area of a sign shall be construed to include all lettering, wording, and accompanying designs and symbols, together with the background, whether open or enclosed, on which they are displayed, but not including any supporting framework and bracing incidentals to the display itself.
- B. The area of a sign painted upon or applied to a building shall be construed to include all lettering, wording, and accompanying designs or symbols together with any backing associated with the sign.
- C. Where the sign consists of individual letters or symbols attached to or painted on a surface, building, wall or window, the area shall be considered to be that of the smallest rectangle or other shape which encompasses all of the letters and symbols.
- D. In computing square-foot area of a double-faced sign, only one side shall be considered, provided both faces are identical.

704 General Sign Regulations

- A. No sign shall project more than three feet above the roof nor more than 14 inches out from the wall to which it is attached. Signs not exceeding four square feet in area may be placed perpendicular to a building face it attached to and below a canopy projection from said building.
- B. Signs shall not exceed the height limit permitted for structures in the zoning district in which they are located, except that the Board of Appeals may authorize a special exception to such use provided that:
 - 1. The exception shall be granted only for on-premises signs accessory to retail commercial uses such as gasoline service stations, restaurants, motels and the like offering services intended primarily or substantially for highway travellers and other transient users; and
 - 2. Said uses are or will be located at or near an interchange of a limited access highway; and
 - 3. Such special exception sign shall contain only the name or the name and symbol or emblem of the use to which it is accessory; and
 - 4. The area of such special exception sign shall not exceed one hundred (100) square feet; and

5. Not more than one (1) structure for such sign shall be permitted on a single property, but said structure may be authorized to contain the sign of more than one permitted use if such use is on the same or contiguous property.
- C. All signs except temporary signs shall be constructed of durable material and kept in good condition and repair. Whenever a sign becomes structurally unsafe or endangers the safety of a building or premises of the public safety, in the opinion of the Zoning Administrator, he shall order that such sign be made safe or removed. Such order shall be complied with within five days of receipt thereof by the person, firm or corporation owning or using the sign or the owner of the building or premises on which such unsafe sign is affixed or erected.
- D. Lighting devices shall be shielded so that they do not create a nuisance by shining directly into a public street or highway or into a residential district. No flashing or rotating flashing illumination of a sign shall be permitted except for official traffic signs.
- E. Except for official traffic signs, no sign with an area larger than six (6) square feet shall be placed nearer than twenty (20) feet from the right-of-way line of a street or fifty (50) feet from the center-line of said street; whichever distance is greater.

Amendment Effective June 9, 1980
Recorded in Liber 2, folio 323

705 Prohibited Features

- A. No sign shall constitute a public safety or traffic hazard, such as by obstructing traffic signals, traffic signs, road warning signs, street name signs, or the full view of the traffic in all directions at driveways, entranceways or any other public road intersection.
- B. No signs except official traffic signs shall be located within the right-of-way of any street or road or on any slope or drainage easement for a street or road.
- C. No sign shall be permitted which is an imitation of or which resembles an official traffic control device, railroad sign or signal.
- D. Tacking, painting, posting or otherwise affixing of signs or posters on the walls of buildings, barns, sheds, trees, posts, poles, fences, walls or other structures is prohibited except as hereinafter provided.
- E. Signs shall not obstruct any door, fire escape, stairway or other opening intended to provide ingress or egress for any building or structure.

§ 706 Non-Conforming Signs

- A. Non-conforming signs, once removed, shall be replaced only with conforming signs except as hereinafter provided. Non-conforming signs may be repaired or repainted, provided that such re-painted or repaired sign does not exceed dimensions of the existing sign.
- B. Every sign, billboard and other outdoor advertising medium erected in the Town prior to February 1, 1984 may continue to be maintained, despite lack of conformity with all the provisions of this Ordinance. A non-conforming sign may not be replaced, rebuilt or modified without obtaining a special exception from the Board of Zoning Appeals.

Amendment Effective September 10, 1984

Recorded in Liber 2, folio 712

707 Permitted Signs Accessory to On-Premises Uses

- A. Signs as specified hereinafter shall be permitted, as authorized in Article 3, as an accessory use in conjunction with a permitted principal use when located on the same premises as the permitted use.
- B. Identification Signs
 - 1. A sign indicating the name or number of the building or premises or the accessory use of a dwelling for a home occupation, provided that such sign shall not exceed two square feet in area, and provided that not more than one such sign shall be erected on a property unless such property fronts on more than one street, in which case one such sign may be erected on each street frontage. Such sign, if illuminated shall be of an enclosed lamp design.
 - 2. A sign indicating the name of an active farm, provided that such sign shall not exceed ten (10) square feet in area, and provided that not more than one such sign shall be erected along any road adjoining the farm.
 - 3. Bulletin or announcement board or identification signs for schools, churches, hospitals, and other principal uses and buildings other than dwellings, provided that the area of any

such sign shall not exceed 12 square feet and not more than one such sign shall be placed on a property fronts on more than one street, in which case one such sign may be erected on each street frontage.

4. Non-governmental traffic control and directional signs not exceeding two square feet in area. Such signs shall not be illuminated, but may be of the beaded reflector type. No advertising matter whatsoever shall be contained on signs of this type.
5. Any signs used upon a property warning the public against hunting, fishing or trespassing thereon or indicating the private nature of a road, driveway or premises, provided that no individual such sign shall exceed two (2) square feet in area.

C. Advertising Signs

1. A sign advertising the sale of agricultural products grown or produced on the premises, provided that the area of any such sign shall not exceed 20 square feet and not more than one such sign shall be placed on a property unless such property fronts on more than one street, in which case one such sign may be erected on each street frontage.
2. Accessory signs identifying permitted non-residential uses, which signs may include business advertising signs as defined in Article 2, provided that:
 - (a) The aggregate area of all signs attached to or painted on a building shall not exceed ten (10) percent of the area of the building face to which they are attached or painted, or one hundred (100) square feet, whichever is less.
 - (b) Free-standing signs identifying a single building or a shopping center or other principal use shall be permitted in accordance with the following schedule:

<u>Total Street Frontage</u>	<u>No. Signs Permitted</u>
1 to 1,000 feet	1
Each full additional 1,000 ft.	1

- (c) The area of any free-standing accessory sign shall not exceed one (1) square foot for each lineal foot of street frontage of the property occupied by the principal use, and in no case shall the area of a sign exceed two hundred (200) square feet.

D. Temporary Signs

1. A temporary sign advertising sale or lease of the land or building upon which such sign is displayed, provided that the area of any such sign shall not exceed six square feet and not more than one such sign shall be placed on a property, unless such property fronts on more than one street, in which case one such sign may be erected on each street frontage. Such signs shall be removed immediately upon final settlement or renting of the property.
2. A temporary sign advertising the development of the property upon which it stands or the opening of a new subdivision, provided that the area of any such sign shall not exceed 100 square feet, that not more than one such sign may be placed on a property, unless such property fronts on more than one street, in which case one such sign may be erected on each street frontage. Such signs shall be removed immediately upon completion of the development.
3. Temporary contractors', architects' or builders' signs, provided that the area of any such sign shall not exceed 12 square feet. Such signs shall be removed immediately upon completion of the work or 18 months after erection of the signs, whichever shall occur first.
4. Temporary signs announcing a campaign, drive, or event of a civic philanthropic, education, or religious organization. Such signs shall not exceed 12 square feet in area and shall be removed not more than five days after the event.

708 Permitted Signs Relating to Off-Premises Uses

A. Signs directing attention to a person, business, profession, product, home occupation, service or activity not conducted or sold on the same property, herein designated "off-premises" signs, shall be permitted as authorized in Article 3, and as specified hereinafter.

B. Directional Signs

1. Signs for directing patrons, member, or audience to service clubs, churches, or other non-profit organizations, provided signs shall indicate only the name, emblem, meeting hours, address and direction of the facility, and shall not exceed four square feet in area.
2. Directional signs relating to a place, which includes without being limited to commercial and industrial establishments, intended to direct or point the way at street intersections toward said place which obviously could not easily be located

without such sign or device, provided that such signs shall contain only the name, symbol or emblem of said place, and provided that no such sign shall be larger than two (2) square feet in area.

C. Advertising Signs

1. Off-premises business advertising signs as defined in Article 2, subject to the following restrictions:
 - (a) No such sign shall be placed nearer than two hundred (200) feet to any residence, or nearer than twenty-five (25) feet to any street right-of-way line or nearer than fifty (50) feet to any other property line.
 - (b) No such sign shall be placed closer than three hundred (300) feet to any intersection on a dual highway or closer than one hundred (100) feet to the intersection of any other streets, except that such signs may be placed on a building at such intersections in such a manner as not to cause any greater obstruction of vision than that caused by the building itself.
 - (c) No such sign shall have an area larger than four hundred (400) square feet.
 - (d) No such sign shall obstruct the view from state highways or county primary roads to areas or structures of scenic or historic interest.
 - (e) No more than two (2) such off-premises signs shall be permitted for a single business or commercial industrial use.
2. Commercial advertising signs as defined in Article 2 subject to the restrictions contained above in sub-paragraphs 1-a through 1-e inclusive, and the restrictions contained in Articles 3 and 4.

D. Temporary Signs

1. Temporary signs for political campaigns, or directing patrons, members or audience to exhibits, shows, or events, subject to the following requirements:
 - (a) No such sign shall exceed 12 square feet in area.
 - (b) Signs shall be removed within five days after the date of the election, exhibit, show or event; otherwise, the Town may cause such sign to be removed with the cost of said removal to be borne by the person or organization responsible for posting the temporary signs.

(c) No such sign shall be posted earlier than six (6) weeks before the occurrence of the event to which it relates.

2. Temporary directional signs relating to a land subdivision or to a construction project, intended to direct or point the way at street intersections toward such subdivision or project, subject to the following requirements:

(a) No such directional sign shall be larger than two (2) square feet in area.

(b) Such directional signs shall be removed within five (5) days after the completion of such subdivision or project.

ARTICLE 8: NONCONFORMITIES

800 Continuation

Except as otherwise provided in this Article and in Section 702, the lawful use of any structure or land existing at the effective date of this Ordinance may be continued although such use does not conform with the provisions of this Ordinance, and becomes a nonconforming use as defined in Article 2.

801 Alteration or Extension

A. Structural alterations of a building or structure, or the use of a structure, building, parcel, lot, or tract of land which does not conform to the provisions of this Ordinance shall be allowed only if the building or structure to be altered or the structure, building, parcel, lot, or tract of land to be used is in conformance with the requirements of the zoning district in which it is located.

B. Upon application, the Board of Appeals may approve the structural alteration of a building or structure, or the extension of use of a structure, building, parcel, lot or tract of land which is not in conformance with the provisions of the Ordinance provided.

1. The alteration or extension of structure or use shall be restricted to an additional area not exceeding thirty-five (35) percent of those existing buildings, structures, parcels, lots, or tracts of land devoted to the nonconforming structure or use.