TOWN of WESTON, CONNECTICUT

Incorporated 1787

Planning & Zoning Commission

Proposed May 16, 2011
Amended: July 13, 2011
Amended: July 18, 2011
Public Hearing: September 6, 2011

Proposed Zoning Regulation Amendment
Sections 350 and 351, Signs

Section 350 is deleted in its entirety and replaced as follows

Proposed New Sign Regulations:

Section 350. Signs. No exterior Sign or Sign visible from the exterior of a Structure shall be installed, erected or placed except as follows:

350.1 Residential Signs. The installation of Signs on residential parcels shall be permitted only as follows:

350.1.1 Street Address Signs. The installation of up to two (2) Signs each not to exceed two (2) square feet in area and bearing only the street address and/or the name of the resident shall be permitted.

350.1.2 Home Occupation Signs. The installation of one (1) Sign bearing only the name of the home occupation conducted therein and/or the nature of such occupation shall be permitted. Such Sign shall consist of a support post and crossbeam and a single primary placard measuring no more than two (2) square feet in area.

350.2 NSC District Signs. The installation of Signs within the NSC District shall be permitted only as follows:

350.2.1 Directional Signs. Signs for the direction of vehicular traffic may be installed as may be determined to be necessary by the Commission in its discretion.

350.2.2 Business Signs. The installation of one (1) Sign bearing only the name of such business may be installed on the front façade of the area occupied by each business operating within the NSC District. No Sign may be affixed to any surface other than a vertical wall and no portion of such Sign shall extend above

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the wall on which it is affixed. Liquor license permittee designation or other Signs necessary in connection with a valid liquor permit shall be permitted provided such Signs are no larger than is statutorily required.

350.2.3 Shopping Center Sign. One (1) Sign bearing only the name of the shopping center and/or its street address may be installed as determined by the Commission in its discretion.

350.3 Special Permit Signs. The installation of Signs on parcels subject to a Special Permit shall be permitted only as may be approved by the Commission in its discretion. In no event shall any Sign exceed twelve (12) square feet in area.

350.4 'For Sale or Lease' Signs. Notwithstanding the provisions of Sections 350.1, 350.2 and 350.3, one (1) Sign advertising the sale or lease of real property shall be permitted on such real property. Such Sign shall consist of a support post and crossbeam and a single primary placard measuring no more than four (4) square feet. Notwithstanding the foregoing, up to two (2) ancillary placards may hang from, or otherwise be affixed to the primary placard or support, provided such ancillary placards shall measure no more than an aggregate of two (2) square feet. Each Sign shall be removed no later than the consummation of the particular sale or lease transaction for which it was installed.

350.5 Temporary Signs. Notwithstanding the provisions of Sections 350.1, 350.2 and 350.3, the installation of Temporary Signs shall be permitted as follows:

350.5.1 Temporary Political Signs. The installation of Temporary Signs erected solely for political purposes shall be permitted.

350.5.2 Tag Sale Signs. The installation of Temporary Signs solely advertising a Tag Sale (as such term is defined in §11-20 of the Weston Town Ordinances) shall be permitted.

350.6 General Prohibition; Off-site Signage. Except as set forth in Section 350.5.1 above, all Signs advertising any business, service, transaction or event not exclusively or principally conducted on the same parcel of land as the parcel on which such Sign is located are expressly prohibited.

350.7 General Restrictions. All Signs shall conform to the following provisions:

(a) No Sign shall be internally illuminated.
(b) No Sign shall consist of, or include any digital or electronic text or display.
(c) No Sign shall be illuminated by means of any colored, flashing, or intermittent light, or include any reflective material.
(d) No Sign shall be illuminated by means of any string or tube lighting or by means of neon or any other gas.

(e) No Sign, or any portion thereof, shall rotate, flutter, or otherwise generate or allow movement.

(f) No Sign may project into a Public Way or interfere with visibility at an intersection.

(g) No Sign on a residential parcel shall be installed higher than six (6) feet from the adjoining finished grade.

(h) All surfaces, frames and visible supports of Signs, other than Temporary Signs, shall be manufactured exclusively of wood.

350.8 Signs on Public Land. Signs installed, erected or placed on Public Land shall not be subject to this Section 350.

Section 351 is deleted in its entirety and replaced with the word "[Reserved]"

The following is added to Section 610 in alphabetical order:

"Public Land" shall mean any piece or parcel of land wholly owned by the Town of Weston.

"Temporary Sign" shall mean any Sign which (i) consists of a single placard measuring no more than three (3) square feet, (ii) does not exceed thirty-six (36) inches in height measured from the adjoining grade, and (iii) is placed on the ground without foundation or supports or is erected on wire supports.

Pursuant to C.G.S. §8-3a(a), the Commission finds that these regulations are consistent with the 2010 Town Plan of Conservation and Development.

The foregoing amendments shall be effective upon publication.

Existing Sign Regulations:

Section 350. Signs. Signs shall be permitted as specified below:

350.1 For Sale or Lease Signs: One sign advertising the sale or lease of real property shall be permitted, provided such sign is located on said property and is set back at least ten feet from any side or rear property line. Such sign shall consist of a support post and crossbeam and a single primary placard measuring no more than four square feet. Notwithstanding the foregoing, up to two ancillary placards may hang from, or otherwise be affixed to the primary placard, provided such ancillary placards shall measure no more than an aggregate of two square feet. Each sign shall be removed no later than the consummation of the particular sale or lease transaction for which it was installed. (Amended 3/31/11)

350.2 Identification Signs:

350.2a For residential properties: One identification sign bearing the name of the resident, the residential property, and/or a permitted accessory use conducted on the premises shall be permitted for each access provided such sign does not exceed two (2) square feet in area (Amended 7/16/01)

350.2b For principal non-residential uses: The Planning & Zoning Commission (Zoning Board of Appeals) in approving the issuance of a special permit for such use may permit one identification sign not exceeding twelve (12) square feet in area setting forth the name of the organization and/or the use conducted on the premise. (Amended 7/16/01)

350.3 Directional Signs: Directional signs, each not exceeding two (2) square feet in area, may be required or permitted for special permit use, and for development in Neighborhood Shopping Districts where the Commission determines that such signs are necessary or appropriate to facilitate the flow of traffic on the premises or in relation to the adjoining street system. (Amended 2/1/84)

350.4 Business Signs: Within Neighborhood Shopping Center Districts, business signs shall be permitted which advertise the name of the business, the sale of goods or services on the premises, and the name of a shopping center group, but shall not include billboards, or other types of advertising signs. The location and size of such signs shall be governed by the following standards:

a. No sign may project into any public right of way.

b. Signs attached to buildings shall be limited to one per business establishment, shall not be placed on, nor project above, the roof of any structure, and shall not be more than one foot in height nor wider than the front face of the store, shop office or building to which it is attached.

c. No sign shall be located on the side of a building facing a residential lot, except under such special limitations as may be provided by the Commission.

350.5 Government Signs: Signs erected by governmental agencies in connection with traffic control or governmental operations shall be permitted.

350.6 Home Contractor or Constructions Signs (Amended 10/7/02) No construction, home improvement or home or land services signs shall be placed in the Town of Weston.

350.7 Tag Sale Signs: Tag Sale signs are permitted only as specified in a Tag Sale Special Permit issued by the Selectmen's Office (Amended 7/16/01)

350.8 The message portion of any sign in a Residential Zone shall be no higher than six (6) feet above grade. (Amended 7/16/01)

350.9 Site Identification Signs: One site identification sign shall be permitted on a Vacant lot or parcel provided that the sign is set back at least 5 (five) feet from the owner's property line, shall not exceed 2 (two) square feet in area and shall bear only the property address plus the assigned lot number, if applicable (Amended 10/7/02)

350.10 Historic Signs: The Planning and Zoning Commission may, in its discretion, approve the installation, display, and maintenance of a sign on a Lot indicating the historic significance of such Lot or the improvements thereon (each a "Historic Sign") provided:

(a) No Historic Sign shall exceed six square feet in total area. It shall consist of only one panel affixed along all its edges to a permanent structure or natural feature such as a building, fence, or large stone, with no other signs hanging on, appended or attached thereto;

(b) No Historic Sign shall be approved in connection with events occurring, or improvements built later than 1850. Events or improvements indicated on each Historic Sign shall be of significant historic importance or interest to the Weston public;

(c) No Historic Sign shall be installed in such a way as to obstruct traffic visibility, including visibility, from any driveway;

(d) The size, shape, or location of, and print on each Historic sign shall be subject to the approval of the Planning and Zoning Commission, consistent with the provisions of this Section. The Commission shall endeavor to establish general Uniformity among Historic Signs;

(e) No Historic Sign shall be lighted in any manner; and

(f) Each application to install a Historic Sign shall be accompanied by a detailed drawing of the proposed sign (including any proposed text), a narrative description of its proposed location, and a narrative description of its proposed location, and a narrative description of the historic event or

structure which is to be the subject of the sign. (Amended 5/04/06)

351. <u>Lighted or Moving Signs</u>. Signs permitted in accordance with Section 350 above; other than governmental signs, are subject to the following restrictions:

351.1 Signs may be illuminated, provided such lights are not of the flashing or intermittent type, do not have changing degrees of intensity, are not colored, and do not consist of tubing or strings of light outlining such signs. Any illumination of signs shall be such that the source of illumination is shielded and not visible from any point beyond the boundaries of the lot on which the sign is located.

351.2 No sign shall be permitted that has the whole or any part in motion by rotating, fluttering, or any other means.