

ARTICLE 5. DEVELOPMENT STANDARDS - NON-RESIDENTIAL AND MULTI-UNIT USES

Includes standards from:
ARTICLE 8. RTH TOWNHOUSE
ARTICLE 9. RM-2 MULTIFAMILY, LOW DENSITY ZONE REGULATIONS
ARTICLE 10. T TRANSITIONAL ZONE REGULATIONS
ARTICLE 11. C-1 LOCAL COMMERCIAL ZONE REGULATIONS
ARTICLE 12. C-1A SPECIAL COMMERCIAL ZONE REGULATIONS
ARTICLE 12.1. C-1B PEDESTRIAN COMMERCIAL ZONE REGULATIONS
ARTICLE 13. C-2 GENERAL COMMERCIAL ZONE REGULATIONS
ARTICLE 14. CMP INDUSTRIAL PARK ZONE REGULATIONS
ARTICLE 15. CM LIMITED INDUSTRIAL ZONE REGULATIONS
ARTICLE 15.1 PR PARK AND RECREATIONAL ZONE REGULATIONS
ARTICLE 16 OFF-STREET PARKING AND LOADING AREAS
ARTICLE 17. ACCESSORY BUILDINGS, SWIMMING POOLS AND
PRIVATE PARKING AREAS
ARTICLE 18. SUPPLEMENTAL REGULATIONS
ARTICLE 19. NAMEPLATES AND SIGNS
ARTICLE 25. SITE PLAN CONTROL PROVISIONS

NOTATION LEGEND:

Current Code reference section

Current Code or Reference Text

Text brought forward without changes

Text not used in proposed draft

Text reworted in proposed draft,
with similar intent

Text used in different article

STAFF NOTE

SECTION 18-83 INTRODUCTION

The standards in this Article 5 apply to all new construction, additions, and alterations with respect to any non-residential or multi-unit residential uses in any zone or district.

SECTION 18-84 ACCESSORY STRUCTURES

- 1. Accessory structures shall not be located in the front yard setback.
- 2. Accessory structures shall have an interior side yard or side yard setback of at least 15 feet.
- 3. No accessory structure may be used for dwelling purposes.
- 4. Accessory structures and uses shall not involve operations or buildings not in keeping with the character of the principal use or principal building served.
- 5. The principal use shall take place primarily in the principal building(s), and accessory structures shall only contain uses subordinate to the principal use.

SECTION 18-85 FENCES AND WALLS

- 1. The following fence and wall height and setback requirements shall apply to all uses in all zones and districts:

Type of Lot	Fence and Wall Height Standards
Interior or Through Lot	6 ft. max. height in side and rear yards
	4 ft. max. height between front of principal building and street
Corner Lot	6 ft. max. height interior side and rear yards
	See sight triangle standard 18.XX(A)

18-171

18-17.b

- 2. Building setbacks shall apply to all retaining walls 5 feet or greater in height and all decorative walls 4 feet or greater in height.
- 3. Any fence or screen shall have the finished side facing the street or adjacent or abutting properties.
- 4. Notwithstanding any restrictions related to fences, fences used for security and protection of Town and/or government facilities, structures and/or utilities, may exceed the height restriction set forth in this chapter.
- 5. Use of barbed wire, razor wire, concertina wire and/or other security enhancement devices is prohibited except for security protection of Town and/or government facilities, structures and/or utilities if approved by resolution of the Town Council. Such resolution shall be based upon the recommendation of the director of public works and chief of police and upon a finding by the Town Council that such measures are necessary in the interest of public safety and security for such facility, structure and/or utility.

Current code does not clearly address accessory structures in non-residential zones.

ARTICLE 17

In lieu of the required wall between commercial uses, staff proposes a minimum buffer between uses.

Sec. 18-171. - Walls; when setback and yard requirements do not apply.
The setback and yard requirements of this chapter shall not apply to any retaining wall which is less than five feet high, nor to any decorative masonry wall which is less than four feet high.

Sec. 18-17. - Fences.
a)Any fence from the rear lot line to and including the front line of the building shall be no more than six feet high, except that on a corner lot the fence along the side yard fronting on a street shall be not more than four feet high, and the fence along the rear line, from the front of the adjacent house to its street line shall not exceed four feet in height. Any fence located between the front of the house and the front property line shall be not more than four feet high.
b)Any fence or screen constructed in any residential zone shall have the finished side facing the street or adjacent or abutting properties. The use of barbed wire is not permitted in any residential zone.

Sec. 18-172. - Wall required between certain zones.
A.All transitional parking lots and all parking lots in transitional zones shall be screened from all adjacent property in any residential zone, and all land zoned C-1, C-1A, C-2, RM-2, RTH or CM on which any industrial, commercial, townhouse or multifamily housing use is conducted shall be screened from all adjacent property in any detached residential zones. Further, all land zoned C-1, C-1A, C-2 or CM on which any industrial or commercial use is conducted shall be likewise screened from all adjacent property in any RM-2 zone. Such screening shall be by a masonry wall constructed of brick or other ornamental masonry of equal acceptable aesthetic quality which does not require painting and shall be maintained at all times. Said wall shall be located on that land so used for that less restrictive but more intense and higher density use along the boundary line separating such land from that adjacent land used for the less dense, less intense residential use and said wall shall be erected to a minimum height of six feet above that grade of the residential side of the wall. Where any land on which an ornamental masonry wall is required by this section abuts an alley, or where dedication of such alley is required from such land upon development thereof, the required six foot high masonry wall shall be constructed and maintained on the commercial land along the inside boundary line between such land and such alley when that land located directly on the opposite side of such alley and abutting thereon is zoned RS-16, RS-12.5, or RS-10. Where any land on which an ornamental masonry wall is required by this section abuts a public utility easement or right-of-way, or where dedication of such public utility easement or right-of-way is required from such land upon development thereof, the required six-foot-high ornamental masonry wall shall be constructed and maintained in said public utility easement or right-of-way along the inside boundary line between such utility easement or right-of-way and that land located directly on the opposite side of such public utility easement or right-of-way and abutting thereon which is zoned RS-16, RS-12.5 or RS-10. Provided, however, that the Town Council may waive or modify the requirement for any masonry wall or walls required by this section if in the judgment of the council such wall or walls would not protect the residential property against loss of privacy, trespass by persons or vehicles, or intrusion of noise or trash, attributable to activities conducted on any adjacent transitional parking lot, parking lot in a transitional zone or on adjacent land zoned C-1, C-1A, C-2 RM-2, RTH or CM; or in the judgment of the council, equivalent protection of such adjacent or nearby residential property against loss of privacy, trespass and intrusion of noise and trash can be achieved by evergreen planting, fencing or a combination of such planting and fencing; and provided further, that prior to the meeting at which such waiver of any masonry wall is to be considered, the planning commission and the council shall give written notice of same to the occupants of all property adjacent to and across the street from the property to which such waiver would apply.
C.All walls or evergreen screening required by this section shall be shown on all site plans required by article 25 of this chapter.

SECTION 18-86 LANDSCAPING, SCREENING AND TREE CANOPY COVERAGE

Proposed landscaping and screening standards are new, canopy coverage remains matching state code.

1. Parking Lot Landscaping for Multi-Unit Residential and Non-Residential Uses
- A. All parking lots shall be landscaped with a minimum 5-foot-wide landscaping strip along the entire perimeter, which may include breaks for bicycle, pedestrian and vehicle access, and which shall include the following:
 - i. One canopy or understory tree per 35 feet of linear footage; and
 - ii. Three large shrubs, which are of a type that are able to reach a minimum size of 3 ft. in height within 3 years of planting, per 25 feet of linear footage.
 - B. One interior landscaping island shall be provided for every ten parking spaces. If a lot has multiple interior landscaping islands, the interior landscaping islands must be evenly distributed throughout the parking lot. Each interior landscaping island must include the following:
 - i. A minimum of 200 square feet with a minimum width of 8 feet and at least one tree and at least 4 large shrubs such that no parking space shall be more than 70 feet away from the trunk of a shade or canopy tree.

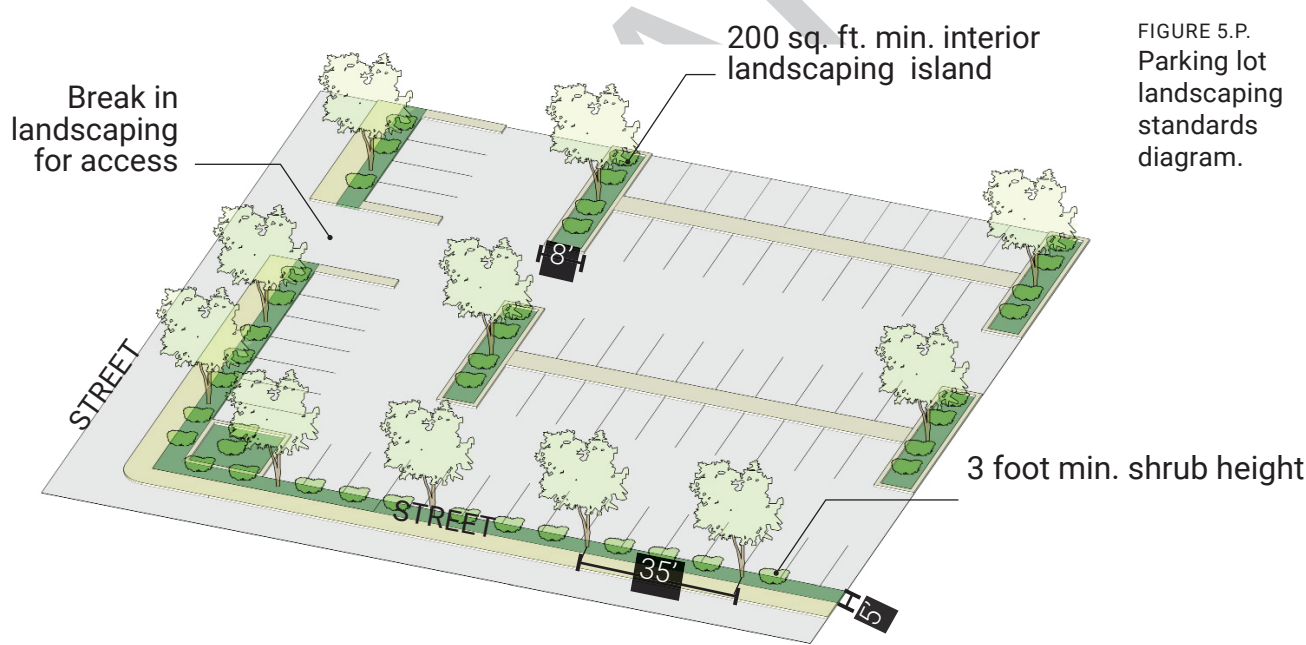


FIGURE 5.P.
Parking lot
landscaping
standards
diagram.

- C. Terminal islands shall be located at either end of each parking row.
- D. Interior islands may be installed below the level of the parking lot surface to allow for stormwater runoff capture.

New proposed buffer standards between uses

2. Buffer Landscaping

A. The following table sets forth the required buffer width between properties:

PROPOSED USE	ABUTTING USE					
	Single Unit Detached (RS-10, RS-12.5, RS-16)	Duplexes (RMU)	Town-houses (RMU)	Multi-unit (RMU)	Cottage Court (RMU, NT)	Non-Residential
Duplexes	5 ft. min.	5 ft. min.	5 ft. min.	5 ft. min.	5 ft. min.	5 ft. min.
Townhouses	5 ft. min.	5 ft. min.	5 ft. min.	5 ft. min.	5 ft. min.	5 ft. min.
Multi-unit	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.
Cottage Court	5 ft. min.	5 ft. min.	5 ft. min.	5 ft. min.	5 ft. min.	5 ft. min.
Non-Residential	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.	No requirement

B. When a buffer is required, a combination of understory trees, canopy trees, and shrubs shall be included along with a 6-foot-tall solid fence or masonry wall (no CMU) on the proposed development’s site along the property line as follows:

Specifications	5 ft. Buffer	10 ft. Buffer
Solid fence or wall height	6 ft. min.	6 ft. min.
Canopy Trees (per 100 ft along shared lot lines)	Not required	3 min.
Understory Trees (per 100 ft along shared lot lines)	4 min.	3 min.
Shrubs	3 min.	4 min.

C. All plantings and trees must be permanently maintained in good growing condition and replaced with new plant materials, when necessary, to ensure continued compliance with applicable landscaping and/or buffer yard requirements.

18-252

3. Minimum Tree Canopy Coverage

- A. A tree canopy coverage plan shall be submitted in the following circumstances:
- i. The development of an undeveloped tract;
 - ii. The redevelopment of any existing tract by removal of a dwelling and replacement with a new dwelling; or
 - iii. The addition to an existing dwelling that results in an area of disturbed soil exceeding 2,500 square feet.
- B. A tree canopy coverage plan shall illustrate how the site will, after a maturation of 20 years, achieve the tree canopy coverage minimums set forth in the table below.

Standard	Residential Multi-Unit and Neighborhood Transitional Zones	Avenue East, Avenue West, and South Gateway Districts	Mill District	Corporate Park District
Tree Canopy Coverage (as a percentage of total lot area)	10% min.	10% min.	10% min.	10% min.

- C. Planting and replacement of trees shall be in accordance with [Section 17-15-1](#) and the Town of Vienna Tree Preservation and Planting Specifications Manual, which is available in hardcopy at the Department of Public Works and online available for download at www.viennava.gov.
- D. Existing trees which are to be preserved, and with no citations having been issued by the Town of Vienna throughout the duration of the project, may be included in the plan to meet all or part of the canopy requirements if the site plan identifies such trees and the trees meet standards of desirability and life expectancy established by the Town. Town of Vienna staff will perform a minimum of two unannounced site inspections to determine compliance with tree protection and preservation regulations during construction.
- E. The Town Council may grant reasonable exceptions or deviations from the requirements of this section when strict application of the requirements would result in unnecessary or unreasonable hardship to the developer, or to allow for reasonable development of the following:
- i. Areas devoid of woody materials;
 - ii. Dedicated school sites;
 - iii. Playing fields and other non-wooded areas and uses of a similar nature;
- F. Violation of this section shall constitute a Class 3 misdemeanor punishable by fine of not more than \$250.00, and each day after the first during which such violation shall continue shall constitute a separate violation.

Sec. 18-252. - Site plan specifications.

E. Provisions for replacement of trees during development as follows:

1.A plan for the planting and replacement of trees on site during development to the extent that, at maturity of 20 years, minimum tree canopies or covers will be provided in the respective zoning districts of the Town as follows:

- a.Twenty percent tree canopy in the RS-16, RS-12.5, and RS-10.
- b.Fifteen percent in the RM-2 and RTH zones.
- c.Ten percent tree canopy in the T, C-1, C-1A, C-2, CMP, and CM zones.
- d.Replacement trees shall be in-kind in accordance with the Tree Preservation and Planting Specifications Manual.

2. All trees planted shall meet the specifications of the Town of Vienna Tree Preservation and Planting Specifications Manual. The Manual will be available in hardcopy at the Department of Public Works and online available for download at www.viennava.gov.

Ö.Existing trees which are to be preserved, and with no citations having been issued by the Town of Vienna throughout the duration of the project, may be included in the plan to meet all or part of the canopy requirements if the site plan identifies such trees and the trees meet standards of desirability and life expectancy established by the Town. Town of Vienna staff will perform a minimum of two unannounced site inspections to determine compliance with tree protection and preservation regulations during construction.

Ö.The Town Council may grant reasonable exceptions or deviations from the requirements of this section when strict application of the requirements would result in unnecessary or unreasonable hardship to the developer, or to allow for reasonable development of the following:

- Ü.Areas devoid of woody materials.
- Ü.Dedicated school sites.
- Ü.Playing fields and other non-wooded areas and uses of a similar nature.

Ö.Violation of this section shall constitute a Class 3 misdemeanor punishable by fine of not more than \$250.00, and each day after the first during which such violation shall continue shall constitute a separate violation.

Lighting standards are not currently included in the code.

SECTION 18-87 LIGHTING

1. The following exterior lighting is prohibited:
 - A. Lasers, searchlights, strobe lights, and blinking lights, excluding temporary holiday lighting.
 - B. Light sources that exceed 200,000 lumens or an intensity in any direction of 2,000,000 candelas or more.
 - C. Low-pressure sodium and mercury vapor light sources.
2. The following exterior lighting is exempt from the regulations of this ordinance:
 - A. Underwater lighting used for the illumination of swimming pools and fountains;
 - B. Temporary holiday lighting displayed for a period not exceeding 45 consecutive days;
 - C. Lighting required and regulated by the Federal Aviation Administration, or other authorized federal, state, or local government agency;
 - D. Emergency lighting used by police, fire, or medical personnel, or at their direction;
 - E. All outdoor lighting fixtures producing light directly from the combustion of fossil fuels, such as gas lighting;
 - F. Security lighting controlled and activated by a motion sensor device for a duration of 10 minutes or less; and
 - G. Luminaires with 1,000 or less initial lumen output.
3. All lighting fixtures shall be full cutoff fixtures and shall be mounted not more than 20 ft. above grade and such that the cone of light is contained on-site and does not cross any property line. The light source from any fixture shall be concealed and shall not be visible from any right-of-way or adjacent properties.
4. Only incandescent, LED, fluorescent, metal halide, or color corrected high-pressure sodium lighting sources may be used. The same light source type shall be used for the same or similar types of lighting on any one site throughout any development.
5. The use of sensor technologies, timers, or other means to activate lighting during times when it will be needed may be required by the zoning administrator to conserve energy, provide safety and promote compatibility between different land uses.
6. Maximum luminance levels shall not exceed 0.5 foot-candles at the property boundary except as may be required herein.
7. All development that incorporates a canopy area over fuel stations, automated teller machines or similar installations shall use a recessed lens cover flush with the bottom surface of the canopy that provides a cutoff or shielded light distribution.
8. Parking lot lighting is permitted in parking lots subject to the following conditions:

Staff notes the need to add standards for lighting for playing fields and sports fields.

- A. Parking lot lights shall be a maximum height of 15 feet; and
 - B. Fixtures shall be mounted in such a manner that the cone of light is contained on-site and does not cross any property line.
9. Lighting that is determined by the Town to create a public hazard can be ordered removed or altered at any time.

Proposed text for building design standards is based on draft design guidelines prepared by staff previously for Maple Avenue Commercial Corridor Design Guidelines.

Standards will need to be further reviewed by consultant.

SECTION 18-88 NON-RESIDENTIAL AND MULTI-UNIT RESIDENTIAL BUILDING DESIGN STANDARDS

In addition to the design standards to be applied by the Board of Architectural Review under Chapter 4 of the Town Ordinances, the following additional design standards shall be considered relative to all new development and all redevelopment or renovation of existing multi-unit residential and non-residential structures where the gross square footage is expanded by more than 50 percent.

- 1. Multi-unit Buildings and Buildings within the Avenue East, Avenue West, Avenue Center and South Gateway Districts
 - A. No building wall plane shall extend for more than 60 feet without a wall offset. When a required wall offset occurs, it shall be at least 4 feet.
 - B. Building walls facing streets between 200 linear feet and 350 linear feet in length must provide a facade break at least 60 feet in length and 30 feet deep.
 - C. A building cannot exceed 350 feet in length.
 - D. Building rooflines facing a street shall continue at the same height for no more than 60 feet and shall vary in height by at least 2 feet when there are required roofline changes.
- 2. Buildings within Avenue East, Avenue West, and Avenue Center Districts
 - A. At least 60 percent of the ground floor facade, excluding parking garage openings, facing a street shall be comprised of visually permeable doors or windows.
- 3. Multi-unit Buildings and Non-Residential Buildings on the Same Site
 - A. Principal buildings shall be located at least 20 feet away from each other.
 - B. Principal buildings shall be at least 35 feet away when the front a building faces another building.

SECTION 18-89 OPEN SPACE STANDARDS

The following describes and depicts acceptable types of open space for development.

New requirement proposed area requirements are located in Article 2

Article 2 currently defines open space as the following:

G. Open Space.

The purpose of open and usable space is to provide areas of trees, shrubs, lawns, pathways and other natural and man-made amenities which function for the use and enjoyment of residents, visitors and other persons. Open space is that portion of a lot at ground level which is:

- i. Eight feet or more in width;
- ii. 120 square feet or more in contiguous area;
- iii. Unoccupied by principal or accessory enclosed structures;
- iv. Not used in whole or in part as roads, alleys, emergency vehicle easement areas, driveways, maneuvering aisles or off-street parking or loading berths.

Open Lawn Area

Open lawn areas are informal areas for passive use bounded by roads or front facing lots. Tree plantings can be informal and the topography irregular. Greens may be used to preserve specimen trees.

Playgrounds

Playgrounds shall be designed with commercial grade play equipment. Playgrounds must meet all federal, state, and local regulations and be compliant with the Americans with Disabilities Act.

Gazebos and Other Shade Structures

Freestanding structures which are covered by a roof and open air on all four sides.

Common Area/Courtyard

An open space that may be improved and landscaped and is usually surrounded by streets and buildings.

Hardscaping and Landscaping

Hard surface areas located on the ground that consist of pavers, stone, or other natural materials, along with fountains, and mixed with landscape materials, such as shrubs, trees, and grasses.

Outdoor Recreational Facilities

An area designed and equipped for the conducting of sports and leisure-time activities, such as pools and sport courts.

Pet Areas

An area designed for pets to exercise and play off leash in a controlled environment under the supervision of their owners.



FIGURE 5.Q.
Example open lawn area.



FIGURE 5.R.
Example playground.



FIGURE 5.S.
Example gazebo.



FIGURE 5.T.
Example courtyard.



FIGURE 5.U.
Example hardscaping and landscaping.



FIGURE 5.V.
Example outdoor recreation facility.

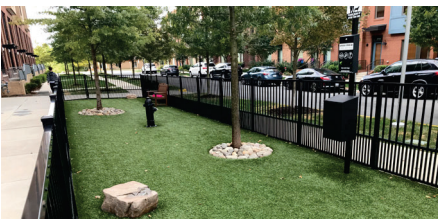
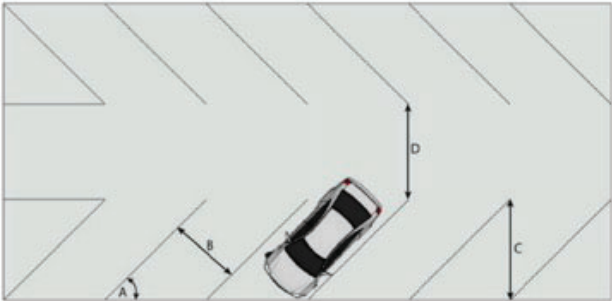


FIGURE 5.W.
Example pet area.

NOTE: PARKING STANDARDS ARE TO BE UPDATED BY NELSON/NYGAARD

SECTION 18-90 PARKING AND LOADING

- 1. No application for a building permit, use permit, or occupancy permit for a building or use in any non-residential zone or district or for any residential use in any non-residential zone or district shall be approved unless the minimum off-street parking requirements are accommodated either on site or off-site in accordance with the requirements herein.
- 2. Required off-street parking spaces are to be made available to and provided for the use of the occupant or occupants and, if applicable, employees, patrons or customers of such uses.
- 3. All off-street parking spaces and adjacent aisles provided in compliance with the requirements of this article shall at least conform to the following minimum dimensions:

Parking Spaces and Aisle Width Dimensions				
A. Parking Angle (degrees)	B. Stall Width (in feet)	C. Stall Length (in feet)	D. Aisle Width, One-way/Two-way (in feet)	
0 (parallel)				 <p>A - Parking Angle B - Stall Width C - Stall Length D - Aisle Width</p>
45				
60				
90				

Required Surface Treatment/Paving

All parking areas shall be constructed of permanent materials, with an asphalt, concrete, or grid paver surface, meeting the specifications of the Town. Gravel or grass shall not be permitted surface treatments used for parking.

Minimum and Maximum Entrance and Exit Widths

Ingress and egress to a public street shall be provided by means of entrances and exits meeting these same specifications and maintaining a width of not less than ____ feet nor more than ____ feet at street right-of-way line.

NOTE: PARKING STANDARDS ARE TO BE UPDATED BY NELSON/NYGAARD

4. Minimum Required Off-Street Parking and Loading Spaces for Vehicles and Bicycles

STANDARD	NON-RESIDENTIAL ZONED AND DISTRICTS					
	AC	AE	AW	OP	NT	RMU
Off-Street Parking Spaces Required (reference specific standards for section)						
Off-Street Visitor Parking						
Accessible Parking Spaces						
Short Term Bicycle Parking (reference standards for short term parking below)						
Long Term Bicycle Parking (reference standards for short term parking below)						
Loading (reference standards for loading below)						

**NOTE: PARKING STANDARDS ARE TO
BE UPDATED BY NELSON/NYGAARD**

5. Permitted locations for parking areas and spaces:
 - A. For duplexes, townhouses, and cottage courts:
 - i. Parking is permitted only to the side of or in the rear of the principal structure.
 - ii. Parking is discouraged between the front of the principal structure and any public street.
 - iii. Parking spaces may be located on a driveway and/or in a garage or carport.
 - B. For non-residential and mixed use:
 - i. Drive aisles are not permitted between the principal structure closest to the public street and the street.
 - ii. Parking is permitted in a side and/or rear yard only.
6. Bicycle parking shall meet the following standards:
 - A. Both short-term and long-term bicycle parking shall be located in visible, well-illuminated areas that do not impede or conflict with automobile or pedestrian traffic.
 - B. Short-term bicycle racks are intended for visitors and shall include inverted “U” bicycle racks and circular bicycle racks.
 - i. Bicycle racks that are located parallel to each other shall be at least 3 feet apart and shall allow bicycles to be locked on both sides without conflict.
 - ii. Bicycle racks that are located in a linear configuration shall be at least 5 feet apart.
 - iii. Bicycle racks shall be securely anchored and shall be easily usable with u-locks and cables.
 - iv. Bicycle racks shall be spaced at least 2 feet from walls, curbs, pavement edges, or other structures.
 - C. Long-term bicycle racks are intended for residents and shall be covered and weather-resistant.
 - i. Long-term bicycle racks may include but are not limited to covered bicycle racks that meet the standards of short-term bicycle racks, bicycle lockers, or bicycle racks that meet the standards of short-term bicycle racks and are located within a parking structure or other enclosed structure.
 - ii. Bicycle lockers shall be anchored in place and have an opening clearance of at least 5 feet.
 - iii. Long-term bicycle racks must be located no more than 100 feet from the building entrance the bicycle rack is intended to serve.
7. Accessible parking spaces shall be provided in off-street parking facilities as required by the most recent American Disabilities Act (ADA) Standards for Accessible Design.

NOTE: PARKING STANDARDS ARE TO BE UPDATED BY NELSON/NYGAARD

- 8. Where off-street parking areas adjoin a lot in a detached residential zone, said parking areas shall be screened in accordance with the provisions of section xx. Any lights used to illuminate said parking areas shall not exceed ten feet in height above grade and shall be so arranged and hooded as to confine all direct light rays entirely within the boundary lines of the parking areas.
- 9. Additional protective conditions may be required in connection with off-street parking adjacent to residential zones, when, in the judgment of the Town Council, such are deemed necessary for the protection, convenience, and quiet of surrounding residential properties.
- 10. At any time that a required parking area shall cease to be available for such use, except as a result of government action, the occupancy or use permit for the principal use to which such parking area is appurtenant shall be revoked and declared null and void, until such time as other acceptable off-street parking space is provided.

New requirement proposed

SECTION 18-91 REFUSE DISPOSAL

- 1. If dumpsters are used for refuse disposal, then each dumpster shall be located on a concrete pad with minimum dimensions of 20 feet by 12 feet and enclosed by adequate walls or opaque fencing of a minimum of one foot taller than the container and no taller than 8 feet.
- 2. The enclosures may not be located in any required front yard, street side yard, required parking area, required landscaping area, or any other area or any other area required by law to be maintained.
- 3. The enclosure may consist of screen fencing of solid wood or masonry (non-CMU) walls.
- 4. Said areas shall protect refuse from dispersal by wind or otherwise and must be kept free of litter and refuse overflow and shall be well drained.
- 5. Refuse disposal areas shall be located so access is unobstructed and are fully accessible to collection equipment and to public health inspection and fire inspection personnel without impeding traffic or encroaching upon required parking spaces.
- 6. Reference Chapter 13A for additional requirements for refuse storage and collection.

New requirement proposed

SECTION 18-92 MECHANICAL AND UTILITY EQUIPMENT

- 1. All rooftop equipment such as air handling units, exhaust fans, and other mechanical systems and equipment shall be placed as close to the middle of the roof as possible as to not be visible from the right-of-way or from adjacent properties.
- 2. In addition to the requirements in 1. above, all rooftop equipment on any building less than 35 feet in height shall be fully screened from view from the right-of-way and adjacent properties by mechanical screening of a material found on the building façade.

3. All equipment should be concealed by a parapet and/or screened architecturally from adjacent streets, public-rights of-way, employing building materials consistent with the facade. Exterior mechanical equipment such as ductwork.
4. Mechanical equipment located on the ground within non-single-unit detached residential projects should be screened when possible with fencing, walls, mural wraps, and landscaping.



FIGURE 5.A.
Illustration
of screening
around
ground-level
mechanical
equipment.

18-159

SECTION 18-93 SIGHT TRIANGLE

1. On any corner lot in a residential zone or district at the intersection of two streets, no building or obstruction shall be permitted more than three feet above the curb level within 25 feet of the intersection of the extension of the two lot lines.

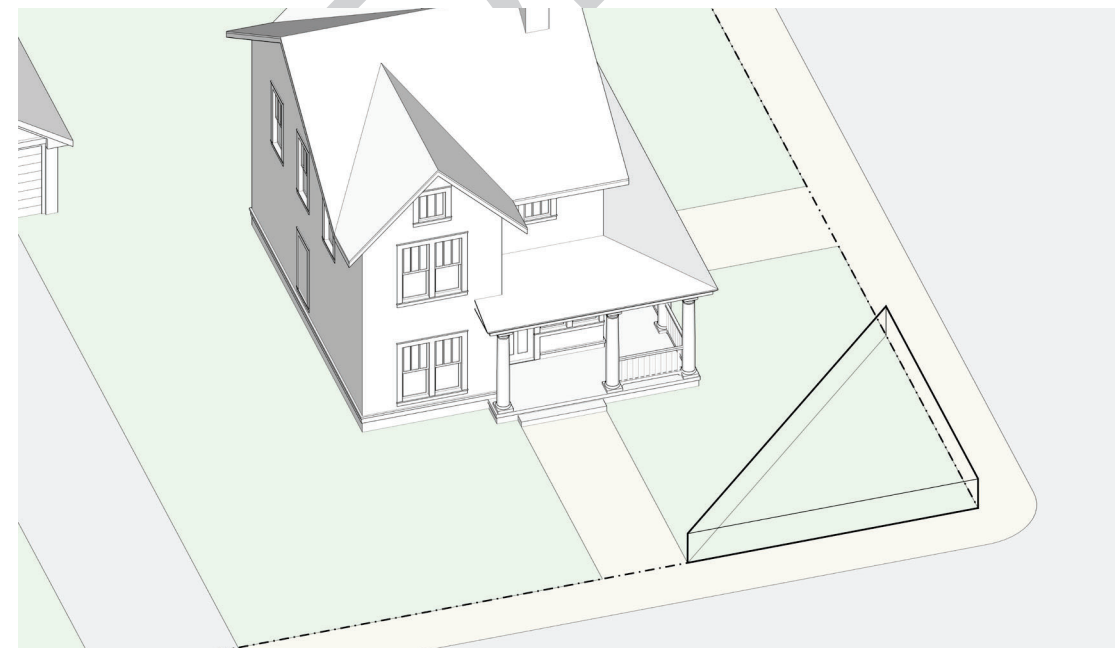


FIGURE 5.B.
Illustration of
sight triangle at
the intersection
of two streets
in a residential
zone or district.

Sec. 18-4 Definitions

Sight triangle means the theoretical triangle at an intersection which must be clear from obstructions to allow clear views between vehicle and/or pedestrians.

Sec. 18-159. Obstruction to vision at corner, residential zone prohibited.

In any corner lot in a residential zone there shall be no planting, structure, fences, shrubbery, or obstruction to vision more than three feet above the curb level within 25 feet of the intersection of any two street lines.

- 2. On any corner lot in a non-residential zone or district at the intersection of two streets, no building or obstruction shall be permitted within eight feet of the intersection of the extension of the two lot lines.

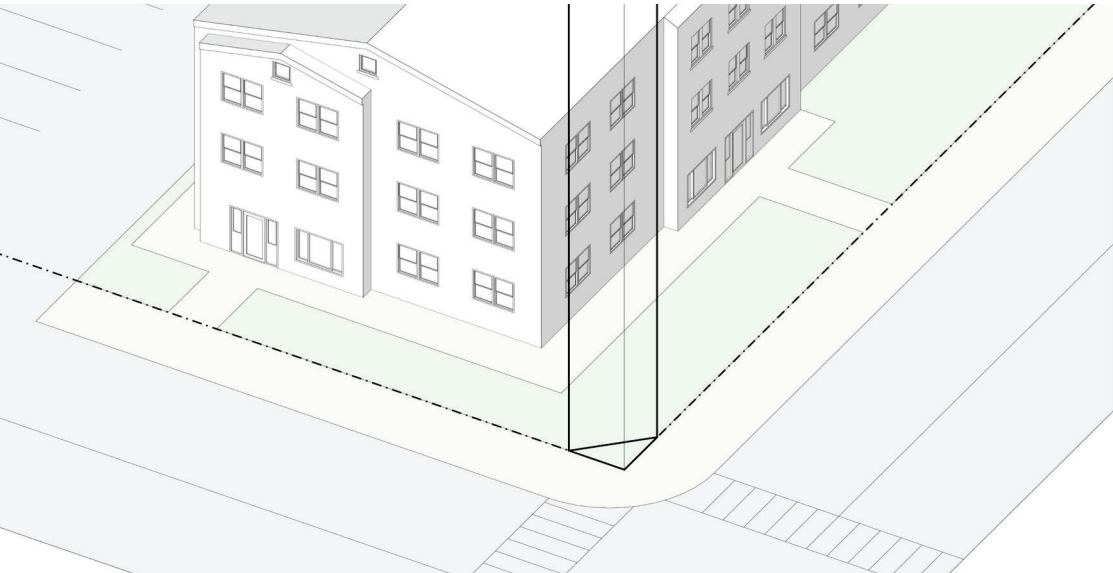


FIGURE 5.C.
Illustration
of the sight
triangle at the
intersection of
two streets in a
non-residential
zone or district.

Residential and commercial
signage standards are
combined in the current code.

SECTION 18-94 SIGN STANDARDS - GENERAL

- 1. Applicability
Any object, letter, figure, design, symbol, artistic display, trademark, flag (excluding federal, state and local flags), illumination of other device intended to call attention to or identify or give direction to any place, subject, person, firm, business, public performance, article, machine or merchandise visible from the exterior of a business, with an area of 1.5 square feet or greater shall be considered a sign, and the below standards are applicable.
- 2. Exclusions
The following are not considered signs per this ordinance. Features not considered signs are excluded from the calculation of sign area.
 - A. Federal, state, and local flags.
 - B. All displays less than 1.5 square feet in area.
- 3. How to Measure Sign Area and Dimensions
 - A. Sign Area. For temporary or permanent signs on a background or window, whether free-standing or wall-mounted, the entire area of the framework or background of the sign is calculated as the sign area. The sign area includes the area of any material or color that is used to differentiate the sign from the sign structure against which it is placed.

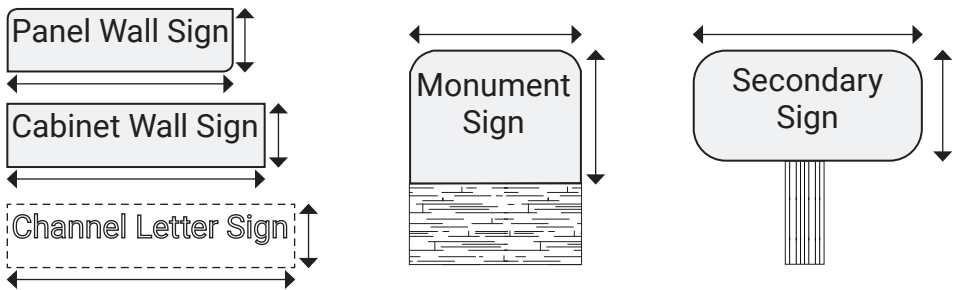


FIGURE 5.D.
Sign area
diagrams.

- B. Sign Height. Sign height is measured by the difference in height between the elevation of the established or proposed grade level beneath the base of the sign and the elevation or point of the uppermost extremity of the sign structure.

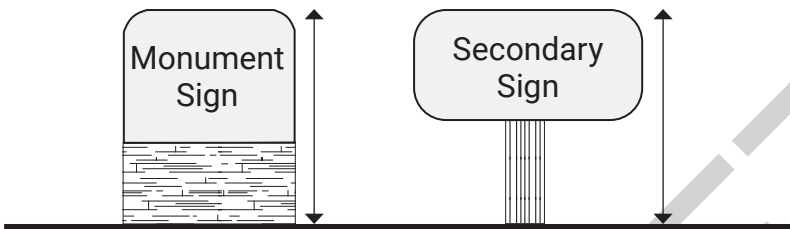


FIGURE 5.E.
Sign height
diagram.

- C. Supports, uprights or structure on which any sign is supported shall not be included in determining the sign area unless such supports, uprights or structure are designed in such a way as to form an integral background of the display; except, however, when a sign is placed on a fence, wall, planter, or other similar structure that is designed to serve a separate purpose other than to support the sign, the entire area of such structure shall not be computed.
- D. Double-sided signage. When two sign faces are placed back-to-back, so that both faces cannot be viewed from any one point at the same time and part of the same sign structure and are not more than 24 inches at its furthest distance apart and not more than 45 degrees at the point of intersection, the sign area shall be computed by the measurement of one of the faces.

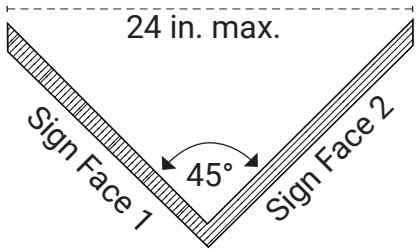


FIGURE 5.F.
Double-sided
sign diagram.

4. How to Apply Permitted Sign Area
- Sign area for permanent building-mounted and ground-mounted signage is determined by building frontage or street frontage.
- A. All sign types count towards either ground-mounted sign area or building-mounted sign area.

B. Multi-tenant sites and buildings. No single tenant may exceed the sign area of the width of the tenant frontage, however, the allocation of the permitted building- or ground-mounted signage between tenants and other signage is at the discretion of the landowner or building manager.

C. Multi-story sites and buildings. All sign area is based on the ground level building frontage. Sign area must be shared with all tenants on upper levels at the discretion of the landowner or building manager.
5. Sign Illumination
- Certain sign types may be illuminated as indicated herein. The type of lighting depends on the sign type and on the zone or district in which it is located as set forth herein. The following defines and provides example depictions of the various sign lighting types used in this article.
- A. Limit on internal illumination. Internally illuminated signs are limited to a maximum of 150 lumen output, and a maximum correlated color temperature of 3500 Kelvin.

B. Signs on building frontages within 50 feet of residential zoning districts. Any sign located on building frontages within 50 feet of a property line adjoining a residentially zoned property or of a property line adjoining a public alley that separates commercial/industrial districts and residential zones shall not be illuminated.

C. External illumination. All external light sources for signage should be shielded and down-facing, and the light shall be so directed that only the face of the sign is illuminated.

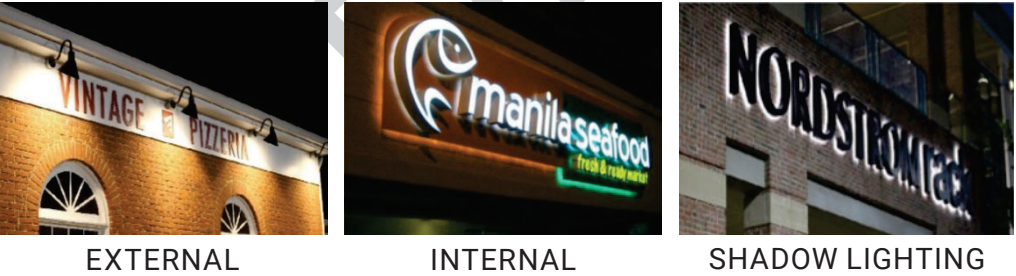


FIGURE 5.G.
Sign
illumination
examples.

6. Sign Setback, Ground-Mounted Signs
- A. Minimum sign setback. All sign structures must be set back from the right-of-way a minimum distance equal to the sign height.

B. Sight triangle. Signs must meet the height restrictions of Section 18-93 Sight Triangle.
7. Certificate of Appropriateness Required
- A. All permanent sign types are required to be reviewed by the Board of Architectural Review and shall not be permitted or constructed until the issuance of a Certificate of Appropriateness.

- B. Signs meeting the requirement of a Master Sign Plan previously approved by the Board of Architectural Review, signs within the Church Street Vision Overlay, and temporary signs are exempted from review by the Board of Architectural Review.

8. Master Sign Plan

A Master Sign Plan for a Multi-Tenant Site can be approved by the Board of Architectural Review. Master Sign Plans approve the location and design of signs. No Master Sign Plan permits additional sign area or height above what is permitted per the zoning district. Applicants wishing to deviate from an approved Master Sign Plan must appear before the Board of Architectural Review.

9. Prohibited Signs

The following signs are prohibited in all zones and districts.

- A. Signs and/or sign structures which are erected on any property without the express written permission of the property owner or their authorized agents.
- B. Signs constructed/installed without the approval of permit and review by the Board of Architectural Review when required. Exceptions: Features below 1.5 square feet in area, and temporary signs.
- C. Signs which are a public nuisance for, without limitation, reasons of amplified sound, smoke, vapor, particle emission or objectionable odors.
- D. Moving or rotating signs, flags, pennants, streamers, balloons, or similar devices which involve motion or rotation of any part or display.
- E. Signs with electronic messages, signs with changeable copy, signs with changing color(s), signs with flashing, blinking, or oscillating effects, signs that imitate movement through lighting effects, or signs that use video display of any kind. Exception: As expressly permitted herein or for fuel station pricing signs in which prices are displayed continuously.
- F. Any exposed-tubing lighting arrangement, except that:
 - i. Signs of more than 1.5 square feet in total area and consisting of exposed tubing that were in existence as of August 19, 1991, may continue in operation only so long as they remain in good operating condition and provided that they are not replaced or altered in any manner whatsoever. For the purposes of this section, the term “replaced” shall mean the removal of an existing lighting arrangement and its substitution with any other type as defined herein; and the term “altered” shall mean the process of changing, enlarging, extending, or reducing the existing lighting arrangement.
 - ii. Any business establishment may have one or more signs with exposed-tubing lighting if the total area does not exceed 1.5 square feet with the condition that the sign is not moving or blinking.
- G. Portable signs. Signs located on trailers, wheels, or affixed to a vehicle intended for advertising. Exception: Business related vehicles parked on-site with valid tags and registration.

- H. Signs that contain words, pictures, or statements which are obscene.
- I. Signs in the right-of-way. See [Town Code Section Sec. 10-28.1](#).

10. Removal of Unsafe, Unlawful, or Abandoned Signs

- A. Within 30 days of the date of written notice by the Town, the owner, person, or firm maintaining a sign shall correct violations when a sign becomes unsafe, is in danger of falling, is determined by the Town to be a nuisance in accordance with [Town of Vienna Code Sec. 10-20 – Nuisances](#), is deemed unsafe by the Town, or it is unlawfully erected in violation of any of the provisions of this article. Necessary actions to correct violations may require making repairs or removing the sign.
- B. If the owner of the person or firm maintaining the sign has not complied with the terms of said notice within 30 days of the date of the notice, the Town may remove or cause to be removed the sign at the expense of the property owner or authorized agent. In the event of immediate danger, the Town may remove the sign immediately without advance notice.
- C. Signs must be covered or removed once a property is abandoned.

SECTION 18-95 SIGN STANDARDS - PERMANENT SIGNS BY DISTRICT

Permanent signage is permitted for commercial, multi-family and institutional uses in all zoning districts.

1. Avenue East (AE), Avenue West (AW) & Gateway South (GS)
- A. Ground-mounted Signs - Avenue East (AE), Avenue West (AW) & Gateway South (GS)

AGGREGATE SIGN AREA		
Primary Street Frontage of 124 linear ft or less		36 square feet max.
Primary Street Frontage of 125 to 249 linear ft		46 square feet max.
Primary Street Frontage of 250 linear ft or more		70 square feet max.

SIGN HEIGHT		
Primary Street Frontage of 124 linear ft or less		6 feet max.
Primary Street Frontage of 125 to 249 linear ft		10 feet max.
Primary Street Frontage of 250 linear ft or more		14 feet max.

SIGN TYPE, LOCATION & QUANTITY		
MONUMENT		
Primary Street Frontage of 124 linear ft or less		One per site max.
Primary Street Frontage of 125 to 249 linear ft		Two per site max.
Primary Street Frontage of 250 linear ft or more		Three per site max.
SECONDARY		
All sites & structures		No sign count limit; may not exceed aggregate sign area
FREESTANDING HANGING		
Primary Street Frontage of 124 linear ft or less		Two per site max.
Primary Street Frontage of 125 to 249 linear ft		Two per site max.
Primary Street Frontage of 250 linear ft or more		No sign count limit; may not exceed aggregate sign area

ILLUMINATION TYPES PERMITTED		
External	External shadow lighting	Internal

B. Building-mounted Signs - Avenue East (AE), Avenue West (AW) & Gateway South (GS)

AGGREGATE SIGN AREA		
All Sites & Structures		2 sq. ft. of sign area max. per linear foot of building frontage at ground level

SIGN TYPE, LOCATION & QUANTITY		
WALL		
All sites & structures		No sign count limit; may not exceed aggregate sign area
WALL, MINOR		
All sites & structures		No sign count limit; may not exceed aggregate sign area
PROJECTING		
Primary Street Frontage of 124 linear ft or less		One per structure max.
Primary Street Frontage of 125 to 249 linear ft		One per building frontage max.
Primary Street Frontage of 250 linear ft or more		One per building frontage max.
PROJECTING, MINOR		
Primary Street Frontage of 124 linear ft or less		One per building frontage max.
Primary Street Frontage of 125 to 249 linear ft		One per building tenant max., located on ground level only
Primary Street Frontage of 250 linear ft or more		One per building tenant max., located on ground level only
Multi-Story Structure (Single or multi-tenant)		One per building tenant max., located on ground level only
WINDOW		
All Sites & Structures		One per window frame max. at ground level
AWNING		
All Sites & Structures		No sign count limit; may not exceed aggregate sign area
CANOPY		
All Sites & Structures		Two per canopy max.

ILLUMINATION TYPES PERMITTED		
External	External shadow lighting	Internal

2. Avenue Center (AC), Church Street District (CSD)
- A. Ground-mounted Signs - Avenue Center (AC), Church Street District (CSD)

AGGREGATE SIGN AREA	
Primary Street Frontage of 124 linear ft or less	24 square feet max.
Primary Street Frontage of 125 to 249 linear ft	36 square feet max.
Primary Street Frontage of 250 linear ft or more	48 square feet max.

SIGN HEIGHT	
All sites	6 feet max.

SIGN TYPE, LOCATION & QUANTITY	
MONUMENT	
Primary Street Frontage of 124 linear ft or less	One per site max.
Primary Street Frontage of 125 to 249 linear ft	Two per site max.
Primary Street Frontage of 250 linear ft or more	Three per site max.
SECONDARY	
All sites & structures	No sign count limit; may not exceed aggregate sign area
FREESTANDING HANGING	
Primary Street Frontage of 124 linear ft or less	Two per site max.
Primary Street Frontage of 125 to 249 linear ft	Three per site max.
Primary Street Frontage of 250 linear ft or more	Four per site max.

ILLUMINATION TYPES PERMITTED	
External	External shadow lighting

B. Building-mounted Signs - Avenue Center (AC), Church Street District (CSD)

AGGREGATE SIGN AREA		
All Sites & Structures		2 sq. ft. of sign area max. per linear foot of building frontage at ground level
SIGN TYPE, LOCATION & QUANTITY		
WALL		
All sites & structures		No sign count limit; may not exceed aggregate sign area
WALL, MINOR		
All sites & structures		No sign count limit; may not exceed aggregate sign area
PROJECTING		
Primary Street Frontage of 124 linear ft or less		One per structure max.
Primary Street Frontage of 125 to 249 linear ft		One per building frontage max.
Primary Street Frontage of 250 linear ft or more		One per building frontage max.
PROJECTING, MINOR		
Primary Street Frontage of 124 linear ft or less		One per building frontage max.
Primary Street Frontage of 125 to 249 linear ft		One per building tenant max., located on ground level only
Primary Street Frontage of 250 linear ft or more		One per building tenant max., located on ground level only
Multi-Story Structure (Single or multi-tenant)		One per building tenant max., located on ground level only
WINDOW		
All Sites & Structures		One per window frame max. at ground level
AWNING		
All Sites & Structures		No sign count limit; may not exceed aggregate sign area
CANOPY		
All Sites & Structures		Two per canopy max.
ILLUMINATION TYPES PERMITTED		
External	External shadow lighting	Internal

3. Church Street Vision Overlay
A. Ground-mounted Signs - Church Street Vision Overlay

AGGREGATE SIGN AREA		
All sites		24 square feet max.
SIGN HEIGHT		
All sites		4 feet max.
SIGN TYPE, LOCATION & QUANTITY		
MONUMENT		
All sites		No sign count limit; may not exceed aggregate sign area
SECONDARY		
All sites		No sign count limit; may not exceed aggregate sign area
FREESTANDING HANGING		
All sites		No sign count limit; may not exceed aggregate sign area
ILLUMINATION TYPES PERMITTED		
External		

B. Building-mounted Signs - Church Street Vision Overlay

AGGREGATE SIGN AREA	
All sites & structures	No sign count limit; may not exceed aggregate sign area
SIGN TYPE, LOCATION & QUANTITY	
WALL	
All sites & structures	No sign count limit; may not exceed aggregate sign area
WALL, MINOR	
All sites & structures	No sign count limit; may not exceed aggregate sign area
PROJECTING, MINOR	
All sites & structures	One per tenant max.
WINDOW	
All sites & structures	One per tenant max., no larger than 25% of window area where sign is located
AWNING	
All sites & structures	One per tenant max.
CANOPY	
All sites & structures	One per canopy max.
ILLUMINATION TYPES PERMITTED	
External	

- i. General design requirements:
 - a. Signs shall be integrated into the design of the building. They shall not interfere with the architectural integrity or features of the building and meet the sign design guidelines of this section.
 - b. Neon lighting shall not be used as a sign component.
- ii. Design guidelines for signs. Signs shall provide a coordinated image between signs and buildings and provide adequate exposure for the businesses.
 - a. General sign design requirements:
 - 1. Signs shall be integrated into the design of the building and shall not interfere with the architectural integrity or features of the building.
 - 2. Exterior signs shall face public thoroughfares or rear parking lots.
 - 3. Signs may not be placed nearer to a window or door than a distance equal to the width of any molding surrounding the window or door. In the event there is no molding, the sign shall not be placed nearer to the edge of a window or door than four inches.

4. Multiple panel signs shall be designed to create a harmonious overall impression.
5. Exterior signs shall have an element of “three-dimensionality.”
- b. Content and layout
 1. Sign layouts shall be centered within the sign area such that there is a border space around the entire sign with a width equal to ten percent of the total sign width.
 2. Sign designs and letter forms shall be professionally prepared.
- c. Materials
 1. Materials for signs will be consistent with the building architecture.
 2. Signs shall be made of predominately natural materials such as wood, metal or stone.
 3. Synthetic materials, including plastic and sign foam, may be used only when it is finished to appear as a natural material.
 4. Unpainted plastic, molded plastic letters and vinyl leaf shall not be used.
 5. Glass beads or sand maybe used to add texture.
 6. Only genuine metallic leaf products in gold or silver and Palladium leaf (a.k.a. Dutch Metal) may be used.
- d. Facade signs
 1. Facade signs may not interfere with or interrupt building details or openings and shall be designed in coordination with the structure. Facade signs include any wall mounted sign facing the front street, rear customer entrance or other public way.
 2. Facade signs may be placed flat or perpendicular against any building side that fronts a parking lot or public thoroughfare.
 3. Facade signs must be permanently and securely attached to the building.
 4. Facade signs must be reinforced with a continuous metal band around the outer edge of the sign.
 5. Facade signs shall be below the trim fascia or gutter line.
 6. Facade signs shall not eclipse the roofline.
 7. Facade signs such as light fixtures may be architecturally part of the structure.
 8. Perpendicular signs may not project more than four feet from the building facade and may not interfere with the building’s architectural elements.
- e. Canopy signs. Canopy signs may only be placed flat along the canopy valance.
- f. Additional sign restrictions
 1. Signs may not use fluorescent colors, paint additives such as “pearl” or “metal flake” reflective sheeting, or refractive metallic films, including gold leaf vinyl sheeting.
 2. Signs may not be placed or erected upon the roof of any building.

4. Corporate (CP)
A. Ground-mounted Signs - Corporate (CP)

AGGREGATE SIGN AREA		
All sites		150 square feet max.

SIGN HEIGHT		
All sites		10 feet max.

SIGN TYPE, LOCATION & QUANTITY		
MONUMENT		
All sites		One per entrance max.
SECONDARY		
All sites		No sign count limit; may not exceed aggregate sign area

ILLUMINATION TYPES PERMITTED		
External	External shadow lighting	Internal

B. Building-mounted Signs - Corporate (CP)

AGGREGATE SIGN AREA		
All sites & structures		500 sq. ft. max. per site
SIGN TYPE, LOCATION & QUANTITY		
WALL		
All sites & structures		No sign count limit; may not exceed aggregate sign area
WALL, MINOR		
All sites & structures		No sign count limit; may not exceed aggregate sign area
PROJECTING, MINOR		
All sites & structures		No count limit, at ground level only; may not exceed aggregate sign area
AWNING		
All sites & structures		No sign count limit; may not exceed aggregate sign area
CANOPY		
All sites & structures		No sign count limit; may not exceed aggregate sign area
ILLUMINATION TYPES PERMITTED		
External	External shadow lighting	Internal

5. Mill District (M)
A. Ground-mounted Signs - Mill District (M)

AGGREGATE SIGN AREA		
All sites		36 square feet max.
Sites with trail frontage		48 square feet max.
SIGN HEIGHT		
All sites		6 feet max.
SIGN TYPE, LOCATION & QUANTITY		
MONUMENT		
All sites		One per entrance max.
Sites with trail frontage		One per trail frontage max.
SECONDARY		
All sites		No sign count limit; may not exceed aggregate sign area
FREESTANDING HANGING		
All sites		One per site max.
Sites with trail frontage		One per trail frontage max.
ILLUMINATION TYPES PERMITTED		
External	External shadow lighting	Internal

B. Building-mounted Signs - Mill District (M)

AGGREGATE SIGN AREA		
All sites & structures		2 sq. ft. of sign area max. per linear foot of building frontage at ground level
SIGN TYPE, LOCATION & QUANTITY		
WALL		
All sites & structures		One per building frontage max.
WALL, MINOR		
All sites & structures		No sign count limit; may not exceed aggregate sign area
PROJECTING, MINOR		
All sites & structures		One per building tenant max., at ground level only
WINDOW		
All sites & structures		One per window frame max.
Multi-Story Structure (Single or multi-tenant)		One per window frame max., at ground level only
AWNING		
All sites & structures		No sign count limit; may not exceed aggregate sign area
CANOPY		
All sites & structures		Two per canopy max.
ILLUMINATION TYPES PERMITTED		
External	External shadow lighting	Internal

6. Neighborhood Transitional (NT)

A. Ground-mounted Signs - Neighborhood Transitional (NT)

AGGREGATE SIGN AREA	
All sites	18 square feet max.
SIGN HEIGHT	
All sites	4 feet max.
SIGN TYPE, LOCATION & QUANTITY	
MONUMENT	
All sites	One per entrance max.
SECONDARY	
All sites	No sign count limit; may not exceed aggregate sign area
FREESTANDING HANGING	
All sites	One per site max.
ILLUMINATION TYPES PERMITTED	
External	External shadow lighting

B. Building-mounted Signs - Neighborhood Transitional (NT)

AGGREGATE SIGN AREA	
All sites & structures	5 square feet per tenant max.
SIGN TYPE, LOCATION & QUANTITY	
WALL	
All sites & structures	One per tenant max.
WALL, MINOR	
All sites & structures	No sign count limit; may not exceed aggregate sign area
PROJECTING, MINOR	
All sites & structures	One per tenant max.
AWNING	
All sites & structures	No sign count limit; may not exceed aggregate sign area
CANOPY	
All sites & structures	One per canopy max.
ILLUMINATION TYPES PERMITTED	
None	

7. Non-Residential in RS-10, RS-12.5 & RS-16

A. Ground-mounted Signs - Non-Residential in RS-10, RS-12.5 & RS-16

AGGREGATE SIGN AREA	
All sites	36 square feet max.
SIGN HEIGHT	
All sites	4 feet max.
SIGN TYPE, LOCATION & QUANTITY	
MONUMENT	
All sites	One per frontage max.
SECONDARY	
All sites	No sign count limit; may not exceed aggregate sign area
FREESTANDING HANGING	
All sites	One per entrance max.
ILLUMINATION TYPES PERMITTED	
External	

B. Building-mounted Signs - Non-Residential in RS-10, RS-12.5 & RS-16

AGGREGATE SIGN AREA	
All sites & structures	24 square feet max.
SIGN TYPE, LOCATION & QUANTITY	
WALL	
All sites & structures	One per building max.
WALL, MINOR	
All sites & structures	No sign count limit; may not exceed aggregate sign area
PROJECTING, MINOR	
All sites & structures	One per building frontage max.
AWNING	
All sites & structures	One per building frontage max.
CANOPY	
All sites & structures	One per canopy max.
ILLUMINATION TYPES PERMITTED	
External	External shadow lighting

8. Parks & Recreation (PR), Parks & Conservation (PC)
A. Ground-mounted Signs - Parks & Recreation (PR), Parks & Conservation (PC)

AGGREGATE SIGN AREA	
All sites	24 square feet max.

SIGN HEIGHT	
All sites	4 feet max.

SIGN TYPE, LOCATION & QUANTITY	
MONUMENT	
All sites	One per frontage max.
SECONDARY	
All sites	No sign count limit; may not exceed aggregate sign area
FREESTANDING HANGING	
All sites	One per frontage max.

ILLUMINATION TYPES PERMITTED	
External	

B. Building-mounted Signs - Parks & Recreation (PR)

AGGREGATE SIGN AREA	
All sites & structures	24 square feet max.

SIGN TYPE, LOCATION & QUANTITY	
WALL	
All sites & structures	One per building max.
WALL, MINOR	
All sites & structures	No sign count limit; may not exceed aggregate sign area
PROJECTING, MINOR	
All sites & structures	One per building frontage max.

ILLUMINATION TYPES PERMITTED	
External	

- i. Other District Sign Regulations
 - a. No building-mounted signs are permitted in Parks & Conservation (PC)
 - b. Scoreboards. Scoreboards and other features of sports fields displaying images and information related to the use of the field are not subject to the height or size restrictions of the Parks & Recreation (PR) zoning district. Any portion of the sign dedicated to sponsorship or other advertising must be incidental to the score board use of the structure.

9. Residential Multi-Unit (RMU)
A. Ground-mounted Signs - Residential Multi-Unit (RMU)

AGGREGATE SIGN AREA	
All sites	24 square feet max.

SIGN HEIGHT	
All sites	4 feet max.

SIGN TYPE, LOCATION & QUANTITY	
MONUMENT	
All sites	No sign count limit; may not exceed aggregate sign area
SECONDARY	
All sites	As needed
FREESTANDING HANGING	
All sites	One per entrance max.

ILLUMINATION TYPES PERMITTED	
External	

B. Building-mounted Signs - Residential Multi-Unit (RMU)

AGGREGATE SIGN AREA	
All sites & structures	24 square feet max.
SIGN TYPE, LOCATION & QUANTITY	
WALL, MINOR	
All common structures	No sign count limit; may not exceed aggregate sign area
PROJECTING, MINOR	
All common structures	No sign count limit; may not exceed aggregate sign area
ILLUMINATION TYPES PERMITTED	
External	

DRAFT

10. Permanent Sign Types

A. Ground-mounted Signs

- i. Monument
 - a. Ground-mounted signage over 10 square feet.
 - b. Monument signs may have a closed or open base with two posts. No single post pylons are permitted for this sign type.
 - c. Monument signs may be two-sided.
- ii. Secondary
 - a. Ground-mounted signage between 1.5 and 9.9 square feet.
 - b. May be single or double pylon, hanging or monument style signs.
 - c. Secondary signs may be two-sided.

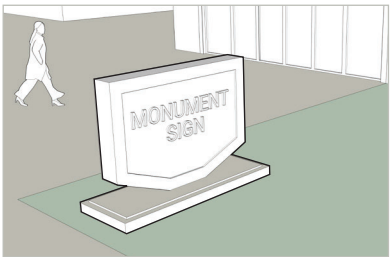


FIGURE 5.X.
Monument sign
example

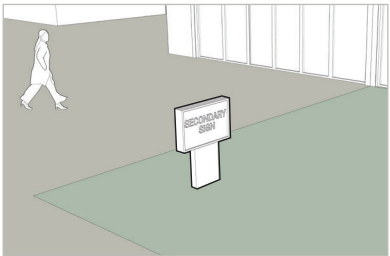


FIGURE 5.Y.
Secondary sign
example



FIGURE 5.Z.
Freestanding
hanging sign
example

- iii. Freestanding Hanging
 - a. Hanging signage panels must be affixed to the stanchion with chain links or other permanent materials.
 - b. Freestanding hanging signs may be two-sided.

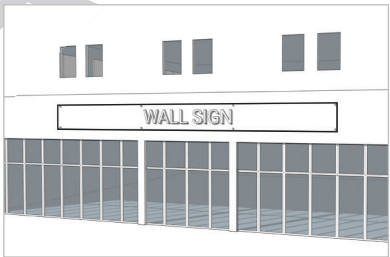


FIGURE 5.AA.
Wall sign
example

B. Building-mounted Sign Types

- i. Wall Signs
 - a. Wall mounted signage exceeding 10 square feet
 - b. All signs must be permanently affixed parallel to the building surface for which its mounted
- ii. Wall, Minor
 - a. Wall mounted signage between 1.5 and 9.9 square feet
 - b. All signs must be permanently affixed parallel to the building surface for which its mounted
- iii. Projecting
 - a. Projecting signs 15 square feet in area or more
 - b. Signs oriented perpendicular from the façade of the building for which they are mounted.

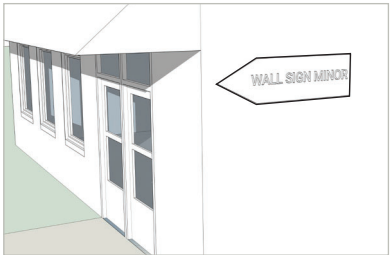


FIGURE 5.AB.
Wall sign, minor
example



FIGURE 5.AC.
Projecting sign
example

- iv. Projecting, Minor
 - a. Signs oriented perpendicular from the façade of the building for which they are mounted.
 - b. Projecting signs between 1.5 and 14.9 square feet in area.



FIGURE 5.H.
Projecting,
minor sign
example

- v. Awning
 - a. The lowest point of an awning may not be closer than 8 feet to the grade below the awning.
 - b. Signage and imagery may be located on the valance, face or sides of the awning fabric.

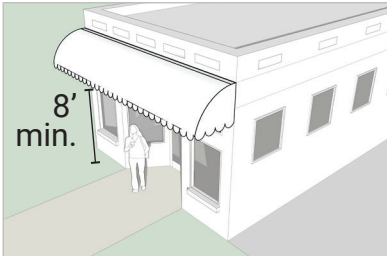


FIGURE 5.I.
Awning
example

- vi. Canopy
 - a. The lowest point of a canopy may not be closer than 8 feet to the grade below the canopy.
 - b. Signage may be attached to the canopy but must maintain the minimum clearance from the lowest point of the canopy to the grade below.



FIGURE 5.J.
Canopy
example

- vii. Window
 - a. Window signs must be affixed to the interior of windows.
 - b. Damaged or faded window signs must be removed.

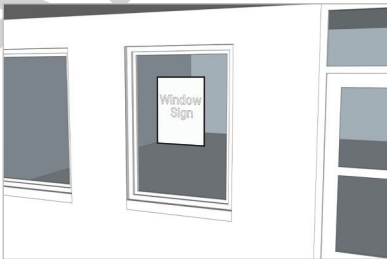


FIGURE 5.K.
Window sign
example

SECTION 18-96 SIGN STANDARDS - TEMPORARY SIGNS

1. Temporary Signs – Commercial, Multi-Unit, and Institutional
Temporary signs are permitted for commercial, multi-unit and institutional uses in all zoning districts.

STANDARDS FOR TEMPORARY WINDOW SIGNS			
Type of Sign	Sign Area	Number of Signs Permitted	Maximum Duration of Display
Window signs	25% max. of total area of single window	1 sign per window	60 days
A-Frame signs	12 sq. ft. max. for any single sign	1 sign per tenant	Unlimited
Banners & yard signs	25 sq. ft. max. for any single sign	50 sq. ft. max. cumulative sign area	60 days
Non-commercial signs (construction, for sale, rent, or lease)	32 sq. ft. max. total sign area	1 sign per frontage max.	During duration of construction, sale, rent or lease

2. Other Regulations for Temporary Signage
- A. Sign materials. Temporary signs must be constructed durable weather resistant materials.
 - B. Moving or unsecured signs prohibited. Banners and non-rigid signage must be affixed to a building or frame as to not move with the wind or function as a flag.
 - C. Non-commercial sign (construction, for sale, rent, or lease) shall not exceed 5 feet in height.
 - D. Sign Height, yard signs. Temporary yard signs shall not exceed 4 feet in height.
 - E. Sign condition. Damaged, faded, or torn temporary signs must be removed.
 - F. Sign location. Signs must not block pedestrian access ways.
 - G. All temporary signs must be located on private property, and only posted with the permission of the property owner.
 - H. Unauthorized signs are to be removed by the property owner or tenant.
3. Church Street Vision Overlay
Temporary window signs may not cover more than ten percent of any window area in which it is placed. Temporary window signs may not stay up for more than 30 days at one time and there may be no more than four such signs posted in any one calendar year.

4. Temporary Sign Types

A. A-Frame

- i. All signs must be clear of pedestrian pathways on private property.
- ii. A-Frame signs are to be displayed only during a business’s operating hours.
- iii. A-Frame signs may not be placed in the right-of-way.

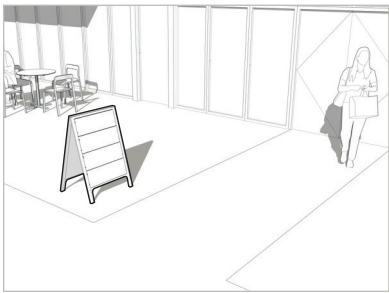


FIGURE 5.L.
A-Frame sign
example

B. Banner

- i. Banners must be affixed to a flat surface such as a building, railing or a solid frame to remain static.

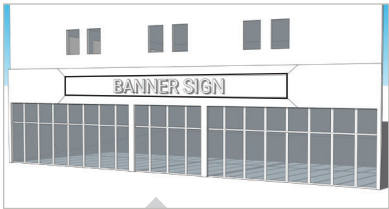


FIGURE 5.M.
Banner sign
example

C. Window

- i. Window signs must be affixed to the interior of windows.
- ii. Damaged or faded window signs must be removed.

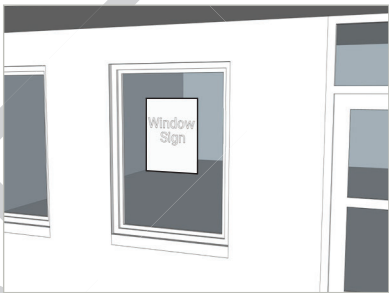


FIGURE 5.N.
Window sign
example

D. Yard

- i. Yard signs must be constructed of durable, weather resistant materials.

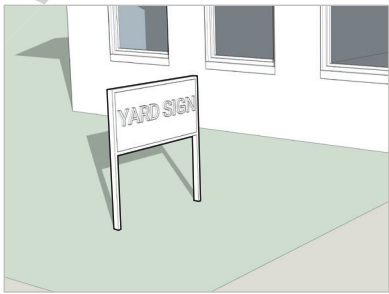


FIGURE 5.O.
Yard sign
example

18-172.1

SECTION 18-97 UNDERGROUND UTILITY SERVICES

1. All utility services including, but not limited to, all wires, cables, pipes, conduits, and appurtenant equipment carrying or used in connection with the furnishing of electric power, telephone, telegraph, cable television, petroleum, gas, steam, water or sewer systems shall, after the effective date of the ordinance from which this section is derived, be placed below the surface of the ground; provided that:
 - A. Equipment such as electric distribution transformers, switchgear, meter pedestals, and telephone pedestals, which is normally installed above ground in accordance with accepted utility practices for underground distribution systems, may be so installed; and
 - B. Meters, service connections, and similar equipment normally attached to the outside wall of the premises it serves may continue to be so installed.
2. Existing overhead utility services to any building, accessory building, or structure erected prior to the effective date of the ordinance from which this section is derived may remain overhead when repaired, replaced, or increased in capacity.
3. All improvements herein required shall be constructed in accordance with accepted standards of utility practice for underground construction.
4. Whenever relocation of utility facilities is compelled by any construction undertaken by any unit of government, the provisions of this section may be waived by the Town Council.

New requirement proposed

SECTION 18-98 WALK-UP FACILITIES

Walk-up facilities are permitted for non-residential buildings.

New requirement proposed, text to be included in next draft

SECTION 18-99 WIRELESS FACILITIES

[to be added]

Sec. 18-172.1. - Underground utility services.

A.All utility services, including, but not limited to, all wires, cables, pipes, conduits and appurtenant equipment, carrying or used in connection with the furnishing of electric power, telephone, telegraph, cable television, petroleum, gas, steam, water or sewer systems, shall, after the effective date of the ordinance from which this section is derived, be placed below the surface of the ground; provided that:

a)Equipment such as electric distribution transformers, switchgear, meter pedestals, and telephone pedestals, which is normally installed above ground in accordance with accepted utility practices for underground distribution systems, may be so installed;

(b)Meters, service connections, and similar equipment normally attached to the outside wall of the premises it serves may continue to be so installed; and

(c)Existing overhead utility services to any building, accessory building, or structure erected prior to the effective date of the ordinance from which this section is derived may remain overhead when repaired, replaced, or increased in capacity.

B.All improvements herein required shall be constructed in accordance with accepted standards of utility practice for underground construction.

C.Whenever relocation of utility facilities is compelled by any construction undertaken by any unit of government, the provisions of this section may be waived by the Town Council.