

TOWN OF EASTON
PLANNING AND ZONING COMMISSION
APPLICATION - TEMPORARY SIGN PERMIT
(Ref: Planning & Zoning Regulations Art. V, Par. 5.4)

(Please Type or
Print in Ink)

Date of Application _____

Application No. _____

Name of Applicant _____ Address _____

Request for: _____

Dates of Use From _____ to _____

Purpose of Use _____

Description of Sign _____

Size of Sign _____

Location of Display _____

Message on Sign _____

Office Use Only

Date Rec'd _____

Date of Comm. Review _____

Date of Comm. Action _____

I hereby certify that the
above answers are correct
and true and that I
assume responsibility for
placement, maintenance and
removal of subject sign(s).

Signed _____

Address _____

Telephone _____

ADOPTED AMENDMENT TO ZONING REGULATIONS

Effective date: May 1, 2003

Explanatory Note

Text sections which are in *italics* signify revisions in the draft considered at public hearing July 23, 2001. Sections introduced by asterisk (*) indicate revisions made since prior referral in January.

SIGNS

(Explanation of purpose of Amendment: The present regulations governing signs, given in Section 5.6 of the Easton Zoning Regulations, fail to deal adequately with the myriad varieties of signs which are erected or for which permission is regularly sought. Protection of the character of the town as well as reasonable standards for permissible signs requires a comprehensive revision of this Section.)

(Delete the present definition of SIGN, Section 2.1.30, and substitute the following text)

- 2.1.30 SIGN: Any device for visual communication, whether located outdoors or within a structure in such manner that it is visible outdoors, which is arranged or intended to convey a graphic message to the general public in written, pictorial or symbolic form, or in a combination of these forms. As used in these Regulations the term sign includes all message displaying and advertising devices which are freestanding, attached to buildings, mounted on trees or poles, portable, vehicle mounted, hanging or suspended from a cable, mounted on fences or structures, painted on or otherwise attached to walls or abutments, displayed in windows, projected electrically or contrived in any other manner to attract attention to a message. Examples of signs include: posters, name plaques, advertising bills, product symbols, commercial streamers or pennants, display cases, identification signs, and directional signs. The term sign, however, does not include traffic signals, safety markers and signs essential for traffic control or public safety erected by public authorities, nor does it include the flag, banner, or insignia of the United States, of the State of Connecticut, or of any civic, patriotic, charitable, religious, fraternal or similar public-service organization. Civic, religious or private displays *such* as seasonal decorations, balloons, decorative banners, creches, menorahs and other religious symbols, postal boxes and address number plaques shall not be deemed to be signs.

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Effective date: May 1, 2003

SIGNS

(Delete the present Section 5.6, SIGNS, in its entirety and substitute the following text)

5.6 SIGNS

5.6.1 Purpose and Definition

In addition to the purposes identified in Section 1.0 of these Regulations, the sign regulations which follow are specifically adopted to protect the established rural and residential character of the Town of Easton, the property values of residents, and the safety and welfare of the general public. For *the* definition of sign, refer to Section 2.1.30.

5.6.2 Standards Governing All Signs

- (a) The location of each sign shall be limited to the premises it identifies or serves. No off-premises signs are allowed, except as provided under Sections 5.6.3 (a) and 5.6.4(c).
- (b) The area of the sign shall comprise the entire surface area (all faces) on which the message is inscribed. *See Sections 5.6.3 and 5.6.4 for permissible areas.*
- (c) The number of faces, or separate message-bearing surfaces, is limited to two (2) per sign.
- (d) The height of a sign shall be measured from finished grade at the base of its supporting structure to the highest part of the sign.
- (e) Illumination of signs is not permitted, except that the Commission may, on special application, authorize illumination of a sign which it deems provides an *essential* nonprofit civic or public service. Where such illumination is authorized it shall be only of low-intensity lighting confined to the surface of the sign, designed so that no direct sources of illumination are visible. No sign shall result in glare or reflections visible off the premises. Signs of moving, flashing, intensely glowing (such as neon) or highly reflective character are prohibited.

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Effective date: May 1, 2003

SIGNS

5.6.2 Standards Governing All Signs (continued)

- (f) Signs mounted on buildings shall not extend above the principal eave line, nor extend outward more than four (4) feet from the face wall of the building.
- (g) Free-standing signs, except those specifically authorized by Sections 5.6.3 and 5.6.4(c) of these Regulations, shall be located inside the front lot line of the lot. No sign shall be placed in such position that it interferes with safe visibility from a street or a driveway.
- (h) Portable signs are limited to the following:
 - an identification logo or company nameplate permanently affixed to a vehicle in daily use away from the premises where it is stored; and
 - a temporary sign, as permitted by Sections 5.6.4 (b) and (c).
- (i) Advertising signs and billboards are prohibited in all zones. *See Subsections 5.6.4(b) and (c).*
- (j) Except as provided in Section 5.6.3 of these Regulations, there shall be not more than one sign on any single lot or premises; however, the Commission may, on special application, authorize a single additional sign where it deems public convenience or necessity requires such. If an additional sign is authorized the Commission shall prescribe appropriate conditions on size, design and location of the sign to protect the character of the neighborhood.
- (k) The use of signs shall be limited to one of the following for each sign:
 - public safety information, as provided in Section 5.6.3 (c) and (d);
 - private property protection, as provided in Section 5.6.3 (b);
 - temporary sales and special events, as provided in Section 5.6.4 (b) and (c); or
 - identification of the name and permitted activity of an occupant of the premises. Such "permitted activity" shall describe only the general class of home occupation, professional office or business activity conducted on the site -- such as "cabinetmaker", "physician", or "landscape contractor", and shall not include promotional advertising messages or slogans.

5.6.3 Signs Permissible In All Zones

The following signs are permitted by right (no permit required) in all zones, with limitations noted:

- (a) An identification sign, only one per lot, indicating the name of the resident, the name of the property, or the address, not exceeding one (1) square foot in area per each sign face, located within ten (10) feet of the entrance driveway to the lot. *Provided, however, that signs in compliance with the Town Ordinance ASSIGNMENT OF NUMBERS TO HOUSES which otherwise comply with these regulations are permitted.*

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Effective date: May 1, 2003

5.6.3 Signs Permissible In All Zones(continued)

- (b) Private property posting or warning signs (such as "no trespassing" or "police protected"), non-illuminated, maximum of one sign along each 100 feet of property boundary or fraction thereof, not exceeding one (1) square foot in area per each sign.
- (c) Essential traffic control, emergency information, construction, road name, and directional signs erected by State and Town traffic authorities.
- (d) Necessary traffic and parking control signs in common driveways, private roads, and parking facilities, not exceeding two (2) square feet in area for each sign face.

5.6.4 Signs Subject to [Zoning] Sign Permit

The following signs are permitted in all Zones subject to issuance of a [zoning permit, as provided by Section 9.2 of these Regulations,] *sign permit, as provided in this Section*, with limitations noted:

- (a) An identification sign indicating a permitted professional office, home occupation, farm, farmers' market, nursery, farm stand or other legitimate sales activity, or any special use as provided by Section 4.3 of these Regulations, not more than one such sign per lot; such sign in conformance with all side line and rear line setback requirements of these Regulations, not over four (4) square feet in area for each sign face, and not above eight (8) feet in height above ground level.
- (b) A temporary sign indicating a permitted special event or seasonal home occupation occurring on the same premises, such as "For Sale", "For Rent", "Building Fund Drive", "Contractor", "Tag Sale", "Horse Show", "Church Fair", "Auction", "Fresh Produce", "Christmas Greens", "Seasoned Firewood", "Summer Day Camp", and the like; sign not illuminated, maximum area of four (4) square feet per sign face, height of eight (8) feet, one sign per lot. The sign shall be removed within 24 hours of completion of the construction, sale, rental, or scheduled event.
- * (c) *Not more than one (1) sign indicating a permitted sale, rental, special event, or seasonal home occupation, and for the sole purpose of providing essential public directions to the site of such event or sale, limited in area of sign face to not more than one and one-half (1.5) square feet, may be located at the street intersection nearest the site, provided written approval is obtained from each abutting property owner and from the Town Police Department, and the specific design and location of such sign is approved by the Planning and Zoning Commission. Such sign shall be removed not later than 24 hours after completion of the sale, rental, or other scheduled event.*

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5.6.4 Signs Subject to [Zoning] Sign Permit (continued)

- (d) Temporary advocacy or directional signs relating to a special event of short duration, such as a public election or referendum, a church fair, an auction, a permitted sale or carnival for a civic organization, a tag sale, or other public event; signs not illuminated, one face only per sign, each sign not over one and one-half (1.5) square feet in face area; provided *however, that* the number, duration and approximate locations of such signs shall require advance approval by the Planning and Zoning Commission and such signs shall be removed within 48 hours after completion of the referenced event.

* (Add new sub-section 5.6.4 (e) as follows:)

- 5.6.4(e) *A municipal sign or sign post which conveys public information essential to health, safety, public meetings, elections, referenda or other matters of public concern, or any sign required by any agency of the State or Federal government, provided the size, location, duration and general design of such sign or signs is approved by the Planning and Zoning Commission.*

Application for a sign permit shall be on a form prescribed by the Planning and Zoning Commission, and shall be accompanied by an accurate diagram or pictorial facsimile of the proposed sign indicating its dimensions, character, height, type of support or mount, location(s) and such other information as may be required to determine full compliance with all requirements of these regulations.

Each application for a sign permit shall be submitted to the Zoning Enforcement Officer not later than fifteen (15) days before its proposed erection, accompanied by a fee as prescribed by the Commission. On determination that all requirements of these regulations have been met, the Zoning Enforcement Officer may issue the sign permit. In any instance in which there is doubt as to permissibility of a proposed sign, and as provided in Sections 5.6.4(c) and 5.6.4(d) above, the application shall be referred by the Zoning Enforcement Officer to the Planning and Zoning Commission for decision. A sign permit shall expire as provided above, or whenever the Zoning Enforcement Officer determines the subject sign is not in compliance with these regulations. All illegal signs shall be removed promptly, and the Zoning Enforcement Officer may, after affixing a notice of violation to an illegal sign, remove and impound such sign three or more days after such notice.

Violations of these regulations shall be subject to the same penalties as other infractions of the regulations, as provided by law.

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* (Add the following text to draft Section 5.6.4:)

An application for a sign permit which requires specific approval by the Planning and Zoning Commission, as provided in Sections 5.6.4 (c) and (d) above, may be granted subject to a cash performance bond sufficient to guarantee timely removal of the sign as required by these regulations.

(Add new sections 5.6.5 and 5.6.7; renumbered present 5.6.5 as 5.6.6)

5.6.5 Pre-existing Non-conforming Signs

Any sign which has been in legal and continuous existence from prior to the effective date of this amendment (-----), as verified by graphic evidence established to the satisfaction of the [Zoning Enforcement Officer], Planning and Zoning Commission may be continued. It shall be the sole responsibility of the owner of such sign to provide such graphic or documentary evidence. Refer to Sections 8.2.2 and 8.2.3 of these Regulations.

5.6.6 Prohibition

All signs not specifically permitted by Sections 5.6.1 through [5.6.4] 5.6.5 above are explicitly prohibited.

5.6.7 Severability

As provided in Section 11.2 of these Regulations, the invalidity of any portion of Section 5.6 hereof as determined by any Court of competent jurisdiction shall not affect the validity or enforceability of all other provisions of this Section.
