

6.3 Sign Regulations

The sign regulations are designed and adopted in compliance with Section 8-2 of the Connecticut General Statutes and with the aim of being content neutral. Where distinctions are made between the types of signs, such distinctions are made with the aim of protecting public health, safety, and welfare and are not intended to regulate the content of speech.

A. Measurement of sign area:

The area of a sign shall be considered to be that of the smallest rectangle or triangle that encompasses all lettering, wording, design, or symbols together with any background different from the balance of the wall on that it is located, if such background is designed as an integral part of and obviously related to the sign. The supports that affix a sign to the ground or to a building shall not be included in the area of the sign unless such supports are obviously designed to be part of the sign as defined in these Regulations.

B. Sign Location:

1. Signs projecting over a sidewalk or any other public walkway shall not exceed 8 Sq. Ft. in total area, nor shall the sign project over the sidewalk more than four (4) feet from the property line. All signs over sidewalks shall be located as to eliminate any hazard to the pedestrians.
2. Each unit of occupancy above the first floor may only display a sign on the inside of each window serving said unit of occupancy provided that the combined area of such signs shall not exceed six (6) square feet.

C. Height of Signs:

1. No sign attached to a structure shall project more than two (2) feet over the top of the exterior wall of such structure at the location of the sign, except that in an industrial district, a sign may project up to six (6) feet over the top of the exterior wall of such structure provided the sign is not within five hundred (500) feet of the boundary of a residential district.
2. Where more than one (1) sign is permitted on a building, such signs shall be of uniform height and shape.

D. Temporary Signs:

1. Temporary yard signs may be installed before a specified special event. Such signs may remain for the duration of the event and shall be removed immediately after— within forty eight (48) hours—the termination of such special event. There shall be only one temporary sign within three hundred (300) feet of another in any zone; said sign shall not exceed nine (9) square feet and shall be located ten (10) feet or more back from the street line. Signs may not be placed on public property without permission. The Zoning Enforcement Officer will issue one (1) permit for the special event signs.
2. Temporary directional signs for roadside stands may be installed during the tenure of the roadside stands. Directional signs shall not exceed nine (9) square feet and shall be located ten (10) feet or more back from the street line. There shall be only one temporary sign within three hundred (300) feet of another in any zone. Signs may not be placed on public property without permission. The Zoning Enforcement Officer will issue one permit for the directional signs.

E. Illuminated and Moving Signs:

1. A sign may be illuminated if illumination is confined to or directed to the surface of the sign. No flashing, rotating, or intermittent illumination shall be permitted except signs indicating time and/or temperature by means of white, intermittent lighting provided the longest dimension of such a sign does not exceed five (5) feet. Except for Electronic Message / Changeable Copy Signs for Municipal or Civic Purposes as described in 6.3.H.6.
2. No sign shall be mechanically rotated or moved provided the longest dimension of such signs does not exceed three (3) feet.
3. The light sources of signs shall be so designed and shielded that the sign does not shed light or create undue glare beyond the property lines of property on that the sign is located.

F. Sign Permits and Tenure:

All signs, including temporary signs, under this Regulation or special use permit shall require the approval of the Zoning Enforcement Officer unless otherwise noted and shall meet all requirements of the Building Code and the Zoning Regulations. Applications for permits shall be made on forms supplied by the Zoning Enforcement Officer. Failure to maintain signs shall be considered a violation of this Regulation. Permits for temporary signs shall include a statement describing the special event or activity and the start and end dates of said event or activity. Upon discontinuance of a tenancy, it shall be the responsibility of the tenant and/or property owner to eliminate signs pertaining to a removed use, business, or proprietor within thirty (30) days of such discontinuance of tenancy.

G. Architectural Harmony of Signs:

All signs attached to a building shall be designed to be in harmony with the architecture of the building and with each other.

H. Signs in Residential Districts:

The following signs shall be permitted in residential districts and all other signs are expressly prohibited. (Effective 12/15/04)

1. Signs giving the name and/or address of the property are permitted provide there is only one such sign, it does not exceed two (2) square feet, and is located 10 feet or more back from the street line. Address numbers on a mailbox are excluded from this provision. Such name and address signs related to property address, including the name of the property owners, are allowed and regulated specifically to protect public health, safety, and welfare in regards to providing emergency services.
2. Common interest communities and apartment developments, where multiple residential units exist on private drives, may have no more than two (2) entrance signs, not to exceed thirty (30) square feet each, and located ten (10) feet or more back from the street line at the entrance to development. Such entrance signs are allowed and regulated specifically to protect public health, safety, and welfare in regards to providing emergency services.
3. Non-residential uses in residential zones may have two (2) signs, a pole or monument sign not to exceed twenty-four (24) square feet and a wall sign not to exceed thirty (30) square feet. The monument sign shall be located 15 feet or more back from the street line.

4. Temporary yard signs may be installed two-weeks before the specified special event. Such signs may remain for the duration of the event and shall be removed immediately after—within 48 hours—the termination of such special event. There shall be only one temporary signs in residential zones, said sign shall not exceed nine (9) square feet, and shall be located ten (10) feet or more back from the street line.

5. Traffic and roadway signs, as required by local, state, and federal law. Local, state, and federal highway standards shall dictate the size and location of said sign in the street right of way.

6. Electronic Message / Changeable Copy Signs for Municipal or Civic Purposes may be permitted by Special Permit provided that;

a. Copy does not change more than once every 7 seconds; the electronic message center does not exceed 40 (forty) square feet and the height does not exceed 9 (nine) feet.

b. All EMCs are required to have automatic dimming capability that adjusts the brightness to the ambient light at all times of the day and night.

I. Signs in Business and Industrial Districts:

The following signs are permitted in any business or industrial district and all other signs are expressly prohibited:

1. Signs permitted in a residential district:

2. Signs advertising the use of the land and building upon that displayed and the sale of goods or services on the premises and the name and location of the proprietor as follows:

Maximum area of sign Location (See also Sec. 3.42 General Regulations) Permit Required

a. The total combined permitted exterior and permanent ground mounted signs area for each unit of occupancy on a lot shall not exceed two (2) square feet for each lineal front foot of exterior building wall. Maximum sign coverage is 200 Sq. Ft. Back of street line Yes

b. One detached double-faced sign may be erected on each lot. Such signs shall not exceed thirty-two (32) square feet in total area per sign face. A detached sign shall not exceed twenty (20) feet in height nor be within twenty (20) feet of a side lot line. Ten (10) feet back of street line Yes

c. Within ten (10) feet of each entrance of a building, one (1) common sign may be provided allowing not more than two (2) square feet of sign area for each unit of occupancy that is served by said entrance. The total area of each common sign shall not exceed twenty-four (24) square feet. Back of street line Yes

d. Each unit of occupancy above the first (1st) floor may only display a sign on the inside of each window serving said unit of occupancy provided that the combined area of such signs shall not exceed six (6) square feet. - No

e. One (1) portable sign of up to twelve (12) square feet in total area may be located on each street frontage of a property and shall be removed daily. The sign shall be removed immediately if, in the

opinion of the Zoning Enforcement Officer, it endangers pedestrian or vehicle movement or is not maintained in good condition. Lighted portable signs are not permitted except by government agencies in conjunction with road construction or maintenance.

f. Other outdoor advertising devices: Outdoor advertising devices including, but not limited to, plaques, banners, pennants, streamers are permitted for a period of not more than two (2) weeks after the opening of a new business. Back of street line No

g. A unit of occupancy that does not have a free-standing sign displayed on a property may join with other units to provide a common sign. Such sign shall be within the total square footage allowed on the premises. Said sign may be attached to a double faced sign as permitted under #b. above. Each unit of occupancy shall be limited to four (4) square feet per face. Ten (10) feet back of street line Yes

J. Design Incentive in Business and Industrial Districts:

In Business and Industrial Districts, a fifteen percent (15%) increase in the total allowable size of signs as allowed in Section 6.1(1)(2)(a) and (b) may be granted, provided the following standards are met:

1. The sign or signs are not made of plastic.
2. The sign or signs is not internally illuminated. a. Halo illumination is acceptable if reverse pan-channel letters with an internal light source reflecting off of the building are used for "halo" illumination and the light source is not visible.
3. The sign or signs is designed with the overall context of the building and character of the surrounding area.
4. The sign or signs is in proportion to the building, so they do not dominate the building appearance.
5. The sign or signs are made of wood (or a synthetic wood-like a material), metal, or other material that is architecturally consistent with the building facade.
6. The sign or signs are exterior lit by a shielded lamp directed at the sign and/or building façade in such a way as to prevent glare and the leakage of light of the property.

c. Severability:

The provisions of these Sign Regulations are declared severable, to the maximum extent permitted by law. If any provision or provisions of these Sign Regulations or the application thereof to any person or circumstance is held invalid or unlawful, it is the intent of the Planning and Zoning Commission that said invalidity shall not affect other provisions of these Regulations, which shall remain in full force and effect as if such portion so declared invalid or unlawful were not originally part of these Regulations, even if the surviving parts of the Regulations result in greater restrictions after any unlawful provisions are stricken. In particular, and without limitation, in the event any portion of these Regulations are declared invalid as applied to noncommercial signs, the Regulations, or any surviving portions thereof, shall remain in full force and effect as applied to commercial signs