

## Chapter 190. LAND USE AND DEVELOPMENT

### Article X. Zoning

#### § 190-122. Signs.

- A. Required permits and approvals. No sign shall be constructed or displayed unless a sign permit shall have been issued in accordance with the provisions of § **190-97C**. No permanent freestanding sign shall be permitted until a site plan for the sign is approved by the Planning Board. Notwithstanding the above, the following signs are exempt from the requirement to obtain permits or site plan approval, but such signs shall comply with the regulations in Subsection **H** below:
- (1) Signs for residential uses permitted by § **190-122C(1)**.
  - (2) Professional nameplates affixed to the door or adjacent wall of premises so used.
  - (3) Memorial signs or tablets or signs indicating the name of a building or the date of its erection when cut into any masonry surface or when constructed of bronze or other incombustible material.
  - (4) The following signs, customary and necessary to the operation of filling and service stations:
    - (a) Lettering on buildings displayed over individual entrance doors consisting of the words "washing," "lubrication," "repairing" or words of similar import.
    - (b) Lettering or other insignia which are a structural part of a gasoline pump, consisting only of a brand name, lead warning sign and other signs as required by law.
    - (c) Credit card signs.
    - (d) A sign attached to each gas pump, with the price of the product, as required by law.
    - (e) Movable freestanding signs specifically advertising the price of fuel.
  - (5) Signs for public convenience and welfare erected by or on behalf of the United States, the state, the county and the Village, traffic signs in private ways and parking lots, legal notices, railroad crossing signs or other similar signs as required by law.

- (6) Temporary signs, necessary in connection with the erection of buildings or other construction work.
  - (7) The interior contents of lawfully permitted signs specifically designed to be changed from time to time, such as church announcement boards, theater marquees, restaurant menus and the like, whether freestanding or attached to a building wall.
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B. General sign regulations.

- (1) General prohibitions. Without limiting the generality of this section, the following are prohibited:
  - (a) Billboard or billboard signs, except display signs ordinarily or customarily erected on the premises of a railroad station or on the railroad right-of-way in the vicinity of such station. No sign otherwise lawful under this section shall be prohibited because of this provision.
  - (b) Signs placed or located or displayed upon any sidewalk unless affixed to the wall of a building abutting the sidewalk. No sign otherwise lawful under this section shall be prohibited because of this provision.
  - (c) Roof signs, known also as a "sky sign."
  - (d) Signs projecting on or over a sidewalk, except signs commonly known as "barber poles," ordinarily and customarily used in connection with barbershops.
  - (e) Freestanding signs or similar devices except as otherwise specifically permitted in this section.
  - (f) Signs erected or painted or composed of fluorescent or phosphorescent or similar material.
  - (g) Signs in whole or part moving, mobile or revolving, except for signs commonly known as "barber poles," ordinarily and customarily used in connection with barbershops.
  - (h) Strings or streamers of flags, pennants, spinners or other similar devices strung across, upon, over or along any premises or building, whether as a part of any sign or not, except those which shall be specifically permitted by § **190-122E(2)(d)[2]** or unless such prohibition has been superseded by the provisions of § **190-122H**.
  - (i) Signs which are unsafe, insecure or a menace to the public.
- (2) Signs which falsely advertise or identify premises; removal of signs for change of occupancy.
  - (a) It shall be unlawful for any person to erect, locate, relocate or maintain any sign which falsely identifies the premises or occupant of any premises or building or which falsely advertises for sale on any premises or in any building any product or service not available therein.

- (b) Whenever there is a change in occupancy of a building or premises, including any vacancy of such building or premises, the message of any sign or signs which identify or advertise an individual, business, service, product or other item that is no longer present or available in the building or on the premises shall be removed.
- (c) The provisions of Subsection **B(2)(a)** and **(b)** above shall not be construed to require the removal of any sign structure, except as required by Subsection **B(2)(d)[4]** or **(3)(f)** below.
- (d) The manner of removal of sign messages shall include but are not limited to the following:
- [1] In the case of a sign with a painted message, the sign message shall be painted over to match the background.
  - [2] In the case of a sign with projecting or movable letters or symbols, the letters and/or symbols shall be removed.
  - [3] In the case of a sign where the message is contained on a panel that is inserted into the sign frame or structure, the message panel shall be replaced with a blank panel.
  - [4] In the case of a sign where the message can not be removed without also removing the sign structure, the structure shall be removed unless the owner demonstrates that the sign message could reasonably apply to the next occupant of the building or premises. If the sign message does not accurately identify or advertise the next occupant of the building or premises or any product, service or other item available at the premises, the sign structure shall be removed prior to the issuance of a certificate of occupancy for said occupant.
- (3) Nonconforming signs. The following provisions shall apply to any sign which was lawful prior to the adoption, revision or amendment of this chapter, but which fails to conform to the requirements of this chapter by reasons of such adoption, revision or amendment. **[Amended 5-14-2008 by Ord. No. 3115]**
- (a) Routine maintenance. Routine maintenance for any nonconforming sign shall be permitted, provided that such maintenance shall comply with the provisions of Subsection **B(3)(d)** below. The term "routine maintenance" is intended to include such activities as cleaning, replacement of light bulbs, removal of rust and corrosion and repainting. Specifically prohibited is the replacement of the sign structure or message, in whole or in part, except for light bulbs and minor parts such as fasteners, etc.
  - (b) Restoration or repair of partial destruction. Any nonconforming sign existing at the time of the passage of this chapter or any amendment thereto may be continued upon the lot so occupied, and any such sign may be restored or repaired in the event of partial destruction thereof, provided that such restoration or repair shall comply with the provisions of Subsection **B(3)(d)** below.

(c) (Reserved)

(d) Alterations. The following provisions shall regulate alterations of nonconforming signs:

[1] Alteration of nonconforming sign use. Any sign which is nonconforming because of use shall not be enlarged, extended, relocated or altered in any manner.

[2] Alteration of nonconforming sign structure or sign message. A nonconforming sign structure or sign message may not be altered unless the alteration will result in the sign structure and/or the message, as applicable based upon which feature is altered, conforming in all respects with the provisions of this chapter. Alterations covered by the above provision include but are not limited to alteration of sign area, dimension, height or location; alteration of sign letters, logos, symbols or other design or construction; alteration of any aspect of sign illumination; and alteration of sign material or color.

(e) Reversion to nonconforming sign prohibited. A sign which is a nonconforming use and which is changed to a conforming use may not thereafter be changed back to a nonconforming use. A nonconforming sign structure and/or message which is changed to a conforming structure and/or message may not thereafter be changed back to a nonconforming structure and/or message.

(f) (Reserved)

(g) Subdivisions involving same. No lot containing a nonconforming sign structure shall be subdivided so as to increase the degree or extent of the nonconforming sign condition.

(4) Lighting and illumination. Any sign permitted by the provisions of this chapter or allowed pursuant to a sign exemption granted under § **190-122A** may be nonilluminated or nonflashing illuminated, except that real estate signs shall be nonilluminated. Illuminated signs may be directly or indirectly lighted, provided that they comply with the following standards. For the purpose of administering this section, "directly lighted signs" shall be defined as a sign that is illuminated by a light source that shines through the letters or logos from the back of the sign. "Indirectly lighted signs" shall be defined as a sign that is illuminated by a light source that shines directly on the surface of a sign, which light source is designed specifically to illuminate only the sign.

(a) Directly lighted signs.

[1] Illumination of any sign shall be of the diffused lighting type, and only the letters or logos in the sign shall be illuminated.

[2] No sign shall be lighted by means of flashing or intermittent illumination.

[3] Neon signs, when the neon tube is visible, as well as LED (light-emitting diode) signs and similar signs, when the light source or illumination device is visible, are prohibited unless specifically permitted by this chapter.

**[Amended 2-8-2012 by Ord. No. 3327]**

## (b) Indirectly lighted signs.

[1] Indirectly lighted signs shall only be permitted where the sources of illumination are shielded in such a manner that the same are not visible from the street or adjoining property.

[2] No sign shall be lighted by means of flashing or intermittent illumination.

[3] Floodlights or spotlights used for the illumination of signs, whether or not such lights are attached to or separate from the building, shall not project light beyond the sign. Gooseneck reflectors and lights shall be permitted; provided, however, that the reflectors shall be provided with proper glass lenses concentrating the illumination upon the area of the sign so as to prevent glare upon the street or adjacent property.

(c) In no instance shall the light intensity of any illuminated sign exceed 75 footcandles measured with a standard light meter measured at any point in front of the sign at a distance that is no greater than the smallest horizontal or vertical dimension of said sign. There shall be no electric conduit located on the exterior facade of a building used to provide electric power to any sign.

(d) The Planning Board or Zoning Board of Adjustment, as appropriate, shall review all signs to be installed that are accessory to any site plan processed by the Board, and the Board shall review and approve the intensity of light of all such signs.

(5) Sign height. The height of a sign shall be computed as set forth in § 190-119D(6).  
**[Amended 5-14-2008 by Ord. No. 3120]**

C. Signs in the residential zone districts. In all residential zones, the following signs shall be permitted:

(1) On premises used for residential purposes, a sign or signs identifying the residence, the resident or residents or the street address, or any combination thereof. No such sign shall have an area of more than two square feet, nor shall the aggregate square footage of such signs, if there is more than one, exceed three square feet in area.

(2) (Reserved) *Editor's Note: Former Subsection C(2), pertaining to professional announcement signs on home offices, was repealed 4-13-2005 by Ord. No. 2933.*

(3) On premises used for a permitted institutional use, a sign or signs identifying the use and activities conducted on the premises, which shall comply with the following:

**[Amended 2-8-2012 by Ord. No. 3327]**

(a) One freestanding sign and one sign affixed to each principal or accessory building shall be permitted.

(b) The maximum area of any sign shall be 30 square feet.

(c) Freestanding signs shall be located at least five feet from any property line and shall be located so as to not interfere with safe sight distance at intersections of roadways

and driveways.

(d) Freestanding signs shall not exceed a height of 10 feet.

D. Signs in the P, P-2 and T Zone Districts. In the P, P-2 and T Zone Districts, the following signs shall be permitted:

(1) A professional office sign affixed to the building and parallel thereto and not extending more than 12 inches therefrom, setting forth the name of the occupant or occupants in the premises and the activities carried on therein, which shall not exceed six square feet in area.

(2) On premises used for a permitted institutional use, a sign or signs identifying the use and activities conducted on the premises, which shall comply with the following:

**[Amended 2-8-2012 by Ord. No. 3327]**

(a) One freestanding sign and one sign affixed to each principal or accessory building shall be permitted.

(b) The maximum area of any sign shall be 30 square feet.

(c) Freestanding signs shall be located at least five feet from any property line and shall be located so as to not interfere with safe sight distance at intersections of roadways and driveways.

(d) Freestanding signs shall not exceed a height of 10 feet.

E. Signs in the B-1, B-2 and C districts. Within the B-1, B-2 and C Zone Districts, the following signs shall be permitted:

(1) Content. The only signs permitted shall be a sign or signs advertising the premises upon which it is located or displayed or the identity of the occupant thereof or a service rendered therein or a product or item available therein or a permitted trade, business or profession carried on therein as hereinafter regulated.

(2) Signs for retail sales and service uses. Retail sales and service uses shall be permitted to have signs in accordance with the following provisions, except in the case of retail uses with a common entrance, which are regulated in Subsection **E(3)** below.

(a) Number of principal signs. There shall be no more than one principal sign for each retail establishment or permitted use therein except where the following conditions are met:

[1] Any permitted use within a building having an exterior wall facing an off-street parking area or railroad station platform may have a second principal sign on said wall if that wall contains a pedestrian entrance to said permitted use.

[2] Any permitted use within a building on a corner lot may have a second principal sign. One sign shall be located on one street and a second sign shall be located on the second or side street. Nothing contained herein shall be construed to permit

more than two principal signs on a building located on a corner lot.

- (b) Attached signs. All signs attached to a building shall comply with the following provisions, except signs on an awning as regulated in § 190-122E(2)(f) shall be exempt from the following:

[1] They shall be installed parallel to the face of the wall to which they are attached.

[2] They shall not extend more than six inches from the structural face of the building wall, provided that directly lighted signs shall be prohibited unless the electrical and illumination components, and any box or frame enclosing such components, do not extend from the building. **[Amended 5-14-2008 by Ord. No. 3115]**

[3] They shall not be less than seven feet from the elevation of the ground under the sign and shall be rigidly and securely attached to the wall.

[4] The maximum distance from the top edge to the bottom edge of any attached sign shall not exceed 24 inches; provided, however, that the maximum distance from the top edge of the message on said sign to the bottom edge of the message shall not exceed 16 inches. A sign consisting of a message only shall not contain any message that exceeds 16 inches from the top edge of the message to the bottom edge of the message. The message for a sign consisting of more than one row of letters or logos shall not exceed a vertical dimension of 16 inches, measured from the top of the entire message to the bottom of the entire message.

**[Amended 6-10-1997 by Ord. No. 2606]**

[5] The maximum width of any attached sign shall not exceed 75% of the store front or wall of that portion of the building occupied by said store, except that where such store front width is less than 15 feet, the maximum width of any attached sign shall not exceed 90% of said store front width.

[6] Where there shall be more than one occupant of the building and where each occupant has a separate ground floor entrance, the total area of all signs permitted as hereinafter regulated, taken in the aggregate, shall not exceed the maximum requirements above set forth for each wall upon which any sign is permitted to be erected.

[7] The only signs permitted above the first floor shall be a single sign for each business establishment, and said sign shall be painted on a single window in gold leaf, black or white. Each such sign shall be limited to two lines, and each line shall be limited to six inches in height. There shall be a maximum distance of separation between the two lines permitted by this provision of four inches.

- (c) Freestanding signs. In the case of premises on which the structure is set back at least 40 feet from the front curblin, a freestanding sign is permitted, which shall comply with the following standards. This provision shall not be construed to prohibit freestanding signs accessory to filling and service stations as provided in § 190-122H(3).

- [1] The area shall not exceed 12 square feet.
  - [2] The top of said sign shall not be more than 10 feet above the level of the ground.
  - [3] No part of the sign shall be located closer than five feet to the property line. Any freestanding sign shall be placed on the premises so as not to result in a traffic safety problem due to inadequate sight angles.
- (d) Nonilluminated interior signs. Nonilluminated signs painted on or placed or hung within 24 inches from the inside window glass or door glass of any building shall comply with the following:
- [1] They shall be limited to 20% of the area of said glass, but in no event shall they exceed a total of 36 square feet; the more restrictive limitation shall apply.
  - [2] Notwithstanding the provisions of this section, unlettered and undecorated balloons, pennants, flags, banners and the like shall be permitted for grand openings of a new permitted use and shall be displayed for a period not to exceed seven days.
  - [3] Signs other than principal signs that fail to comply with all provisions of this section shall be removed no later than 60 days after the effective date of this chapter.
- (e) Illuminated interior signs. Directly illuminated interior signs located within six feet of the window glass or door glass of a building shall be considered a principal sign and shall meet all applicable requirements for exterior principal signs, including but not limited to the number of principal signs and the area permitted for principal signs. Indirectly illuminated interior signs located within two feet of the window glass or door glass of a building shall also be considered a principal sign and shall meet all applicable requirements for exterior principal signs, including but not limited to the number of principal signs and the area permitted for principal signs.
- (f) Awning signs. In the B-1 and B-2 Districts only, signs running in a horizontal direction are permitted on the flap or vertical plane of any permitted awning, provided that the following standards shall apply. No signs shall be permitted on a canopy.
- [1] Said signs shall not exceed a height of eight inches.
  - [2] No horizontal sign shall be permitted which exceeds  $\frac{1}{3}$  of the length of the flap which runs parallel to the street.
  - [3] No other signs besides those permitted above are permitted on the awning.
- (3) Signs for retail uses with a common entrance and other uses. Signs for permitted uses in the B-1, B-2 and C Zone Districts for other than retail sales and service stores and shops and signs for retail sales and service stores and shops which share a common entrance shall be limited to tenant identification or directory signs which shall comply with the following: **[Amended 5-14-2008 by Ord. No. 3115]**
- (a) Said signs shall be unlighted.



- (b) They shall be limited to one sign per tenant.
  - (c) They shall be uniform in appearance and shall be made of the same materials with the same background and contain the same letter type, style and materials as all other similar signs used by tenants in the building.
  - (d) Said signs shall not exceed an area of two square feet per sign nor a vertical height of eight inches.
  - (e) Where there is more than one tenant in the building, all of said signs shall be abutting one another and not indiscriminately placed on the exterior walls of the building.
- (4) Signs for movie theaters. In the B-1 and B-2 Districts only, movie theaters shall be permitted to maintain a permanent marquee constructed as an integral part of said theater building, which may contain a sign on three sides of the marquee advertising the current event or coming attractions within the movie theater. Also permitted within the window area of said theater are temporary poster signs advertising the current event or coming attractions within the movie theater.
- (5) License or permit signs. In addition to any sign or signs permitted pursuant to this section, a sign or signs limited to those purposes set forth in § **190-122E(1)** and as may be required by any federal, state, county or municipal law to be displayed as a license or permit may be attached to a store window or windows.
- (6) On premises used for a permitted institutional use, a sign or signs identifying the use and activities conducted on the premises, which shall comply with the following: **[Added 2-8-2012 by Ord. No. 3327]**
- (a) One freestanding sign and one sign affixed to each principal or accessory building shall be permitted.
  - (b) The maximum area of any sign shall be 30 square feet.
  - (c) Freestanding signs shall be located at least five feet from any property line and shall be located so as to not interfere with safe sight distance at intersections of roadways and driveways.
  - (d) Freestanding signs shall not exceed a height of 10 feet.

F. Signs in the OB-1 and OB-2 Districts. Except for institutional uses, which shall be subject to the sign regulations set forth in § **190-122E(6)**, any principal structure in the OB-1 and OB-2 Office Building Zone Districts shall be permitted one exterior sign which may be freestanding or attached to the principal structure and which shall comply with each of the following requirements: **[Amended 2-8-2012 by Ord. No. 3327]**

- (1) Content. Any permitted exterior sign shall display only the name or logo, the activities carried on and the address of the principal occupant of the principal structure.
- (2) Dimensional proportions. The greater dimension of any permitted exterior sign shall not exceed twice that of the lesser dimension, and such dimensions shall exclude any

supporting structure.

(3) Freestanding signs. In the case of any permitted exterior freestanding sign, the following shall apply:

(a) The sign shall be located in the front yard but shall not extend over any property line.

(b) The sign shall be of an area not to exceed 30 square feet in area on each side or 60 square feet in aggregate area if both sides shall have signs thereon.

(c) The top of any such sign shall be no more than 15 feet above ground level.

(4) Attached signs. In the case of any permitted exterior sign attached to the building, the following shall apply:

(a) The sign shall be located on the facade of the principal structure facing on the front yard.

(b) The sign shall be of an area not to exceed one square foot for every foot of front yard setback.

(c) The top of any such sign shall not exceed roof level.

(5) Illumination. Any sign permitted in the OB-1 and OB-2 Office Building Zone Districts may be illuminated, provided that the sources of illumination shall be nonflashing and shielded in such a manner that the same are not visible from the street or adjoining property.

G. Signs in the H District. Hospital use shall be permitted one sign which shall not exceed 30 square feet in area, whether affixed to a structure or freestanding. Also permitted are directional and emergency signs which may be freestanding, provided that said signs shall not exceed eight square feet in area.

H. Special regulations for certain types of signs. The following provisions and regulations shall apply to the following signs, which regulations shall supersede the provisions in each zone district otherwise applicable to such signs.

(1) Professional nameplates. Nameplates shall be permitted as an accessory to professional office use. Such signs shall be affixed to the door or adjacent wall of the premises so used, and the nameplate dimensions shall not exceed eight inches in height or 20 inches in width per nameplate.

(2) Building memorial signs. Memorial signs or tablets or signs indicating the name of a building or the date of its erection shall be permitted when cut into any masonry surface or when constructed of bronze or other incombustible material.

(3) Gasoline service station signs. Signs which are accessory to filling and service stations shall be permitted and limited to the following:

(a) Lettering on buildings may be displayed over individual entrance doors consisting of the words "washing," "lubrication," "repairing" or words of similar import. There shall

be not more than one such sign over each entrance and the letters shall not exceed 10 inches in height.

(b) Lettering or other insignia which are a structural part of a gasoline pump shall consist only of a brand name, lead warning sign and other signs as required by law, provided that signs indicating full attendant services are provided at pumps as required by state law shall also be permitted. **[Amended 5-14-2008 by Ord. No. 3115]**

(c) One credit card sign is permitted which shall not exceed two square feet in area. Such sign shall be affixed to the building or to a permanent freestanding identification sign.

(d) One identification sign bearing the brand or trade name of the station, of a design specified by the manufacturer, shall be permitted in accordance with the following:

[1] The sign shall be permanently affixed to the building or its own metal substructure.

[2] The sign shall not exceed 30 square feet in area on each side or 60 square feet in aggregate area if both sides shall have signs thereon.

[3] The sign, if on its own metal substructure, shall be rigidly and securely attached to the ground surface so as to create no danger to life or limb.

[4] The sign, whether affixed to a building or on its own substructure, shall not exceed 18 feet in height.

(e) One sign may be attached to each gas pump, with the price of the product, as required by law.

(f) One movable freestanding sign specifically advertising the price of fuel shall be permitted, provided that said sign does not exceed 10 square feet in area and said sign shall not be closer than 10 feet to any property line.

(4) Signs for public welfare; traffic directional signs. Public signs for public convenience and welfare erected by or on behalf of the United States, the state, the county and the Village, traffic controls in private ways and parking lots, legal notices, railroad crossing signs or other signs as required by law shall be permitted in all zone districts. No sign other than entrance, exit, identification and conditions of use signs shall be maintained in any parking area. Such signs in parking areas shall not have an area that exceeds two square feet.

(5) Temporary construction signs. One temporary sign, necessary in connection with the erection of buildings or other construction work, shall be permitted for each construction project. Such sign may be freestanding or attached to the premises but shall not exceed nine square feet in area and shall be removed at the completion of construction. Such sign may be freestanding or attached to a building wall.

(6) Election signs. Temporary signs for elective office shall be permitted in nonresidential zones. Such signs shall be removed no later than 10 days after the date of the election to which they pertain. In the case of a primary election, the signs of all candidates who fail to remain as candidates in the ensuing general election shall be removed no later than 10 days after the date of the primary election. Such signs may be freestanding or attached to

a building wall.

- (7) Real estate signs. Real estate signs which are signs customary and necessary in the offering of real estate for sale or to let by the owner thereof or by his real estate agent or broker are permitted to be erected in the Village, provided that the following requirements are complied with:
- (a) In all zones, one real estate sign is permitted for each principal use.
  - (b) No real estate sign shall exceed a total area of 650 square inches.
  - (c) No real estate sign shall exceed a vertical or horizontal dimension of 36 inches.
  - (d) All real estate signs shall be nonilluminated.
  - (e) Real estate signs may be freestanding or attached to the building which is for sale or let.
  - (f) Signs permitted hereby shall pertain only to the sale or lease of the lot or premises upon which the sign is placed.
  - (g) Signs customarily used to indicate that the real estate offered for sale or to let has been sold or leased by the owner, real estate agent or broker concerned are prohibited. Permitted real estate signs shall be removed within seven days of the day that a contract of sale or lease of the premises has been executed by both parties to the document.
  - (h) In the event that the owner, broker or real estate agent conducts an open house at the premises, an addition to the sign stating "Open House" may be added to the on-premises sign, on condition that said addition does not exceed 10 inches in height or 36 inches in length and is posted for a period not to exceed five days in total during the term of the sign permit.
- (8) Signs for drive-in uses. Permitted drive-in or drive-through uses, exclusive of motor vehicle/gasoline service stations and public garages, shall be permitted the following signs, in addition to any other signs that may be permitted for the use: **[Added 6-13-2012 by Ord. No. 3343]**
- (a) One sign for each drive-in lane, mounted on the drive-in canopy over each lane, indicating the nature and operational status of such lane. Such signs shall not exceed an area of four square feet.
  - (b) One sign, or one group of signs, for each mechanical device serving the drive-in user, mounted on the equipment or on the building or canopy near the equipment, indicating the nature of the device and providing operational information. The area of such sign or group of signs shall not exceed four square feet.

#### I. Violations and enforcement.

- (1) This section shall be administered and enforced by the Construction Official as deputy of

the Zoning Officer.

- (2) If any person shall have been convicted of a violation of this section and the sign or signs shall continue as violations despite such conviction, then, upon the expiration of the time for appeal, as provided by law, if no appeal has been taken or upon conviction by the county court if an appeal has been taken, the Construction Official may serve an additional 10 days' notice upon the person so convicted to require him to remove the sign or signs in violation. If such sign or signs shall not have been so removed upon the expiration of such ten-day period, the Construction Official shall have the power to remove the sign or signs or cause the same to be removed without further notice, but at the sole expense of the owner of the premises.
- (3) If the Construction Official shall find that any sign is unsafe or insecure or is a menace to the public, he shall give written notice thereof to the owner, agent or person having the beneficial use of the premises upon which such sign may be erected. If such owner, agent or person shall fail to remove or alter the sign so as to comply with the standards herein set forth within 10 days after such notice, such sign or other advertising structure may be removed or altered to comply by the Construction Official at the expense of the owner, agent or person having the beneficial use of the premises upon which such sign may be erected. The Construction Official may cause any sign or other advertising structure which is an immediate peril to persons or property to be removed summarily and without notice.

J. Signs in the HC District. Signs in the HC Zone District shall be subject to the following requirements, in addition to all other applicable requirements of this chapter: **[Added 6-13-2012 by Ord. No. 3343]**

(1) Signs for single-family detached dwellings shall be permitted as regulated by § 190-122C.

(2) Signs for nonresidential uses shall comply with the following requirements:

(a) Type and number of signs. One wall sign per use, plus one freestanding sign per lot, shall be permitted, regulated as follows:

[1] If access is provided to the property solely from Route 17, except for emergency access, the following requirements shall apply:

[a] The area of freestanding signs shall not exceed 75 square feet, and the height shall not exceed 20 feet.

[b] The area of wall-mounted signs shall not exceed two square feet for each horizontal foot of store frontage of the wall upon which the sign is located, or 50 square feet, whichever is less. The height of wall signs shall not exceed 20 feet.

[2] If access is provided from or to the property from streets other than Route 17 (e.g., by variance or nonconforming condition), the following requirements shall apply:

- [a] The area of freestanding signs shall not exceed 30 square feet, and the height shall not exceed 10 feet.
- [b] The area of wall-mounted signs shall not exceed one square foot for each horizontal foot of store frontage of the wall upon which the sign is located, or 25 square feet, whichever is less. The height of wall signs shall not exceed 15 feet.
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- (b) Other signs. Within the HC Zone, interior signs and awning signs shall be permitted as regulated by § **190-122E(2)(d)**, **(e)** and **(f)**, and license or permit signs shall be permitted as regulated by § **190-122E(5)**.