

**CITY OF ESSEX JUNCTION
PLANNING COMMISSION
REGULAR MEETING AGENDA**

Online & 2 Lincoln St.
Essex Junction, VT 0545
Thursday, January 4th 2024,
6:30 PM

E-mail: cyuen@essexjunction.org

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Phone: 802-878-6944, ext. 1607

This meeting will be held in-person at 2 Lincoln Street and available remotely. Options to join the meeting remotely:

- **JOIN ONLINE:** [Join Zoom Meeting](#)
- **JOIN CALLING:** (toll free audio only): (888) 788-0099 | Meeting ID: 953 1240 7791; Passcode: 040339

1. **CALL TO ORDER** [6:30 PM]
2. **AGENDA ADDITIONS/CHANGES**
3. **PUBLIC TO BE HEARD**
 - a. Comments from Public on Items Not on Agenda
4. **MINUTES**
 - a. December 6th, 2023
5. **BUSINESS ITEMS**
 - a. Land Development Code amendments to Chapter 714: Sign regulations*
 - b. Updated boundary for the Neighborhood Development Area application*
 - c. Selection of consultants for Transit Oriented Development study
6. **MEMBERS UPDATES**
7. **STAFF UPDATES**
8. **ADJOURN**

*attachments included in the packet

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**CITY OF ESSEX JUNCTION
PLANNING COMMISSION
PUBLIC HEARING
MINUTES OF MEETING
December 6, 2023
DRAFT**

MEMBERS PRESENT: Phil Batalion, Chair; Diane Clemens; Scott McCormick; Elijah Massey.

ADMINISTRATION: Chris Yuen, Community Development Director; Jennifer Marbl, City Planner.

OTHERS PRESENT: Carlton Houghton.

1. CALL TO ORDER

Phil Batalion called the meeting to order at 6:32 PM.

2. AGENDA ADDITIONS/CHANGES

None.

3. PUBLIC TO BE HEARD

a. Comments from Public on Items Not on Agenda

None.

4. MINUTES

a. November 9, 2023

MOTION by DIANE CLEMENS, SECOND by SCOTT McCORMICK, to approve the minutes of November 9, 2023 as drafted. VOTING: unanimous (4-0); motion carries.

5. BUSINESS ITEMS

a. Act 47 affordable housing verification procedures

Community Development Director Yuen began by noting that Act 47 allows for 1 bonus story if a development meets certain affordable housing criteria, but that it is silent on how affordability requirements are to be verified. He said that he outreached to the City of Burlington on the administration of their inclusionary zoning requirements, and that this proposed procedure adapts some of Burlington's process to one that could work for Essex Junction. He noted that unlike Burlington's inclusionary zoning requirements, Act 47 does not include income requirements as part of the criteria, but rather looks at whether total rent, utilities, and fees comes under a certain threshold based on household size. He said that Essex Junction would propose to use number of bedrooms as a proxy for household size. City Planner Marbl walked through how staff would use this information to determine whether a building passes or fails the affordable housing requirements. Commissioner McCormick asked whether there would be any way to incentivize this for existing landlords, given that there are a very limited number of opportunities for developers to take advantage of this height bonus for new developments. Community Development Director Yuen replied that there are federal incentives for affordable housing for existing developments, but those aren't administered by the City. Commissioner Batalion asked how the City will enforce this. Community Development Director Yuen replied that it would be a condition of site plan approval for new buildings and that if the criteria are not met during the 15-year period of applicability, then it is a zoning violation and subject to the processes and penalties

for zoning violations. He also noted that the affordability details would need to be included on a deed, ensuring that they are maintained for the 15-year period if the property is sold. Commissioner Massey asked whether that 15-year required time period could be extended. Community Development Director Yuen replied that he is unsure about raising the standard past the State minimum. He said that as municipalities adopt this requirement over the next months and years, the State may issue further guidance.

b. Sign content neutrality

Community Development Director Yuen said that some of the requirements in the current LDC around sign content are unconstitutional (in the context of limiting free speech) and needs to be updated to meet sign content neutrality standards. He noted that Burlington and Manchester have both recently adopted sign content neutrality requirements that are compliant and recommended that Essex Junction amend its LDC to align with Burlington's amendments. Commissioner Clemens expressed support for providing further clarity on regulations through the LDC. Commissioner McCormick agreed, saying that the layout of the proposed amendments are helpful for determining whether signs meet the requirements. Commissioner Batalion said that as the Junction grows, they should also look at lighted sign requirements, to determine if they are adequate. Community Development Director Yuen noted that many of the requirements Burlington has are already in place for Essex Junction, but said they should think about the businesses that don't have compliant signs and how these regulations may affect them or pose a hardship for them if they need to replace their signage. Commissioner Massey discussed how these regulations could encourage more public art and asked whether the mural requirements could be modified to allow for street-facing murals. Community Development Director Yuen replied that it gets difficult to define a mural in regulations, given that it could inadvertently end up allowing graffiti. Commissioner Batalion suggested allowing murals through permitting (which could be fee-free). Commissioners agreed that they liked Burlington's approach to sign content regulation, and Community Development Director Yuen said that staff would work to produce LDC amendments that align with Burlington's approach for content neutrality.

c. Potential Land Development Code amendments memo

Community Development Director Yuen said that since the sign content regulations must be amended in the LDC, there is an opportunity to include additional amendments simultaneously, and he would like to discuss the scope of potential additional amendments. He noted two major projects either in process or upcoming for Essex Junction, which include the Vision and Strategic Action Plan project and the Transit Oriented Development (TOD) study, and that these projects may result in policy changes. He said that the former could be completed in time to inform LDC amendments, but that the latter may not be ready in time to inform this round of LDC amendments. He noted that even if the amendment scope is small, it will still take about a year for the amendments to go through the review and approval process and be implemented. He noted that the next round of amendments must include the sign content neutrality changes and technical fixes to be consistent with State statute, but other potential additional topics could include renaming or rezoning the Highway Arterial (HA) District, EV charging requirements, LEED or other municipal green building incentives, Planned Unit Development open space requirements, and revisiting commercial minimum parking requirements. Commissioner McCormick said that his priorities relate to affordable housing and EV charging/green building incentives. City Planner Marbl noted that Vermont recently updated its building energy standards for residential and commercial buildings (RBES and CBES), which includes minimum EV charging requirements. She also spoke about examples of green building incentives implemented by other municipalities around the country, noting that green

building incentives will be more complex to incorporate into LDC amendments than EV charging. Commissioner Massey expressed support for both green building incentives and EV charging-related LDC amendments, noting that the green building incentive-related amendments will likely be a longer-term project. Commissioners also discussed the PUD open space requirement, and said they would like to explore that issue further. Commissioner Batalion asked about potential amendments related to inclusionary zoning that go beyond Act 47 requirements. Commissioner McCormick spoke about sequencing topical areas for LDC amendments, given that the Strategic Action Plan project is currently underway and could result in the Housing Commission developing a housing plan (which would inform future LDC amendments). Community Development Director Yuen asked whether the Commission is amenable to an interim fix to rezone or rename the Highway Arterial District currently, given that the TOD study may inform longer-term fixes in future. He noted that the current name of the zoning district is an impediment to the expansion of the Neighborhood Development Area along the Pearl Street Corridor. Commissioner Massey asked if the current name of the district is the only impediment, and Community Development Director Yuen said that they do not know whether a name change or a name change and other fixes (such as making the district more pedestrian-friendly) would be necessary. Some Commissioners expressed support for looking into an interim fix through LDC amendments, and others said they would like to wait until the TOD study work is wrapped up.

Commissioners decided that in addition to content neutrality and technical-related LDC amendments, they would like to pursue LDC amendments related to EV charging and open space requirements for PUDs. They agreed with the other items on Community Development Director Yuen's list of topics to pursue for future LDC amendments. Commissioner Massey added that he would like to explore how to encourage more public art through regulations. Community Development Director Yuen encouraged Commissioners to think about other additional topic areas they may like to explore for future LDC amendments.

The following public comments were received:

- Carlton Houghton expressed concern about the lack of land space for building additional housing, saying that density shouldn't be increased to try and solve Chittenden County's housing crisis.

6. COMMISSIONER UPDATES

Commissioner McCormick provided an update on the Strategic Plan and Vision process, noting that a steering committee meeting will occur tomorrow. He noted that at the last meeting, Survey #1 was extended to the end of the year and Survey #2 will be fielded in January. He said that there will be two public events at the end of the month, including an open house and focus groups to gather feedback on the areas of focus (the pillars).

Commissioner Clemens spoke about the Essex Junction senior luncheon, noting that residents are concerned about the tax rate increase of 18% that was recently announced by the State tax department.

7. STAFF UPDATES

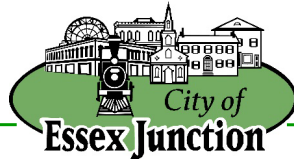
Community Development Director Yuen said that the rental registry and inspection program will be taken up by the City Council at its December 20, 2023 meeting, where it could potentially be warned for a public hearing in January, 2024.

City Planner Marbl said that the City is planning to apply for the Neighborhood Development Area expansion in January.

8. ADJOURNMENT

**MOTION by ELIJAH MASSEY, SECOND by SCOTT McCORMICK, to adjourn the meeting.
VOTING: unanimous (4-0); motion carries.**

The meeting was adjourned at 8:35 P.M.
RScty: AACoonradt



MEMORANDUM

To: Planning Commission

From: Jennifer Marbl, City Planner

Meeting Date: January 4, 2024

Subject: Restructuring Chapter 714 (Sign Regulations) of the Land Development Code

Issue: Draft amendments to the sign regulations in the Land Development Code are now available for review. These amendments are meant to meet content-neutrality requirements as previously outlined in the December 6 memorandum to the Planning Commission.

Discussion:

On December 6, the Planning Commission directed staff to draft modernized sign regulations in the Land Development Code, using the City of Burlington's zoning bylaw as a starting place. This memorandum summarizes the areas where the proposed regulations significantly differ from the existing regulations and identifies topics of further discussion.

714.J Sign Lighting

The proposed regulations on sign lighting differ significantly from the existing rules but generally address the same issues. However, Essex Junction's existing rules have following extra specifications:

- *Illuminated tubing or strings of lights that outline property lines, sales areas, roof lines, doors, windows, or similar areas are prohibited.*
- *String lights may be used in connection with commercial premises except as specifically prohibited within this Section.*

Since these two requirements specifically lighting, independent of signage, it makes more sense to be included in Section 704: Lighting. The draft amendments has moved these two rules to 704.E

Illumination of Building Facades and Landscaping, as well as rules around holiday lighting from the 714.A Temporary Signs section to 704.B General Standards.

714.L.1: Awning & Canopy Sign

Essex Junction's existing LDC has the following extra requirements, not included in Burlington's rules:

Awnings are allowed over windows and entrances that do not front on a Public Street or highway. All awnings shall be allowed subject to the following limitations:

- *The top of the awning, where it is attached to the building, shall be no higher than fourteen (14) feet above grade.*
- *Awnings without letters shall be allowed subject to the size and height restrictions above, but the overall number of awnings shall not be restricted.*
- *Awnings may be non-illuminated or externally illuminated only by downdirected and shielded fixtures and incandescent bulb*

The key difference between Essex Junction's existing sign regulations and Burlington's sign regulations is that Essex Junction's rules regulate all awnings while Burlington's sign regulations only regulate awnings with symbols or logos printed on them. Burlington regulates blank awning separately, within their zoning bylaw. It is clear that rules around blank awnings are still necessary. Staff has incorporated these into the new awning regulations.

714.L.5: Freestanding Sign

One general difference is that Burlington's sign code differentiates between "Freestanding Sign" and "Freestanding Yard Sign" while Essex Junction only has one category. This is likely to enable the use of different standards in different zoning districts based on the table of sign types permitted by zoning district.

Burlington sign area: 60 sf. (not including supports) or 0.5 sf per linear foot of street facing building frontage whichever is less.

Essex Junction sign area: In Commercial and Industrial Districts, a single side of a freestanding sign may not exceed three tenths (0.3) of a square foot in surface area for every one (1) linear foot of street frontage along the street toward which such sign is primarily oriented. However, in no case may a single side of a free standing sign exceed forty (40) square feet in surface area if the lot on which the sign is located has less than two hundred (200) feet of frontage on the street toward which that sign is primarily oriented, fifty (50) square feet on lots with two hundred (200) or more but less than four hundred (400) feet of frontage, and sixty (60) square feet on lots with four hundred (400) feet or more of frontage.

Burlington sign setback: The lesser of 3-ft from the front property line or in-line with the building façade, and 5-ft from any side property line.

Essex Junction sign setback: In all Districts, any legal business or recreational use, except a Home Occupation, that is not readily visible from a street, may be allowed to erect one (1) off-premise directional sign. This sign may not exceed four (4) square feet, and must be on an adjacent lot or on a right-of-way owned or leased by the business in question. This directional sign must be set back at least five (5) feet from the edge of the right-of-way. Staff may deny an application for a directional sign in any residential district which in Staff's judgment alters the character of the area.

Essex Junction has the following extra caveats, though these could be potential conflicts with sign content neutrality, as they are dependent on the type of business:

- *Businesses with Drive-Through Facilities may have one (1) menu board sign in addition to one (1) free-standing sign. A menu board sign shall not exceed forty-eight (48) square feet and shall be screened from the public right-of-way.*
- *Automobile service stations or convenience stores selling gasoline may add twelve (12) square feet to the free-standing sign allowance for price signs. They must be part of or attached to the supports of the one (1) allowed free-standing sign, gas pump canopy, gas pump, or combination thereof and shall not exceed the additional twelve (12) square foot allowance.*

For simplicity, the draft amendments on freestanding signs are currently modeled after Burlington's rules.

714.L.10: Projecting Sign

Burlington: Offset - 6-in min and 12-in max from the Façade. Height max – 10ft. Height overall - The projecting sign shall be mounted so that no part is less than eight (8) feet above ground level.

Essex Junction: The projecting sign may not project more than three (3) feet from the wall on which it is mounted. Height max – 2ft. Height overall - The projecting sign shall be mounted so that no part is less than eight (8) feet above ground level.

It should be noted that the small projecting signs allowed in the current LDC are referred to as "blade signs" in Burlington, and are also allowed.

Burlington's rules allow for much larger projecting signs, under certain conditions, than Essex Junction's existing LDC. Burlington's rules appear to be an attempt to allow for the use of a large projecting sign as an iconic structural feature of larger buildings. While the draft amendments on projecting signs are currently modeled after Burlington's rules, the PC should consider whether allowing for larger projecting signs is desirable.

714.L.12: Wall Sign

Burlington: 2 sf per linear foot of street frontage, or elevation where no street frontage is available, associated with a first floor tenant. 10 sf for a second floor tenant with only a ground floor entryway. In no case may the total area of all Wall Signs exceed the lesser of two hundred (200) square feet or fifteen (15%) per cent of the area of the façade or elevation to which they are attached.

Essex Junction: The size shall be computed as the length of wall multiplied by fifteen (15) feet, or twenty (20) square feet, whichever is greater. If a structure has multiple stories with different business establishments, the facade area shall be calculated by multiplying the length of wall used by each business establishment by vertical floor to ceiling height of each story.

Commented [CY1]: Lots of technical jargon- add summary showing which one is likely to be bigger

Burlington: 12-in max. from the facade

Essex Junction: No wall sign shall project more than eight (8) inches from the wall to which it is attached, extend beyond the building face on a street or parking lot, or exceed the lowest of the following height limitations: (a) Twenty (20) feet above grade; (b) The cornice line of the building at the building line.

Essex Junction's existing rules have the following additional regulations: Village Center District – Businesses in the Village Center District shall be allowed one (1) internally lit or neon window sign. All internally lit or neon window signs shall not to exceed three (3) square feet and shall require approval of a sign permit. Businesses on a corner lot shall be allowed to have two (2) internally lit or neon window signs, one (1) facing each street frontage. A business that has over one hundred and fifty (150) feet of street frontage shall be allowed two (2) internally lit or neon window signs subject to the size restrictions. All other internally lit permanent, temporary or window signage is expressly prohibited in the Village Center District unless otherwise provided in this Chapter.

The above rules were likely intended to address neon "open" signs. They are now addressed under "window sign" in the draft amendments.

714.L.12: Window Sign

Burlington: Total area may not exceed 30% of the total window area of all windows with Signs per façade or elevation.

Essex Junction: In Commercial and Industrial Districts businesses are allowed temporary and permanent window signage not to exceed twenty five (25) percent of the total window area. Each separate window pane shall not have a sign greater than twenty five (25) percent of the window. The Development Review Board may waive the twenty five (25) percent limit on window signage upon determination that the waiver request is consistent with the intent and purpose of the sign regulations as outlined in Section 502.K.

For simplicity, the draft amendments on window signs are currently modeled after Burlington's rules.

Table 714.M.2

I've created Table 714.M.2 – Sign Types Permitted by Zoning District based an approximation of the existing LDC, but Burlington's zones do not clearly correlate to those of Essex Junction. Some restrictions currently in the LDC apply to a swathe of zoning districts (ie. "all commercial districts"), while others apply to specific types of businesses (such as schools or car dealerships), in a way that is not content-neutral.

Our existing LDC also has rules for the following, but Burlington does not:

- Subdivision, Multi-Family, and School Entrance Signs.
- Maintenance of Signs
- Unlawful Cutting of Trees or Shrubs

These are likely still important and thus have been retained under Section 714.N,O, and P

Next Steps:

The Community Development Department will make the changes recommended by the Planning Commission and conduct another detailed review for potential technical inconsistencies and conflicts. If necessary, any additional changes to the sign regulations can be discussed during the February Planning Commission meeting.

Changes to the sign regulations, along with other amendments to the LDC developed by the Planning Commission over the upcoming months, will be advanced to public hearing, forwarded to the City Council, and adopted as per statutory requirements.

Cost:

There is no cost to these changes.

Recommendation:

Staff recommends that in each case where the two municipal versions of a regulation are significantly different, that the Planning Commission determine whether the Burlington version, Essex Junction version, or some combination of the two best represent the intentions of the relevant section.

Staff also recommends that section 714.B and C be reviewed by the Planning Commission to determine which sign types should permit applications and how they are categorized.

Attachments:

1. Draft of Land Development Code with suggested amendments.

1. ~~Temporary signs which are allowed without a sign permit:
 - (a) Signs advertising real estate on which the sign is located (including buildings) is for sale, lease, or rent and identification of the owner or agent. Such signs shall be placed on the ground and shall not exceed four (4) square feet in area and shall be removed immediately after sale, lease, or rental. For lots of less than five (5) acres, a single sign may be erected. For lots of five (5) acres or more in area and having a street frontage in excess of four hundred (400) feet, a second sign not exceeding four (4) square feet in area may be erected.
 - (b) Two (2) temporary directional signs may be placed within the public right of way during a special event (e.g., open house, garage sale). Each sign shall not exceed six (6) square feet and shall not block entrances, sidewalks or obstruct Visibility Triangles. All signs shall be removed immediately after the event.
 - (c) Construction site identification signs which identify the project, owner or developer, architect, engineer, contractor and subcontractors, funding source, and related information including but not limited to sale or leasing information. Not more than one (1) such sign may be erected per site, and it may not exceed thirty two (32) square feet in area. Such signs shall not be erected prior to the issuance of a zoning permit, if required, and shall be removed within three (3) days after the issuance of the final occupancy permit, job completion, or six (6) months whichever is less. If construction is not completed within the six (6) month period, the sign may remain on the property for an additional six (6) months or until the project is completed, whichever is sooner.
 - (d) Temporary signs attached to the interior of a building window or glass door. Window signs shall not exceed twenty five (25) percent of the total window space. Such signs shall be removed within thirty (30) days after placement.
 - (e) Displays, including lighting, erected in connection with the observance of holidays provided they are removed within ten (10) days following the holidays. Temporary lighting for Christmas decorations from November 15 to January 15 are exempt.
 - (f) Signs erected on private property for elections or political campaigns. The signs shall be removed three (3) days after the election or conclusion of the campaign and may not exceed fifteen (15) square feet in surface area. A political candidate and/or representative may erect or hold a sign within the public right of way provided the candidate and/or representative is present and does not block entrances, sidewalks, or obstruct Visibility Triangles. Political signs in right of way may not exceed six (6) square feet in surface area.
 - (g) Sandwich Board Signs. Sandwich board signs are to be located near the business establishment entrance as a means to advertise to pedestrians. Properties with multiple businesses on one (1) lot shall not co-locate sandwich board signs. A business establishment may have one (1) single-sided portable sign or one (1) double-sided sandwich/portable sign provided the sign complies with the following standards: shall be placed on the ground and shall not be larger than eight (8) square feet; may be located~~

~~within the public right of way provided it does not block entrances, sidewalks, or obstruct Visibility Triangles; shall be within fifteen (15) feet of the front door of the business; shall be removed during hours when the business is not open. Signs on publicly owned property for the purpose of public notice are exempt from the requirements of this Section.~~

~~(h) Special Event Signs and Banners in right of way. A temporary sign or banner in the City right of way, announcing a nonprofit event is allowed upon approval of the City Council, the size and location to be determined by the City Council. Installation of the sign shall be supervised by the City Public Works Department. In addition;~~

~~(i) The event shall be sponsored by a charitable, civil or nonprofit organization.~~

~~(ii) The event shall occur within the City limits.~~

~~(iii) The sign shall indicate the sponsoring organization, location and duration of the event. No more than twenty (20) percent of the sign area shall contain advertising of any product or commercial logo.~~

~~(i) Temporary sign(s) approved by the City Council on public property or within the public right of way.~~

~~Other temporary signs not listed in this Section, shall be regarded and treated in all respects as permanent signs.~~

~~2. Temporary signs for which a permit is required.~~

~~(a) Signs indicating that a special event such as a grand opening, fair, carnival, circus, festival, or similar event is to take place on the lot where the sign is located. Such signs may be erected not sooner than two (2) weeks before the event and must be removed no later than three (3) days after the event. No such signs may exceed thirty (30) square feet in surface area.~~

~~(b) One (1) sign indicating or directing one to a special event of a nonprofit organization is allowed off the premises of the event with the owner's written permission. The signs may not be erected sooner than two (2) weeks prior to the event and must be removed no later than three (3) days after the event. No such signs may exceed thirty (30) square feet in surface area.~~

~~3. Any signs on public property shall be specifically approved by the City Council.~~

~~B. Number of Signs~~

~~1. For the purpose of determining the number of signs, a sign shall be considered to be a single display surface or display device containing elements organized, related, and composed to form a unit. Where matter is displayed in a random manner without organized relationship of elements, each element shall be considered a single sign.~~

~~2. A two-sided sign shall be regarded as one sign if the distance between the backs of each face of the sign does not exceed one (1) foot.~~

C. Computation of Sign Area

1. The surface area of a sign shall be computed by including the entire area within a single, continuous, rectilinear perimeter of not more than eight straight lines, or a circle or an ellipse, enclosing the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework or bracing that is clearly incidental to the display itself.
2. If the sign has more than one (1) section or module, all of the area, including that between sections or modules, shall be included in the computation of the sign area.
3. The sign surface area of two-sided signs shall be computed by including the total of both sides designed to attract attention or communicate information that can be seen at any one (1) time by a person from one (1) vantage point.
 - (a) The sign surface of a double faced, back to back sign shall be calculated by using the area of only one (1) side of such sign if the distance between the backs of such signs does not exceed one (1) foot.

D. Wall Signs

1. Unless otherwise provided in this article, the total surface area devoted to all wall signs on any lot shall not exceed the limitations set forth in this section.
2. In the Commercial and Industrial Districts, one (1) wall sign per business establishment is allowed, not exceeding five (5) percent of the following area:
 - (a) The size shall be computed as the length of wall multiplied by fifteen (15) feet, or twenty (20) square feet, whichever is greater. If a structure has multiple stories with different business establishments, the facade area shall be calculated by multiplying the length of wall used by each business establishment by vertical floor to ceiling height of each story.
3. No wall sign shall project more than eight (8) inches from the wall to which it is attached, extend beyond the building face on a street or parking lot, or exceed the lowest of the following height limitations:
 - (a) Twenty (20) feet above grade;
 - (b) The cornice line of the building at the building line.
4. In Commercial and Industrial Districts, one (1) business directory wall sign is allowed per principal structure. It must be attached to the principal structure and may not exceed thirty two (32) square feet or two (2) square feet per business, whichever is less.

E. Number of Wall Signs

1. In Commercial and Industrial Districts, the overall number of wall signs shall not be restricted as long as the total square footage of all wall signs does not exceed the size limitation

as listed in Section 714.D.2.

2. In lieu of a freestanding sign an additional twenty (20) square feet of wall signage shall be allowed. However, in no case may a single wall sign exceed the size limitations in Section 714.D.2.

3. In Commercial Districts, if a business is on a corner lot having frontage on two (2) streets, two (2) wall signs shall be allowed, one (1) on the facade facing each street.

F. Projecting Signs

One (1) projecting sign, perpendicular to the wall surface on which it is mounted, may be allowed, subject to the following:

1. The projecting sign must be securely fastened to the wall on which it is mounted.

2. The projecting sign may not project more than three (3) feet from the wall on which it is mounted.

3. The projecting sign shall not be more than two (2) feet tall.

4. The projecting sign shall be mounted so that no part is less than eight (8) feet above ground level.

5. Projecting signs within the Village Center District are specifically permitted. Projecting signs in any other District which would project over any public right of way shall require approval by the City Council.

G. Window Signs

1. In Commercial and Industrial Districts businesses are allowed temporary and permanent window signage not to exceed twenty five (25) percent of the total window area. Each separate window pane shall not have a sign greater than twenty five (25) percent of the window. The Development Review Board may waive the twenty five (25) percent limit on window signage upon determination that the waiver request is consistent with the intent and purpose of the sign regulations as outlined in Section 502.K.

2. Window signs do not require a permit, but must comply with the twenty five (25) percent limit on window signage.

3. Village Center District — Businesses in the Village Center District shall be allowed one (1) internally lit or neon window sign. All internally lit or neon window signs shall not to exceed three (3) square feet and shall require approval of a sign permit. Businesses on a corner lot shall be allowed to have two (2) internally lit or neon window signs, one (1) facing each street frontage. A business that has over one hundred and fifty (150) feet of street frontage shall be allowed two (2) internally lit or neon window signs subject to the size restrictions. All other internally lit permanent, temporary or window signage is expressly prohibited in the Village Center District unless otherwise provided in this Chapter.

H. Awnings

1. A premise, and each occupant of a shopping center or multi-use building, may display

~~awnings on each street or highway frontage in any Commercial District. In addition, awnings are allowed over windows and entrances that do not front on a Public Street or highway. All awnings shall be allowed subject to the following limitations:~~

- ~~a) The awning may extend to within one (1) foot of the vertical plane created by the curb or right-of-way line.~~
- ~~b) Awnings must clear the sidewalks or ground by at least eight (8) feet.~~
- ~~c) The top of the awning, where it is attached to the building, shall be no higher than fourteen (14) feet above grade.~~
- ~~d) An awning with letters in the form of a sign shall be considered a wall sign.~~
- ~~e) Awnings without letters shall be allowed subject to the size and height restrictions above, but the overall number of awnings shall not be restricted.~~
- ~~f) Awnings may be non-illuminated or externally illuminated only by down-directed and shielded fixtures and incandescent bulbs.~~

I. Freestanding Signs

- ~~1. For purposes of this section, a side of a freestanding sign is any plane or flat surface included in the calculation of the total sign surface area.~~
- ~~2. In Commercial and Industrial Districts, a single side of a freestanding sign may not exceed three tenths (0.3) of a square foot in surface area for every one (1) linear foot of street frontage along the street toward which such sign is primarily oriented. However, in no case may a single side of a free-standing sign exceed forty (40) square feet in surface area if the lot on which the sign is located has less than two hundred (200) feet of frontage on the street toward which that sign is primarily oriented, fifty (50) square feet on lots with two hundred (200) or more but less than four hundred (400) feet of frontage, and sixty (60) square feet on lots with four hundred (400) feet or more of frontage.~~
- ~~3. Freestanding signs that have no discernable sides, such as spheres or other shapes not composed of flat planes, may not exceed the maximum total surface area allowed under for a single side of a freestanding sign.~~
- ~~4. In all Districts, any legal business or recreational use, except a Home Occupation, that is not readily visible from a street, may be allowed to erect one (1) off-premise directional sign. This sign may not exceed four (4) square feet, and must be on an adjacent lot or on a right-of-way owned or leased by the business in question. This directional sign must be set back at least five (5) feet from the edge of the right-of-way. Staff may deny an application for a directional sign in any residential district which in Staff's judgment alters the character of the area.~~
- ~~5. Businesses with Drive-Through Facilities may have one (1) menu board sign in addition to one (1) free-standing sign. A menu board sign shall not exceed forty-eight (48) square feet and shall be screened from the public right-of-way.~~
- ~~6. Automobile service stations or convenience stores selling gasoline may add twelve (12) square feet to the free-standing sign allowance for price signs. They must be part of or attached~~

~~to the supports of the one (1) allowed free-standing sign, gas pump canopy, gas pump, or combination thereof and shall not exceed the additional twelve (12) square foot allowance.~~

~~J. Number of Freestanding Signs~~

- ~~1. Except as specifically authorized by this section, no lot or group of contiguous lots used for a single development, may have more than one freestanding sign. However, lots with greater than four hundred (400) feet of frontage may have an additional freestanding sign, not to exceed twenty (20) square feet provided the freestanding signs are at least one hundred and fifty (150) feet apart.~~
- ~~2. If a development is located on a lot that is bordered by two (2) public streets that do not intersect at the lot's boundaries (Double Frontage Lot) then the development may not have more than one (1) freestanding sign on each side of the development bordered by such streets.~~
- ~~3. Directional signs for driveway entrances or exits, which provide direction, instruction or convenience to the public shall be restricted as follows:
 - ~~(a) No more than one (1) such sign shall be located at each driveway.~~
 - ~~(b) No advertising or business logo information shall be located on such information signs.~~
 - ~~(c) Each directional sign shall not exceed three (3) square feet in area.~~
 - ~~(d) Directional signs must be set back at least five (5) feet from the edge of the right-of-way and shall not exceed three (3) feet in height above grade.~~
 - ~~(e) A directional sign in the Industrial District may be twelve (12) square feet in area and have a maximum height of ten (10) feet if it is set back two hundred (200) feet or more from the nearest public road.~~~~
- ~~4. An automobile service station or convenience store with a gas pump canopy may use its one (1) free-standing sign and area allowance on the two (2) ends of the canopy with a maximum sign height of three (3) feet.~~
- ~~5. Landscaping regulations for free-standing signs are as follows:
 - ~~(a) The area within five (5) feet of all sides of a permanent free-standing sign shall contain landscaping, consisting of shrubs, rock beds, vines or flowering plants, or any combination thereof. A planter or berm no more than three (3) feet above average grade may be approved by the Staff provided that such planter does not increase the height of the sign.~~
 - ~~(b) Landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of grass, weeding and removal of litter. Landscaping plantings that perish shall be replaced by the next planting season.~~~~

~~K. Subdivision, Multi-Family, and School Entrance Signs:~~

~~At any entrance to a residential subdivision, multi-family development or school, there may be not more than two free-standing or wall signs identifying the entrance. A single side of any such sign may not exceed ten (10) square feet.~~

L. Location and Height Requirements

Unless otherwise allowed in this Chapter, the following shall be required for all free-standing signs and permanent signs.

1. ~~Front Yard Setbacks.~~ Signs must meet the following minimum front yard setbacks:
 - (a) ~~In all districts, signs shall be set back no less than ten (10) feet from the property line.~~
 - (b) ~~On lots located on the northerly side of Pearl Street between 159 Pearl Street and Susie Wilson Road, signs shall be set back no less than seven and one-half (7.5) feet from the property line.~~
 - (c) ~~If a building is located closer to a street than the minimum setback for signs, all signs shall be located flush with the facade of the building.~~
2. ~~Side and Rear yard Setbacks.~~ Side and rear yard minimum setbacks shall be ten (10) feet in non-residential districts and fifteen (15) feet in all Residential, Neighborhood Commercial, Residential/Office Districts.
3. ~~Height.~~ The height of a sign shall include the height of any supportive posts or structure. No free-standing sign shall exceed the following maximum heights:
 - (a) ~~In the Commercial and Industrial Districts, signs shall not exceed fifteen (15) feet in height.~~
 - (b) ~~Signs for commercial uses in Residential/Office and Residential Districts shall not exceed ten (10) feet in height.~~
 - (c) ~~Signs for residential uses, including Home Occupations, in all Residential and Residential/Office Districts shall not exceed five (5) feet in height.~~

M. Sign Illumination and Signs Containing Lights.

Unless otherwise prohibited, signs may be illuminated as specified below:

1. ~~Unless specifically provided for elsewhere in the code, internally illuminated signs are prohibited in Flood Plain, Residential/Office and Village Center District. Internally lit signs in the Village Center District may be allowed with approval of the Development Review Board upon determination that the internally lit sign meets the intent of Section 502.H.1.~~
2. ~~Externally illuminated signs shall meet the following standards:~~
 - (a) ~~The average level of illumination on the vertical surface of the sign shall not exceed three (3.0) foot-candles, and the uniformity ratio (ratio of average to minimum illumination) shall not exceed two to one (2:1).~~
 - (b) ~~Lighting fixtures illuminating signs shall be carefully located, aimed, and shielded so that light is directed only onto the sign facade. Lighting fixtures shall not be aimed toward adjacent streets or properties.~~
3. ~~Internally illuminated signs are allowed in the Highway Arterial, Multi-Family/Mixed Use-1, Multi-Family/Mixed Use-2, Transit-Oriented Development and Mixed Use District and shall meet the following standards:~~
 - (a) ~~The lettering or symbols shall constitute no more than forty (40) percent of~~

~~the surface area of the sign.~~

~~(b) The luminous transmittance for the lettering or symbols shall not exceed thirty five (35) percent.~~

~~(c) The luminous transmittance for the background portion of the sign shall not exceed fifteen (15) percent.~~

~~(d) Light sources shall be fluorescent tubes, spaced at least twelve (12) inches on center, mounted at least three and a half (3.5) inches from the translucent surface material.~~

~~4. Signs within one hundred and fifty (150) feet of a Residential District or residential use may be illuminated only during operating hours of the business or until 9:00 P.M., whichever is earlier.~~

~~5. Lighting directed toward a sign shall be shielded so that it illuminates only the face of the sign. It shall not shine directly into a public right-of-way or residential property.~~

~~6. Internally illuminated freestanding signs may not be illuminated during hours that the business or enterprise advertised is not open for business except:~~

~~(a) Signs that constitute an integral part of a telephone booth, device that indicates the time, date or, temperature or similar device.~~

~~(b) Signs that do not exceed two (2) square feet in area and that convey the message that a business enterprise is open or closed or that a place of lodging does or does not have a vacancy.~~

~~(c) Internally illuminated vending machines shall not be allowed outside of buildings except in Commercial Districts.~~

~~7. Illuminated tubing or strings of lights that outline property lines, sales areas, roof lines, doors, windows, or similar areas are prohibited.~~

~~8. No sign may contain or be illuminated by flashing or intermittent lights or lights of changing degrees of intensity, except signs indicating the time, date or temperature and barber pole signs.~~

~~9. String lights may be used in connection with commercial premises except as specifically prohibited within this Section.~~

~~N. Miscellaneous Restrictions and Prohibitions.~~

~~1. Signs located off the lot of the business, except those specified in Section 714, are prohibited.~~

~~2. Signs which obstruct the view of official signs and approaching or merging traffic are prohibited.~~

~~3. Signs that revolve or are animated or that utilize movement or apparent movement are prohibited. Without limiting the foregoing, banners, balloons, streamers, animated display boards, non-governmental flags, pennants and propellers are prohibited.~~

~~4. No sign may be erected so that by its location, color, size, shape, nature, or message it would obstruct the view of or be confused with official traffic signs or other signs erected by~~

~~governmental agencies.~~

~~5. Permanent freestanding signs shall be securely fastened to the ground or to some other substantial supportive structure to minimize danger that either the sign or the supportive structure may be moved by the wind or other forces of nature and cause injury to persons or property.~~

~~6. Any signs which advertise a business, which no longer exists or a product no longer sold are prohibited.~~

~~7. Portable or temporary signs or any sign erected on a parked vehicle where such a sign would not otherwise be permitted are prohibited.~~

~~8. Unless otherwise permitted by this ordinance, signs over or in the public right-of-way are prohibited unless specifically approved by the City Council.~~

~~9. Signs erected so as to obstruct any door, window or fire escape on a building are prohibited.~~

~~10. No sign shall be erected, attached, painted, or maintained upon utility poles, or trees and other natural features.~~

~~11. Any sign containing a phosphorescent paint is prohibited.~~

~~12. Signs which appear to direct the movement of traffic, interfere with, imitate, or resemble any official traffic, directional, or route signs, signal, or device are prohibited.~~

~~13. Tourist information signs under Chapter 21, Title 10 of Vermont Statutes Annotated are permitted.~~

~~14. The legal display of governmental or non-governmental flags is allowed, subject to the following limitations:~~

~~(a) Flags with advertising or commercial logos shall be considered to be free-standing signs.~~

~~(b) No more than three (3) such flags may be displayed per business.~~

~~(c) Flag poles must meet all setback requirements.~~

~~(d) At no time shall any flag extend across a property line onto an adjoining property or public right-of-way.~~

~~15. Roof signs are prohibited.~~

~~16. Signs on sport fields that are not visible from the public right-of-way do not require a permit if the top edge of the sign is not more than five (5) feet off the ground. Signs that are visible from the public right-of-way shall require a permit.~~

Q. Maintenance of Signs

~~1. All signs and all components thereof, including but not limited to, supports, braces, and anchors, shall be kept in a state of good repair. With respect to freestanding signs, components (supporting structures, backs, etc.) not bearing a message shall be constructed of materials that blend with the natural environment or shall be painted or stained with a neutral color to blend with the natural environment.~~

~~2. Staff is authorized to order the repair or removal of any sign which in the judgment of the Staff is dangerous, or which is erected or maintained contrary to this Code.~~

~~P. Unlawful Cutting of Trees or Shrubs~~

~~No person may damage, trim, destroy or remove any trees, shrubs or other vegetation for the purpose of increasing or enhancing the visibility of any sign in any of the following locations:~~

- ~~1. Within any public right of way unless the work is done pursuant to the expressed written authorization of the City or other Agency having jurisdiction over the streets.~~
- ~~2. On property that is not under the ownership or control of the person responsible for such work unless the work is authorized by the owner.~~
- ~~3. In any area where such trees or shrubs are required to remain under a permit issued by the City or any other Agency having jurisdiction to issue such permits.~~

~~Q. Exemptions~~

~~The provisions and regulations of this Ordinance shall not apply to the following signs. However, said signs shall be subject to the provisions of Section 502.H:~~

- ~~1. One or two sided free standing signs for municipal departments, which are used to provide public information, and are deemed to meet the intent of Section 502.H.1. Such signs must be approved by the Development Review Board and City Council, may not exceed thirty (30) square feet per side, must be at least fifteen (15) feet from the pavement of any public right-of-way, must not be located within any right of way, and may not exceed ten (10) feet in height. Such signs may include an Electronic Message Board not exceeding ten (10) square feet on each side of the sign, which may only be used between the hours of 7:00 A.M. and midnight. Information may be displayed on the message board on an intermittent basis, provided each display is at least five (5) minutes in duration. Each department shall be limited to one (1) sign.~~

A. Authority and Intent

These regulations are enacted under the provisions of 24 V.S.A. Section 4411 with the intent to ensure that all Signs and advertising features:

- 1. Effectively maintain a safe and orderly pedestrian and vehicular environment by being legible and not distracting to motorists, cyclists, and pedestrians;
- 2. Reduce potentially hazardous conflicts between Signs and traffic control devices;
- 3. Compliment their surroundings, and protect and promote neighborhood and community character;
- 4. Effectively optimize communication that support the community's sustained economic development, and reduce visual clutter within or directed upon the public realm; and,
- 5. Are an enhancement to the city's built environment, and are harmonious in size, design, color, material, and lighting with the building to which it relates, without removing, obscuring or detracting from the community's character, history, and architecture.

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B. Permit Required

All Signs shall require the issuance of a zoning permit subject to the standards of this Article before public erection and display unless otherwise specifically exempt by this Article. All Signs must be maintained in a condition or state of equivalent quality to which it was approved or required by the City.

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C. Exemptions

Repainting, refacing, repair, or change of lettering, logo, or colors using the same materials within an existing permitted Sign frame shall be exempt from the requirements of this Article and allowed without the requirement to obtain a new zoning permit.

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The following types of Signs are permitted in all parts of the city, and shall also be exempt from the requirements of this Article and the necessity to obtain a permit:

1. Highway and Official Signs. Signs within the public right-of-way or along a public thoroughfare designed and placed in conformance with the Manual on Uniform Traffic Control Devices (MUTCD) published by the US Dept. of Transportation, and other public information, traffic control, identification, special event, directional, public notice, and other such Signs erected by or at the direction of a government agency, court, or public utility in the performance of their public duty.

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2. Street Address Identification. Numerals that identify the street address of the property so that it can be easily identified from a public thoroughfare by patrons, guests, and emergency responders provided such numerals are a minimum of 3- inches and maximum of 10-inches in height, and the area of the numerals does not exceed two (2) square feet. In cases where the building is not located within view of the public street, the numerals shall be located on a mailbox or other suitable device such that it is visible from a public thoroughfare.

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3. Flags:

a. In all Residential zones: up to 2 flags which may or may not be attached to 1 freestanding pole per lot. Each flag may be up to 15 square feet in area with no single dimension exceeding 5-feet. Any freestanding flag pole shall meet the maximum height and minimum setback requirements per the district-specific dimensional requirements of Article 4.

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b. In all other Zoning: 1 flag per 25 feet of a lot's road frontage, up to a maximum of 6 flags which may or may not be attached to up to 6 freestanding poles are permitted. Each flag may be up to 24 square feet in area with no single dimension exceeding 6-feet. The height of any freestanding flag pole shall not exceed the highest point of the Principal building on the lot or 50-feet whichever is lower, and shall meet the minimum setback requirements per the district-specific dimensional requirements of Article 4 or 14 or 10-feet whichever is more restrictive.

4. Property Management, Information, and Directional Signs. Non-illuminated Signs two (2) square

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feet or less in size controlling access to a property and/or oriented to and intended primarily for use internal to the property. Examples may include those announcing no trespassing or solicitation; warning of hidden dangers; the private nature of a road or driveway; directional and parking; and, regulating fishing or hunting.

- 5. Signs Inside Buildings. Any Sign which is located completely within an enclosed building and 12-inches or more behind a window or door provided they do not obscure more than 40% of the total window area between 4 and 7 feet above the adjacent sidewalk and otherwise preclude an unobstructed view into the establishment from the sidewalk.
- 6. Vending Machines and Gas Pumps: Signs incorporated into or upon vending machines or fuel pumps. Internally illuminated vending machines shall not be allowed outside of buildings except in Commercial Districts.
- 7. Signs Within an Athletic Field or Complex: Any Signs facing inward to the field of play and associated spectators such as those affixed to a wall, window, fence, or scoreboard.
- 8. Historic Marker: A non-illuminated Wall Sign two (2) square feet or less in size commemorating the historic significance of a building or site.
- 9. Temporary Signs: Temporary Signs are permitted subject to the standards found in Sec. 714.E Temporary Signs below.
- 10. Sandwich Boards: Sandwich Boards Signs are permitted subject to the standards found in Sec. 714.L.10 Sandwich Boards Signs below.
- 11. Murals: Non-commercial artistic expression in the form of a unique hand- produced work of visual art which is tiled, painted directly upon, or otherwise affixed or placed directly onto an exterior wall of a building or structure provided that the Mural:
 - a. does not contain any advertising copy, symbols, lettering, logos or other such recognized branding related to products or services provided on the premises where the mural is located except where otherwise permitted and incorporated into a permitted Sign Type as provided in Secs. 714.B through 714.M Sign Types;
 - i. is placed on a Secondary Frontage or non-street-facing side or rear elevation of a Building or Structure; and,
 - ii. is not illuminated.

D. Prohibited Signs

The following types and characteristics of Signs shall be prohibited in all parts of the city:

- 1. No person shall paint, paste, brand, stamp, or in any other manner hang, place on or over, or attach to any tree, rocks, or other natural feature; and any utility pole, street light, transformer, hydrant, bench, or any similar object or surface any advertisement, bill, notice, card, Sign, or poster for any purpose unless as permitted by this Article or otherwise installed by or at the direction of the Department of Public Works.
- 2. Signs that may obstruct the view of approaching or intersecting traffic, or otherwise interfere with the clear and unobstructed view of a highway or official Sign and/or the safe movement of

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- vehicles, bicycles, or pedestrians operating within, entering, leaving, or crossing a public right-of-way, sidewalk, path, or Thoroughfare including those located within a clear sight triangle;
- 3. Any Sign and/or Sign structure that obstructs the view of, imitates, or otherwise may be may be confused with a governmental, traffic or safety Sign;
- 4. Any Sign and copy that mimics the City's E-911 street naming and addressing system by using a fictitious, or "vanity," address consisting of a combination of a number, name, and/or place type (e.g. "1 City Square") that has not been assigned by the City and thus may interfere with the timely and accurate response by emergency services.
- 5. Signs that interfere with free passage from or obstructs any fire escape, downspout, window, door, stairways, ladder, or Building opening or appurtenance intended as a means of ingress or egress, or providing light or air.
- 6. Signs located on any property without prior authorization granted by the Property Owner;
- 7. Any Sign which advertises goods, products, or services which are not sold, manufactured, stored, or distributed on or from the property on which the Sign is located.
- 8. Signs located on the roofs of Buildings or Structures, or that project above the roof or parapet line;
- 9. Signs mounted, attached, or painted on a trailer, boat, motor vehicle, or other mobile conveyance when parked, stored, or displayed conspicuously close to or within the public right-of-way in a manner intended to attract the attention of the public for advertising purposes, except where the motor vehicle or trailer is regularly and consistently used and moved to conduct normal business activities; and,
- 10. Signs of any of the following types or with any of the following features or characteristics;
 - a. Any Sign, portion of a Sign, or other advertising device with;
 - i. visibly moving or movable parts; or,
 - ii. flashing, animated, or intermittent illumination except for those specifically allowed in Sec. 714.I or Sec. 714.G; or,
 - iii. fluorescent paint or tape, mirrors, disks, reflectors, or similar devices which has the effect of intensifying reflected light.
 - b. Inflatable Signs, such as but not limited to balloons, gas inflated Signs, blimps, or similar inflated Signs;
 - c. Portable Signs, except for Sandwich Board Signs as permitted under Sec. 714.L.10 below or by the Department of Public Works for placement in the public right-of-way;
 - d. Windblown devices such as but not limited to, streamers, spinners, banners, feather signs, pennants, and Flags other than those specifically allowed in Sec. 714.C.3; and,
 - e. Searchlights, outdoor image projections, or any other similar displays projected from an external light source into the sky or onto any Building, Structure, right-of-way, or Thoroughfare, except as may be allowed on a limited basis for special events by Public Works, Parks Recreation, or City Council.

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E. Temporary Signs

The following types of Temporary Signs are allowed in all Districts without the requirement of a zoning permit provided they meet the standards found in Table 714.E – Temporary Signs below:

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Table 714.E Temporary Signs

Temporary Banner	
Number of Signs	1 on a primary street frontage
Types Allowed	Wall
Sign Area	50 sf max.
Sign Height	No higher than the floor level of the 2 nd story.
Illumination	None
Duration/ Frequency	Shall not exceed 30 consecutive days and a maximum of 2 display periods per calendar year separated by a minimum of 30 days between display periods.
Temporary Sign	
Number of Signs	1 on a primary street frontage
Types Allowed	Freestanding, Wall, or Window
Sign Area	6 sf max. for any individual Sign
Sign Height	Freestanding: 4' max above the finished grade (including supports), 3' max if located within a Clear Sight Triangle Wall or Window: No higher than the floor level of the 2 nd story.
Illumination	None
Duration/ Frequency	Shall not exceed 30 consecutive days and a maximum of 2 display periods per calendar year separated by a minimum of 30 days between display periods.
Real Estate Sign	
Number of Signs	1 on a primary street frontage of a property offered for rent or sale
Types Allowed	Freestanding, Wall, or Window
Sign Area	6 sf max.
Sign Height	Freestanding: 4' max above the finished grade (including supports), 3' max if located within a Clear Sight Triangle Wall or Window: No higher than the floor level of the 2 nd story.

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Illumination None
Duration/
 Frequency Shall not be erected prior to the property being offered for sale or rent, and shall be removed within 3 days after a rental agreement has been executed or title to the property has been transferred.

Election Period Sign

Number of Signs 6 Signs max. per property
Types Allowed Freestanding, Wall, and/or Window including Banners
Sign Area 6 sf max. for any individual Sign
Sign Height • Freestanding: 4' max above the finished grade (including supports), 3' max if located within a Clear Sight Triangle
 • Wall or Window (including Banners): No higher than the floor level of the 2nd story.
Illumination None
Duration/
 Frequency Shall not be erected earlier than 60 days prior to an election, and shall be removed within 3 days afterwards.

Construction Site Sign

Number of Signs 1 per street frontage max.
Sign Types
 Allowed Freestanding or Wall
Total Sign Face
 Area 32 sf max in a Residential district; or, 64 sf max in all other districts.
Sign Height 8' max.
Illumination None
Location Installed on the premises of a project under construction
Duration/
 Frequency Installed no sooner than one week prior to the commencement of construction and shall be removed within 24 hours of completion of construction or if the project ceases construction for 12 months or longer.

Construction Site Wrap

Number of Signs 1 per street frontage max.
Sign Height 12' max.
Illumination None

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<u>Location</u>	<u>Installed along the perimeter of the premises of a project under construction. Must not be located within any public street right-of-way unless permitted by the Department of Public Works</u>
<u>Duration/ Frequency</u>	<u>Installed no sooner than one week prior to the commencement of construction and shall be removed within 24 hours of completion of construction or if the project ceases construction for 12 months or longer.</u>

Construction/Real Estate Window Wrap

<u>Number of Signs</u>	<u>1 per window and door max.</u>
<u>Sign Area</u>	<u>May fill the entire glazed portion of the window and/or door.</u>
<u>Sign Height</u>	<u>No higher than the ceiling level of the 1st story</u>
<u>Illumination</u>	<u>None</u>
<u>Location</u>	<u>Installed on the premises of a project under construction.</u>
<u>Duration/ Frequency</u>	<u>Shall not be erected prior to the property being offered for sale or rent, or one week prior to the commencement of construction, and shall be removed within 3 days after a rental agreement has been executed or title to the property has been transferred or within 24 hours of completion of construction.</u>

F. Non-Conforming Signs

Any legally pre-existing Sign or other advertising device which does not conform to the current provisions of this Article shall be deemed a non-conforming Sign. Non-conforming Signs may remain in use at the same location, and ordinary maintenance and repair of such Signs shall be permitted.

A non-conforming Sign shall not be relocated, enlarged, replaced, redesigned, or altered in any way (except for repainting, refacing, repair or a change of lettering, logo, or colors using the same materials within the existing Sign frame) except to bring the Sign into complete or substantially greater compliance with this Article. In such cases, the DRB may allow a new Sign to be in substantially greater compliance than the existing nonconforming Sign subject to the applicable requirements of this Article. Nonconforming signs that are destroyed or damaged by 50% or more of their value shall not be rebuilt or repaired after one (1) year except in full conformance with this Article.

G. Discontinuance and Removal

Any Sign advertising an activity, business, service, or product must be removed, or the Sign face replaced with a blank face, within 60 days of the activity, business, or service promoted by the Sign

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being discontinued on the premises where the Sign is displayed. If the use is not reestablished, or a new use is not established, within one (1) year, then the entire Sign Structure and mounting hardware shall be removed.

H. Sign Permit Applications, Submission Requirements, Review and Decision-making

An application is necessary for those requests pertaining to all Signs covered by the requirements of this Article. Submission requirements shall also include all the following as applicable:

1. A completed application form, and signed by the property owner, along with the applicable fee;
2. A scaled rendering of the proposed Sign indicating its dimensions in square inches or feet (length, width, height), and all materials and colors used;
3. Applications involving Freestanding, and Monument Signs shall include a scaled site plan indicating the location of all existing and proposed Signs on the lot, all setbacks in feet from the property lines and/or rights-of-way, and the location of any Clear Sight Triangle;
4. Applications involving Awning, Blade, Canopy, Marquee, Nameplate, Outdoor Display Case, Projecting, Window, and/or Wall Signs shall include scaled building elevations indicating the location of all existing and proposed Signs on the building façade and the frontage dedicated to the establishment in linear feet;
5. Where applicable, the type and method of illumination (i.e. external, internal, or backlit), including the fixture style, placement, and bulb wattage and type. Applications involving an Electronic Changeable Message must also provide written certification from the sign manufacturer that the luminance of the display has been factory pre-set so that it will not exceed 5,000 nits;
6. The total square footage of all existing Signs for the establishment; and,
7. Photographs of the building or site where the Sign is proposed.

I. Calculation of Sign Area and Height

1. The following shall govern the calculation of a Sign's area:
 - a. The area of a Sign shall include all numerals, lettering, designs, logos, or symbols, together with the background, whether open or enclosed, upon which they are displayed. Not included are any supporting framework incidental to the display itself unless under Secs. 714.L.1 through 714.L.12 Sign Types.
 - b. Where a Sign consists of only individual numerals, letters, logos, or symbols attached, painted, or applied directly to a door, wall, or window, the area shall be considered the smallest polygon which would enclose the sign encompassing all the letters and symbols. (See Figure 714.I.1)



Figure 714.I.1 Area of a Sign affixed directly on a wall or window.

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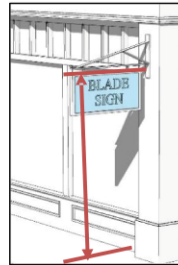
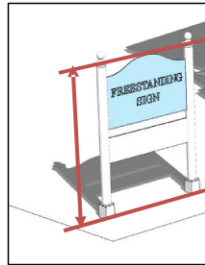
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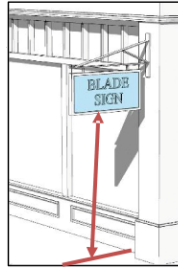
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- c. If a Sign has two or more faces, the area of all faces is included in determining the maximum area of the Sign, unless the two faces are identical and placed back to back or are no more than two feet apart. In such case, the Sign area is calculated as the area of one face. If the two faces are unequal in area, the area of the larger face is used to calculate Sign area.
- d. The Sign area of a three-dimensional, free-form, or sculptural (non-planar) Sign is calculated as 50% of the sum of the area of the four vertical sides of the smallest cube that will encompass the Sign.
- e. The maximum allowable area of a Sign shall include all permanent Signs attached, painted, or applied to a building façade. If an establishment has walls fronting on two (2) or more streets, the Sign area for each street shall be computed separately.
- f. Limitations on the height of lettering shall pertain only to the height of individual characters.



- 2. Unless described otherwise under Secs. 714.L.1 through 714.L.12 Sign Types, the following shall govern the calculation of a Sign's height:
 - a. Sign height overall is measured as the vertical distance from the finished grade at the base of a freestanding Sign, or of a building or structure for an attached Sign, to the highest point of the Sign.
 - b. For Signs attached to and projecting from a building or structure, vertical clearance is measured as the vertical distance from the finished sidewalk level to the lowest point of the Sign or Sign structure.



J. Sign Lighting

The following requirements shall pertain to the lighting of all Signs:

- 1. The eligibility of lighting for any Sign shall be as indicated under Secs. 714.L.1 through 714.L.12 Sign Types.
- 2. All Signs shall be illuminated such that the illumination is steady and stationary, directed solely at the Sign or internal to it, and does not create glare or unduly illuminate the surrounding area.
- 3. The luminance of any Sign shall not exceed 250 nits between dusk and dawn, as measured from the brightest element of the Sign's face. Dusk and dawn are defined as, respectively, the time starting at one-half hour before sunset and one-half hour after sunrise, as determined by the National Weather Service (actual time).
- 4. External Illumination:

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- a. Light fixtures shall be located, shielded, and directed such that the light source is directed only onto the Sign face.
- b. Neither the light source or reflective surfaces of the fixture shall be visible from the public way or surrounding properties.
- c. Light fixtures used to illuminate signs shall be top mounted and shall direct the light downward toward the sign.
- d. Ground mounted lights shall not be used unless under special circumstances where conditions of (3) above cannot be met. In such cases, the receptacle or device housing the light source shall not extend more than 12 inches above ground, and shall be fully screened and housed.
- e. Projecting light fixtures must be simple and unobtrusive in appearance and not obscure the Sign.
 - i. Reverse Channel Illumination (i.e. Backlit):
 - 1. Backlit Signs shall light lettering and logo and other related Sign elements only, and lighting design shall be such that no excess light spill or glare results from the back lighting fixtures and/or source.
 - 2. The light source shall not be visible from the public way or surrounding properties.
 - 3. Illumination levels shall not increase the measurable vertical light level at any point 20 feet distant from the Sign in any direction.
 - ii. Internal Illumination:
 - 1. Internally illuminated Signs shall be designed such that light passes through the lettering, logo, and other related Sign elements only, and the background shall remain opaque and light transmission shall be blocked.
 - 2. The Sign cabinet shall fully enclose the light source so that it is not visible from the exterior of the Sign.
 - 3. The background must be opaque and a darker color than the message of the Sign.
 - iii. Direct Illumination (i.e. the use of exposed lamps, such as neon tubes and LED's, that have no shielding and are visible to the eye):
 - 1. Direct illumination is limited to letters, numbers, symbols, and accents.
 - iv. Raceways, Conduit, Wiring, and Transformers
 - 1. All electrical raceways, conduits, and wiring shall be contained completely within the Sign assembly or inside the wall and shall not be exposed.
 - 2. If a raceway is necessary, it cannot extend in width or height beyond the area of the Sign.
 - 3. A raceway must be finished to match the background wall or canopy, or integrated into the overall design of the Sign.

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Commented [JM3]: EJ version includes the additional: Illuminated tubing or strings of lights that outline property lines, sales areas, roof lines, doors, windows, or similar areas are prohibited.
 No sign may contain or be illuminated by flashing or intermittent lights or lights of changing degrees of intensity, except signs indicating the time, date or temperature and barber pole signs.
 String lights may be used in connection with commercial premises except as specifically prohibited within this Section.

4. Visible transformers are not allowed.

v. Electronic Changeable Message;

5. Where permitted as provided in Secs. 714.L.1 through 714.L.12 Sign Types, Electronic Changeable Message displays shall:

a. Not have any distracting appearance of motion including but not limited to flashing, blinking, shimmering, animation, video, or scrolling advertising.

b. Limit the luminance of the display not to exceed 5,000 nits at any time.

c. Have characters of sufficient size to be easily discerned and must not constitute a safety hazard by distraction of drivers where readily visible to drivers of vehicles on any public way.

d. Consist only of alphabetic or numeric characters on a plain background, and shall not include any graphic, pictorial, video, or photographic images.

e. Utilize a maximum of only one color for the message on a dark background of only one color.

f. Have a minimum display time of two (2) minutes. When the message changes, it must complete the transition within 1 second or as rapidly as is technologically practicable whichever is less with no phasing, rolling, scrolling, flashing, or blending.

g. Be equipped with a light detector/photo cell that automatically adjusts the display's brightness according to natural ambient light conditions.

h. Contain a default mechanism that freezes the changeable message in one position, or shuts off the device entirely, in the event of a malfunction.

i. Limit the area occupied by the electronic changeable message to no more than

6. (50) percent of the maximum total allowable Sign area as provided in Secs. 714.L.1 through 714.L.12 Sign Types.

a. Be limited to a maximum of three (3) lines of characters including all letters, numbers, spaces, or other symbols dedicated to the electronic changeable message.

K. Alternative Compliance

Minor variation and relief any non-numerical standard found in this Article, and any numerical standard by no more than 20% of such requirement, may be granted by the Development Review Board after review and recommendation by the Design Advisory Board and a Public Hearing. Decisions by the DRB regarding any Alternative Compliance granted shall be made in writing, and upon affirmative findings that:

1. the relief sought is necessary in order to accommodate a unique circumstance or opportunity;
2. the relief, if granted, will yield a result equal to or better than strict compliance with the standard being relieved;

3. the relief, if granted, is the minimum variation necessary from the applicable standard to achieve the desired result;

4. the relief, if granted, will not impose an undue adverse burden on adjacent properties;

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Commented [JM4]: EJ version: Externally illuminated signs shall meet the following standards: (a) The average level of illumination on the vertical surface of the sign shall not exceed three (3.0) foot-candles, and the uniformity ratio (ratio of average to minimum illumination) shall not exceed two to one (2:1). (b) Lighting fixtures illuminating signs shall be carefully located, aimed, and shielded so that light is directed only onto the sign facade. Lighting fixtures shall not be aimed toward adjacent streets or properties.

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and,
5. the remainder of the Sign will otherwise be developed consistent the purpose of this Article, and all other applicable standards.

L. Sign Types

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714.L.1: Awning & Canopy Sign



Description

This Sign type consists of one or more faces, and is integrated within or part of an Awning or Canopy extending over a principal entrance and/or first floor windows on a Primary or Secondary Frontage, or spanning across an individual storefront or an entire building facade. An awning with letters in the form of a sign shall be considered a wall sign.

Specifications

- Location Only Awnings and Canopies on ground floor doors or windows may contain signs.
- Quantity (max) • 1 per Awning
 • 3 per Canopy
- Area, Lettering (max) • 75% of the area of the Valance or Canopy face
 • 25% of the area of the sloping plane of an Awning
- Height, Lettering (min/max) • 5-in min; 10-in max on the Valance, or 18-in max on sloping plane of an Awning
 • 24" max. on a Canopy
 • Awnings must clear the sidewalks or ground by at least eight (8) feet.

Miscellaneous

Canopy Signs may be placed on the face and sides of the Canopy, or extend above or below the Canopy face provided 8-ft min. clear height above the sidewalk is maintained.
Awning Signs may only be placed on the Valance or sloping plane of the Awning, not both.
Awning Signs shall not be internally illuminated or backlit. Canopy Signs may only be backlit.

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Commented [JM5]: EJ version has extra requirements including: Awnings without letters shall be allowed subject to the size and height restrictions above, but the overall number of awnings shall not be restricted.

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Awning or Canopy Signs in a Residential district shall not be illuminated.
The awning may extend to within one (1) foot of the vertical plane created by the curb or right-of-way line. Any encroachment into or over the public right-of-way must also be approved by the Dept. of Public Works and/or City Council as may be applicable.
The top of the awning, where it is attached to the building, shall be no higher than fourteen (14) feet above grade.
Awnings without letters shall be allowed subject to the size and height restrictions above, but the overall number of awnings shall not be restricted.
Awnings may be non-illuminated or externally illuminated only by downdirected and shielded fixtures and incandescent bulb

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714.L.2: Band Sign



Description

This Sign type consists of a single face, and is placed within a Sign Band that is architecturally integrated into the overall design of the building façade over a principal entrance and spanning across an individual storefront or the entire façade on a Primary Frontage.

Specifications

<u>Quantity (max)</u>	<u>1 Band Sign per street-level storefront</u>
<u>Width, Sign (max)</u>	<u>Length of the street-level storefront frontage</u>
<u>Height, Sign (max)</u>	<u>3-ft</u>
<u>Height, Overall (max)</u>	<u>the lesser of the floor level of the second floor or 18-ft above the finished sidewalk.</u>
<u>Depth/Projection, lettering (max)</u>	<u>7-in from the face of the Sign Band</u>

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Area, Sign (max) 75% of that portion of the Sign Band associated with the street-level use

Miscellaneous

Band Signs shall include only characters, background, lighting, and an optional logo.
If illuminated, Band Signs may only be externally illuminated or backlit.

714.L.3: Blade Sign



Description

This Sign type consists of 1-2 faces, and projects perpendicular from the Building façade on a Primary or Secondary Frontage, or elevation where street frontage is not available.

Specifications

Location (max) within 4-feet of a principal entrance.
Quantity (max) 1 per ground floor tenant
Width, Sign (max) 3-ft
Height, Sign (max) 3-ft
Depth, Sign (max) 6-in
Offset from Building (min/max) 6-in min and 12-in max from the façade
Projection (max) 4-ft from the facade
Area, Sign (max) 9 sqft
Height, Clear (min) 8-ft min. above finished sidewalk (the lowest portion of the overhanging sign and/or bracket)

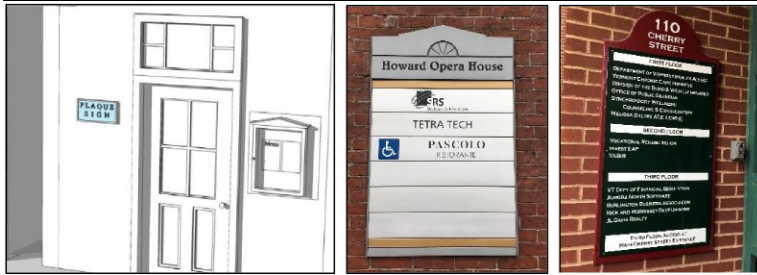
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Height, Overall (max) The lesser of the floor level of the second floor or 18-ft above the finished sidewalk.

Miscellaneous

- The bracket must be an integral part of the Sign design.
- A Blade Sign erected on a building that adjoins the intersection of 2 streets may intersect at a 45 degree angle to the corner of the building.
- A Blade Sign may be attached to the face or underside of a canopy
- If illuminated, Blade Signs shall only be externally illuminated. Blade Signs in any Residential, RCO, or Urban Reserve district shall not be illuminated.
- Any encroachment into or over the public right-of-way must also be approved by the Dept. of Public Works and/or City Council as may be applicable.

714.L.4: Directory Sign



Description

This Sign type has a single face and consists of either a panel or individual letters applied directly to a building wall, typically listing the names of building tenants.

Specifications

- Location (max) within 4-feet and to the side of a principal entrance.
- Quantity (max) 1 per principal entrance
- Width (max) 18-inches
- Height (max) 36-inches
- Depth/Projection (max) 3-inches from the façade

Miscellaneous

If illuminated, Directory Signs may only be backlit.

Directory Signs in any Residential, RCO, or Urban Reserve district shall not be illuminated.

714.L.5: Freestanding Sign



Commented [JM6]: One general difference is that Burlington's sign code differentiates between "Freestanding Sign" and "Freestanding Yard Sign" while Essex Junction only has one category. This is likely to assign different standards to different zones, as each standard can be located in different zones.

Description

This Sign type consists of 1 or 2 faces, is fully detached from a Building, and placed in a front yard with external support consisting of 1-2 posts.

Specifications

Quantity (max)	1 per primary street frontage
Width (max)	8-ft (not including supports)
Height	10-ft (not including supports)
Depth (face-to-face) (max)	1-ft
Sign Area (max)	60 sf. (not including supports) or 0.5 sf per linear foot of street facing building frontage whichever is less.
Setback (min)	The lesser of 3-ft from the front property line or in-line with the building façade, and 5-ft from any side property line
Height, Overall (max)	14-ft above the finished grade (including supports).

Commented [JM7]: EJ version: In Commercial and Industrial Districts, a single side of a freestanding sign may not exceed three tenths (0.3) of a square foot in surface area for every one (1) linear foot of street frontage along the street toward which such sign is primarily oriented. However, in no case may a single side of a free standing sign exceed forty (40) square feet in surface area if the lot on which the sign is located has less than two hundred (200) feet of frontage on the street toward which that sign is primarily oriented, fifty (50) square feet on lots with two hundred (200) or more but less than four hundred (400) feet of frontage, and sixty (60) square feet on lots with four hundred (400) feet or more of frontage.

Miscellaneous

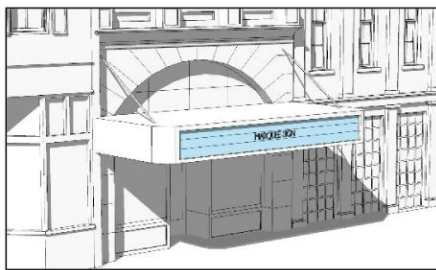
No part of a Freestanding Sign may encroach or overhang upon a public right-of-way, clear sight triangle, driveway, parking area, or walkway.

Commented [JM8]: EJ version: In all Districts, any legal business or recreational use, except a Home Occupation, that is not readily visible from a street, may be allowed to erect one (1) off-premise directional sign. This sign may not exceed four (4) square feet, and must be on an adjacent lot or on a right-of-way owned or leased by the business in question. This directional sign must be set back at least five (5) feet from the edge of the right-of-way. Staff may deny an application for a directional sign in any residential district which in Staff's judgment alters the character of the area.

Freestanding Signs associated with a Fuel Service Station may include an electronic changeable message only for the display of numerals.

Freestanding Signs may only be internally or externally illuminated or backlit.

714.L.6: Marquee



Description

This Sign type consists of 1-3 faces on an iconic structural feature of a Building that projects perpendicular from the façade over a principal entrance.

Specifications

- Quantity (max) 1 per primary street frontage.
- Width (max) Width of the street-level frontage associated with the principal entrance
- Projection (min/max) 6-ft min.; 10-ft max. from the façade
- Setback (min) No closer than 3-ft from the back of the curb
- Area, Sign (max) 75% of any face of the Marquee
- Height, Clear (min) 10-ft above the finished sidewalk
- Height, Overall (max) The top of the Marquee shall be no more than the lesser of the floor level of third Story or 35-ft above the finished sidewalk

Miscellaneous

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Marquees shall be allowed only for the following uses: Cinemas, Conference/ Convention Centers, Performing Arts Centers, and Recreation Facility – Indoor.

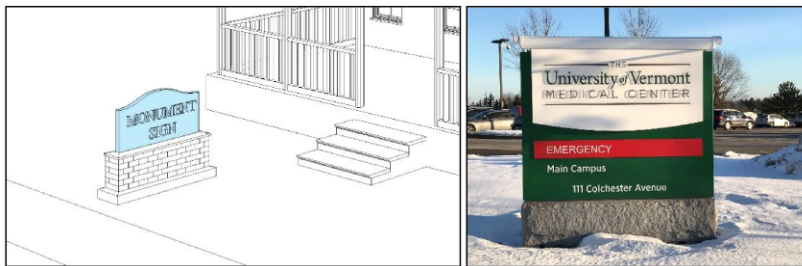
A Marquee erected on a Building that adjoins the intersection of 2 streets may intersect at a 45 degree angle to the corner of the Building.

Marquees shall be cantilevered or supported from above. Columns or Posts extending to the ground are prohibited.

Marquees may be illuminated internally and directly, and may include manual or electronic changeable message. Marquees may include intermittent blinking and flashing lamps and borders.

Any encroachment into or over the public right-of-way must also be approved by the Dept. of Public Works and/or City Council as may be applicable.

714.L.7: Monument Sign



Description

This Sign type consists of 1-2 faces, is placed in a front yard fully detached from a Building, and is supported along the entire length of its base.

Specifications

- Quantity 1 per primary street frontage.
- Depth (face-to-face) (max) 2.5-ft
- Setback (min)
 - The lesser of 3-ft from the front property line or in line with the building façade.
 - 5-ft from any side property line.

Area (max) 60 sf (not including supports) or 0.5 sf per linear foot of street facing building frontage whichever is less.

Height, Overall (max) 6-ft from the finished grade

Miscellaneous

No part of a Monument Sign may encroach upon a public right-of-way, clear sight triangle, driveway, parking area, or walkway.

If illuminated, a Monument Sign may only be internally or externally illuminated or backlit.

Monument Signs in a Residential district shall not be illuminated.

A Monument Sign associated with a public or civic use may include manual or electronic changeable message.

714.L.8: Outdoor Display Case



Description

This Sign type has a single face and consists of a metal or wood framed cabinet mounted onto a building façade on a Primary or Secondary Frontage with a transparent window and a lockable opening allowing the contents, such as menus or posters, to be kept current.

Specifications

<u>Quantity</u>	<u>1 per tenant*</u>
<u>Width (max)</u>	<u>3 ft</u>
<u>Height (max)</u>	<u>4 ft</u>
<u>Area (max)</u>	<u>6 ft</u>
<u>Height, Overall (max)</u>	<u>6-ft from the finished grade</u>

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Depth/Projection (max) 3 in from the Façade

Miscellaneous

* Cinemas, Performing Arts Centers, and Performing Arts Studios may have up to 4 Outdoor Display Cases per street frontage, each not exceeding 12-sqft in area, not to exceed fifteen (15%) per cent of the area of the Façade associated with the tenant.

Outdoor Display Cases may only be illuminated from inside the display case, and shall not include electronic changeable messages.

714.L.9: Projecting Sign



Description

This Sign type consists of 2 faces on an iconic structural feature of a Building that projects perpendicular from the Façade.

Specifications

<u>Quantity (max)</u>	<u>1 per Primary street Frontage</u>
<u>Width, Sign (max)</u>	<u>4-ft</u>
<u>Height, Sign (max)</u>	<u>10-ft</u>
<u>Depth, Sign (max)</u>	<u>6-in</u>
<u>Offset from Building (min & max)</u>	<u>6-in min and 12-in max from the Façade</u>
<u>Projection (max)</u>	<u>5-ft from the Façade (incl brackets)</u>
<u>Area, Sign (max)</u>	<u>40 sqft</u>
<u>Height, Clear (min)</u>	<u>the greater of the floor level of second Story or 15-ft above finished sidewalk</u>

Commented [JM9]: EJ version: The projecting sign shall not be more than two (2) feet tall.

Commented [JM10]: EJ version: The projecting sign may not project more than three (3) feet from the wall on which it is mounted.

Commented [JM11]: The projecting sign may not project more than three (3) feet from the wall on which it is mounted.

Commented [JM12]: Significantly different from the Essex Junction equivalent.

The projecting sign shall be mounted so that no part is less than eight (8) feet above ground level.

Height, Overall (max) the lesser of the floor level of third story or 35-ft above the finished sidewalk

Miscellaneous

Projecting signs within the Village Center District are specifically permitted. Projecting signs in any other District which would project over any public right-of-way shall require approval by the City Council.

The bracket must be an integral part of the Sign design.

A Projecting Sign erected on a building that adjoins the intersection of 2 streets may intersect at a 45 degree angle to the corner of the building.

A Projecting Sign shall be cantilevered or supported from above. Columns or Posts extending to the ground are prohibited.

A Projecting Sign may be illuminated externally, internally, and directly.

Any encroachment into or over the public right-of-way must also be approved by the Dept. of Public Works and/or City Council as may be applicable.

Commented [JM13]: This is a EJ requirement.

714.L.10: Sandwich Board



Description

This Sign type is a two-sided, portable sign that is constructed in the form of an "A" or similar tent-like shape, or attached to a heavy base in the form of an inverted "T".

Specifications

- Quantity (max) 1 per ground floor tenant; and 1 per 4 upper story or below grade tenants
- Area (max) 8 sf
- Height (max) 4-ft above the finished grade; 3-ft if placed within a clear sight triangle
- Width (max) 3-ft

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- Location
- 15-ft max. from a principal entrance
 - no closer than 10-ft from a street intersection or crosswalk
 - no closer than 12-ft from another Sandwich Board

Miscellaneous

A Sandwich Board shall not interfere with ingress and egress points and the flow of pedestrian traffic, and a minimum of 5-feet of sidewalk clearance must be maintained at all times.

A Sandwich Board shall only be displayed during business hours, and must be taken indoors when the business is closed.

A Sandwich Board must be freestanding, and shall not be attached to the ground or any other structure or object.

A Sandwich Board shall not be illuminated.

A Sandwich Board shall be constructed of durable, weather resistant materials and finish, and sufficiently weighted to the ground to prevent blow-down. During high wind events all Sandwich Boards shall be taken indoors. The requirements of this Sign Type do not apply to Sandwich Boards placed within the public right-of-way which must be approved by the Dept. of Public Works or the Church Street Marketplace Commission as may be applicable.

714.L.11: Wall Sign



Description

This Sign type has a single face and is attached, painted, or otherwise mounted parallel to a building or structure wall on a Primary or Secondary Frontage or elevation where no street Frontage is available.

Specifications

Height (max) No higher than the floor level of the second story.

- Area (max)
 - 2 sf per linear foot of street frontage, or elevation where no street frontage is available, associated with a first floor tenant.
 - 10 sf for a second floor tenant with only a ground floor entryway.
 - In no case may the total area of all Wall Signs exceed the lesser of two hundred (200) square feet or fifteen (15%) per cent of the area of the façade or elevation to which they are attached.
 - A Wall Sign in any residential district shall not exceed 6-sf in area.
 - A Wall Sign in a commercial district shall not exceed 20-sf in area.

Depth/ Projection (max) 12-in max. from the façade

Miscellaneous

A Wall Sign may not be applied on or obscure architectural features such as: windows, doors (other than egress-only), pilasters, cornices, window, door or other building trim, feature bands, and other recessed or projecting features.

A Wall Sign may not be painted on walls made of previously unpainted stone or brick. If illuminated, Wall Signs may be externally illuminated or backlit.

Commented [JM14]: EJ version: The size shall be computed as the length of wall multiplied by fifteen (15) feet, or twenty (20) square feet, whichever is greater. If a structure has multiple stories with different business establishments, the facade area shall be calculated by multiplying the length of wall used by each business establishment by vertical floor to ceiling height of each story.

Commented [JM15]: EJ version: No wall sign shall project more than eight (8) inches from the wall to which it is attached, extend beyond the building face on a street or parking lot, or exceed the lowest of the following height limitations: (a) Twenty (20) feet above grade; (b) The cornice line of the building at the building line.

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714.L.12: Window Sign



Description

This Sign type has a single face, and is affixed directly onto or behind the glazing of a window and/or door on a Primary or Secondary Frontage, or elevation where no Frontage is available.

Specifications

- Quantity (max) 1 per first or second floor window and/or ground floor entry.
- Area (max) • 20% of the area of any individual window located between 4 and 7 feet above the adjacent sidewalk or finished grade.
- total area may not exceed 30% of the total window area of all windows with Signs per façade or elevation.
- Height, Lettering (max) 8-inches

Miscellaneous

Characters and logos shall be placed directly on the glazing or placed no more than 12" behind the glazing. Items placed more than 12" from the glazing shall not be considered a Window Sign.

Window Signs shall not be illuminated, however the use of neon as part of the Sign design is permitted.

Window Signs in any Residential district shall not be illuminated.

Window area calculations shall include only the glazing.

Window Signs shall not interfere with the primary function of windows, which is to enable passersby and public safety personnel to see through windows into premises and view product displays.

M. Location of Sign Types

All Signs shall meet the standards set forth in this Article, and the Sign Types described in this Part in Secs. 714.M.1 through 714.M.3 below.

1. Mixing Multiple Sign Types:

a. Mixing multiple Signs types on a single building or site in any combination is permitted unless otherwise limited by the Sign Type or Table 714.M.1 below.

2. Multiple signs on a façade shall be designed and organized in a manner consistent and complementary with the overall architecture of the Building, and employ complimentary materials, colors, design, and scale of letters.

a. The Sign Types permitted in each zoning district shall be as defined in Table 714.M.2 below:

Commented [JM16]: EJ version: In Commercial and Industrial Districts businesses are allowed temporary and permanent window signage not to exceed twenty five (25) percent of the total window area. Each separate window pane shall not have a sign greater than twenty five (25) percent of the window. The Development Review Board may waive the twenty five (25) percent limit on window signage upon determination that the waiver request is consistent with the intent and purpose of the sign regulations as outlined in Section 502.K.

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Table 714.M.1		Sign Type Combinations											
	Awning & Canopy Sign	Band Sign	Blade Sign	Directory Sign	Freestanding Sign	Freestanding Yard Sign	Marquee	Monument Sign	Outdoor Display Case	Projecting Sign	Sandwich Board	Wall Sign	Window Sign
Awning & Canopy Sign	●	●	●	●	●	●	○	●	●	●	●	●	●
Band Sign	●	●	●	●	●	●	●	●	●	●	●	●	●
Blade Sign	●	●	●	●	●	○	○	○	●	○	●	●	●
Directory Sign	●	●	●	●	●	●	●	●	●	●	●	●	●
Freestanding Sign	●	●	●	●	●	○	○	○	●	○	●	●	●
Freestanding Yard Sign	●	●	○	●	○	●	○	○	●	○	●	●	●
Marquee	○	●	○	●	○	○	○	○	●	○	●	●	●
Monument Sign	●	●	○	●	○	○	○	○	●	○	●	●	●
Outdoor Display Case	●	●	●	●	●	●	●	●	●	●	●	●	●
Projecting Sign	●	●	○	●	○	○	○	○	●	○	●	●	●
Sandwich Board	●	●	●	●	●	●	●	●	●	●	●	●	●
Wall Sign	●	●	●	●	●	●	●	●	●	●	●	○	●
Window Sign	●	●	●	●	●	●	●	●	●	●	●	●	○

○ - Sign Types are **not** permitted on the same frontage or elevation.
 ● - Sign Types are permitted on the same frontage or elevation.

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<u>Table 714.M.2</u>									
<u>Sign Types Permitted by Zoning District</u>									
<u>Sign Type</u>	<u>Residential 1</u>	<u>Residential 2</u>	<u>Multi-Family Residential 1</u>	<u>Multi-Family Residential 2</u>	<u>Multi-Family Residential 3</u>	<u>Multi-Family Mixed Use 1</u>	<u>Multi-Family Mixed Use 2</u>	<u>Village Center</u>	<u>Sign Type Standards</u>
<u>Awning & Canopy Sign</u>	●	●	●	●	●	●	●	○	<u>714.L.1</u>
<u>Band Sign</u>	●	●	●	●	●	●	●	○	<u>714.L.2</u>
<u>Blade Sign</u>	●	●	○	○	○	○	○	○	<u>714.L.3</u>
<u>Directory Sign</u>	●	●	○	○	○	○	○	○	<u>714.L.4</u>
<u>Freestanding Sign</u>	●	●	○	○	○	○	○	○	<u>714.L.5</u>
<u>Marquee</u>	●	●	●	●	●	●	●	○	<u>714.L.6</u>
<u>Monument Sign</u>	●	●	○	○	○	○	○	●	<u>714.L.7</u>
<u>Outdoor Display Case</u>	●	●	○	○	○	○	○	○	<u>714.L.8</u>
<u>Projecting Sign</u>	●	●	○	○	○	○	○	○	<u>714.L.9</u>
<u>Sandwich Board</u>	●	●	○	○	○	○	○	○	<u>714.L.10</u>
<u>Wall Sign</u>	●	●	○	○	○	○	○	○	<u>714.L.11</u>
<u>Window Sign</u>	●	●	○	○	○	○	○	○	<u>714.L.12</u>
○ - Sign Type is permitted					● - Sign Type is not permitted				

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<u>Table 714.M.2 Continued</u>	<u>Sign Types Permitted by Zoning District</u>								
<u>Sign Type</u>	<u>Transit Oriented Development</u>	<u>Residential-Office</u>	<u>Light Industrial</u>	<u>Planned Exposition</u>	<u>Planned Agriculture</u>	<u>Planned Agriculture</u>	<u>Open Space</u>	<u>Floodplain</u>	<u>Sign Type Standards</u>
<u>Awning & Canopy Sign</u>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<u>714.L.1</u>
<u>Band Sign</u>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<u>714.L.2</u>
<u>Blade Sign</u>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<u>714.L.3</u>
<u>Directory Sign</u>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<u>714.L.4</u>
<u>Freestanding Sign</u>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<u>714.L.5</u>
<u>Marquee</u>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<u>714.L.6</u>
<u>Monument Sign</u>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<u>714.L.7</u>
<u>Outdoor Display Case</u>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<u>714.L.8</u>
<u>Projecting Sign</u>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<u>714.L.9</u>
<u>Sandwich Board</u>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<u>714.L.10</u>
<u>Wall Sign</u>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<u>714.L.11</u>
<u>Window Sign</u>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<u>714.L.12</u>
<u>○ - Sign Type is permitted</u>				<u>● - Sign Type is not permitted</u>					

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N. Subdivision, Multi-Family, and School Entrance Signs.

At any entrance to a residential subdivision, multi-family development or school, there may be not more than two free-standing or wall signs identifying the entrance. A single side of any such sign may not exceed ten (10) square feet.

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O. Maintenance of Signs

- All signs and all components thereof, including but not limited to, supports, braces, and anchors, shall be kept in a state of good repair. With respect to freestanding signs, components (supporting structures, backs, etc.) not bearing a message shall be constructed of materials that blend with the natural environment or shall be painted or stained with a neutral color to blend with the natural environment.
- Staff is authorized to order the repair or removal of any sign which in the judgment of the Staff is dangerous, or which is erected or maintained contrary to this Code.

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P. Unlawful Cutting of Trees or Shrubs

No person may damage, trim, destroy or remove any trees, shrubs or other vegetation for the purpose of increasing or enhancing the visibility of any sign in any of the following locations:

1. Within any public right-of-way unless the work is done pursuant to the expressed written authorization of the City or other Agency having jurisdiction over the streets.
2. On property that is not under the ownership or control of the person responsible for such work unless the work is authorized by the owner.
3. In any area where such trees or shrubs are required to remain under a permit issued by the City or any other Agency having jurisdiction to issue such permits.

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SECTION 715: TELECOMMUNICATIONS

A. Balloon Test

The Development Review Board may require the applicant to fly a four (4) foot diameter brightly colored balloon at the location and maximum elevation of any proposed tower. If a balloon test is required, the applicant shall advertise the date, time, and location of this balloon test at least seven (7) days in advance of the test in a newspaper with a general circulation in the City. The applicant shall also inform the Development Review Board, in writing, of the date, time and location of the test, at least fifteen (15) days in advance of the test.

1. The balloon shall be flown for at least eight (8) consecutive daylight hours on two (2) days. If visibility and weather conditions are inadequate for observers to be able to clearly see the balloon test, further tests may be required by the Development Review Board.

B. Criteria For Approval and Conditions

An application for a Wireless Telecommunication Facility permit shall be approved after a hearing when the Development Review Board finds all the following criteria have been met:

1. The Facility will not be built on speculation. If the applicant is not a Wireless Telecommunication Service Provider, the Development Review Board may require the applicant to provide a copy of a contract or letter of intent showing that a Wireless Telecommunication Service Provider is legally obligated to locate a Wireless Telecommunication Facility on lands owned or leased by the applicant.
2. The Facility will not project more than twenty (20) feet above the average elevation of the tree line measured within fifty (50) feet of the highest vertical element of the Wireless Telecommunication Facility, unless the proposed elevation is reasonably necessary to provide adequate Wireless Telecommunication Service capacity or coverage or to facilitate collocation of facilities.
3. The minimum distance from the base of any tower to any property line is not less than one hundred (100) percent the total elevation of the tower, including antenna or equipment.
4. The Facility will not be illuminated by artificial means and will not display any lights or signs except for such lights and signs as required by Federal Aviation

Code except setbacks.

(b) The structure, as enlarged, does not diminish any required yard or setback areas except a setback line encroachment equal to the existing building line.

(c) The expansion does not exceed any maximum density, lot coverage, intensity or height limitations.

C. Reconstruction

1. If a non-complying structure is destroyed or damaged by fire, flood, windstorm or similar abnormal event, and the cost of restoring the structure to its condition immediately prior to the event exceeds fifty (50) percent of the value of the structure immediately prior to the event, the structure may be restored or reconstructed, upon Conditional Use and Site Plan approval (when site plan approval is applicable), provided that the following conditions are met:

(a) The structure, as restored or reconstructed shall not be more non-complying than the original structure prior to the event.

(b) Except as specified in Section 801.C.1 of this Code, the uses of the restored or reconstructed structure shall conform to all provisions of this Code.

2. Non-conforming structures on properties with one single family dwelling may be rebuilt as long as the new structure is not more non-conforming than the existing structure. However, if staff determines the structure could reasonably be rebuilt in conformance with the existing regulations the applicant will be required to comply with the existing regulations. Appeal of staff decisions may be made in accordance with Section 1701.

SECTION 803: EXISTING SMALL LOTS

Any lot that is legally subdivided, is in individual and separate and nonaffiliated ownership from surrounding properties, and is in existence on the date of enactment of this bylaw, may be developed for the purposes permitted in the district in which it is located, even though the small lot no longer conforms to minimum lot size requirements of the new bylaw. This provision shall not exempt development on such lots from other provisions of this Code.

SECTION 804: NON-CONFORMING SIGNS

~~1. Subject to the remaining restrictions of this Section, non-conforming signs that were otherwise lawful on the effective date of this Code may be continued until they are required to be removed under Section 714 of this Code.~~

~~2. No person may engage in any activity that causes an increase in the extent of nonconformity of a nonconforming sign.~~

~~3. A non-conforming sign may not be moved, replaced, enlarged, redesigned or altered in any way, (except repainting), without bringing the sign into complete conformity with this Code. Illumination shall not be added to any nonconforming sign.~~

~~4. If a non-conforming sign is destroyed by fire or other natural causes, it may not thereafter be repaired, replaced or reconstructed, except in conformity with all the provisions of this Code, and the remnants of the former sign structure shall be removed. A non-conforming sign shall be considered "destroyed" if damaged to an extent that the cost of repairing the sign to its former stature, or replacing it with an equivalent sign,~~

would exceed thirty five (35) percent of the value of the sign prior to the destruction.
5. The message of a non-conforming sign may be changed if it does not create any new non-conformities.

SECTION 805: REMOVAL OF NON-CONFORMING SIGNS

1. If a non-conforming sign advertises a business, service, commodity, accommodation, attraction, or activity that is no longer operating or being offered or conducted on the premises, that sign shall be considered abandoned and shall be removed within thirty (30) days after such abandonment.
2. The following types of non-conforming signs shall be altered to comply with the provisions of this article or removed within ninety (90) days after the effective date of this Code:
 - (a) Portable signs and temporary signs.
 - (b) Signs that are in violation of Section 714.N.
3. If the message portion of a sign is removed, leaving only the supporting "shell" of a sign (or the supporting braces, anchors, or similar components) the owner of record shall, within thirty (30) days of the removal of the message portion of the sign, either replace the entire message portion of the sign or remove the remaining components of the sign. This subsection shall not be construed to alter the effect of Section 805.1, above which restricts the replacement of a nonconforming sign. Nor shall this subsection be construed to prevent the changing of the message of a sign.

Commented [JM19]: These sections are made redundant by the new sections of 714.F and 714.G

Number of protected long term bicycle parking spaces	Changing facility	Unisex Showers	Clothes Lockers
1-3	none	none	1
4 - 9	1 ₂	1 ₂	3
For every 10	1 ₂	1 ₂	40% of LTB parking

₂ if unisex, units available to any gender; otherwise provide one per gender

SECTION 704: LIGHTING

A. Purpose

To provide appropriate outdoor lighting adjacent to buildings, streets, sidewalks, and within parking areas for public safety and to minimize glare on streets and adjoining properties while minimizing energy use through the use of efficient fixtures and minimizing the use of lighting during non-business hours or when activity is not occurring on-site.

B. General Standards

Lighting is allowed in required yards and shall be subject to the following regulations:

1. Lights shall be used for the purpose of illumination, including security lighting, and not for advertising purposes.
2. The operation of searchlights is prohibited except for public safety purposes.
3. All light fixtures shall be hooded or shielded and directed downward at sixty (60) degrees to horizontal, unless otherwise approved, and shall have concealed light sources.
4. Light sources shall not be visible at property lines.
5. Intermittent lighting, except for holiday lighting, may not be used.
~~-(a) Displays, including lighting, erected in connection with the observance of holidays provided they are removed within ten (10) days following the holidays. Temporary lighting for Christmas decorations from November 15 to January 15 are exempt.~~
6. Lighting devices may not produce direct or reflected glare on adjoining properties or streets.
7. All private residential exterior light sources shall be Dark Sky Compliant.
8. Lighting for emergency purposes or lighting required on any structure for public safety purposes shall be exempt from the provisions of this section as approved by the Development Review Board.
9. Lighting shall only be used as necessary for the operation of a business or activity. Lights shall be placed on a timer; an operations plan must be approved as part of a development application for the project site. Lighting plans may include the use of some, but not all, of on-site lighting during non-hours of operation.

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C. Review of Lighting Plans

The installation of or replacement of any outdoor lighting fixtures of new design shall require a zoning permit with the exception of single and two (2) family dwellings. If the proposed lighting is associated with a project that requires Site Plan Review, the Development Review Board shall review and approve the lighting plan. If site plan is not required, staff shall review the lighting plan to ensure conformance with Section 704.

Applicants shall submit an exterior lighting plan for the City's review. The plan shall include the following information:

1. A Site Plan drawn to a maximum scale of one (1) inch to twenty (20) feet, to include building footprint, landscaping, parking areas; and all proposed lighting fixtures, unless another scale is approved by staff;
2. Specifications for all proposed lighting fixtures including a manufacturer's catalog cut and photometric data showing numerical grid of lighting levels, in foot candles, that fixtures will produce on the ground.
3. Proposed mounting height and wattage of all exterior lighting fixtures;
4. For all parking areas, drives, and walkways an analysis and illuminance level diagram showing a numerical grid of lighting levels, in foot candles, and a table of lighting statistics verifying that the proposed installation conforms to the lighting standards in this section; and building elevations with fixtures, portions of wall to be illuminated.

D. Parking Lot and Pathway Illumination

1. For parking lots of ten (10) spaces or more, pole lighting is required to be used to provide even illumination for parking spaces and interior walkways.
2. Light fixtures shall be located no more than five (5) feet outside the perimeter of the parking area.
3. All light fixtures shall be hooded or shielded and downward directed at sixty (60) degrees to horizontal, unless otherwise approved, and shall have concealed light sources.
4. Wood utility or similar poles may not be used to mount light fixtures unless specifically approved by the Development Review Board. Decorative poles of wood or other materials may be approved by the Development Review Board upon determination that they are visually compatible with the design of the development.
5. Energy saving LED lamps with a correlated color temperature not exceeding four thousand three hundred (4,300) Kelvin (K) shall be used. Special alternatives may be approved by the Development Review Board upon determination that the purposes of this Section are achieved.
6. Light fixtures for parking lot and pathway lighting may be mounted on existing utility poles in the public right-of-way. This configuration is allowed only in commercial districts. The luminaries must have extended shields, and be mounted ninety (90) degrees to the roadway. Fixtures shall be mounted at the same height as existing street lighting in the area.

7. All parking lot and pathway lighting fixtures shall be cut-off fixtures as defined by the Illuminating Engineers Society of North America (IESNA)
8. Alternatives: The design for an area may suggest the use of parking lot and pathway lighting fixtures of a particular “period” or architectural style, as either alternatives or supplements to the lighting described above.
9. Lighting shall conform to the Chittenden County Regional Planning Commission “Outdoor Lighting Manual for Vermont Municipalities” or as otherwise approved by the City Engineer. The minimum lighting level shall be at least two tenths (0.2) foot candles, but not exceed four tenths (0.4) foot candles and the uniformity ratio (average to minimum shall be 10:1, unless otherwise approved by the City Engineer.
10. Light fixtures shall be mounted in accordance with the table below or as otherwise approved by the City Engineer.

	LI District	HC District	VC District	MF District	All Other Districts
Max Mounting Height	30ft.	20ft.	15ft.	15ft.	16ft.

*Notes: For parking areas of fifty (50) or more spaces, light fixtures may be allowed to be mounted up to thirty (30) feet above grade if all fixtures are a minimum of one hundred (100) feet from a residential district.

E. llumination of Building Facades and Landscaping:

With the exception of structures in the Light Industrial District and structures having symbolic or historic significance, facade lighting for safety and pedestrian access may be approved by the Development Review Board as long as it is not visible from off-site. Building facades having symbolic or historic significance shall be approved by the Development Review Board and the following provisions shall be met:

1. The maximum illumination on any vertical surface or angular roof surface shall not exceed two (2) foot candles.
2. When allowed lighting fixtures shall be located and shielded so the light is directed only on to the building facade. Lighting fixtures shall not be directed towards adjacent streets or properties.
3. Lighting directed toward a sign shall be shielded so that it illuminates only the face of the sign. It shall not shine directly into a public right-of-way or residential property.
4. String lights may be used in connection with commercial premises except as specifically prohibited within this Section. Illuminated tubing or strings of lights that outline property lines, sales areas, roof lines, doors, windows, or similar areas are prohibited.

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Code except setbacks.

(b) The structure, as enlarged, does not diminish any required yard or setback areas except a setback line encroachment equal to the existing building line.

(c) The expansion does not exceed any maximum density, lot coverage, intensity or height limitations.

C. Reconstruction

1. If a non-complying structure is destroyed or damaged by fire, flood, windstorm or similar abnormal event, and the cost of restoring the structure to its condition immediately prior to the event exceeds fifty (50) percent of the value of the structure immediately prior to the event, the structure may be restored or reconstructed, upon Conditional Use and Site Plan approval (when site plan approval is applicable), provided that the following conditions are met:

(a) The structure, as restored or reconstructed shall not be more non-complying than the original structure prior to the event.

(b) Except as specified in Section 801.C.1 of this Code, the uses of the restored or reconstructed structure shall conform to all provisions of this Code.

2. Non-conforming structures on properties with one single family dwelling may be rebuilt as long as the new structure is not more non-conforming than the existing structure. However, if staff determines the structure could reasonably be rebuilt in conformance with the existing regulations the applicant will be required to comply with the existing regulations. Appeal of staff decisions may be made in accordance with Section 1701.

SECTION 803: EXISTING SMALL LOTS

Any lot that is legally subdivided, is in individual and separate and nonaffiliated ownership from surrounding properties, and is in existence on the date of enactment of this bylaw, may be developed for the purposes permitted in the district in which it is located, even though the small lot no longer conforms to minimum lot size requirements of the new bylaw. This provision shall not exempt development on such lots from other provisions of this Code.

SECTION 804: NON-CONFORMING SIGNS

1. Subject to the remaining restrictions of this Section, non-conforming signs that were otherwise lawful on the effective date of this Code may be continued until they are required to be removed under Section 714 of this Code.

2. No person may engage in any activity that causes an increase in the extent of nonconformity of a nonconforming sign.

3. A non-conforming sign may not be moved, replaced, enlarged, redesigned or altered in any way, (except repainting), without bringing the sign into complete conformity with this Code. Illumination shall not be added to any nonconforming sign.

4. If a non-conforming sign is destroyed by fire or other natural causes, it may not thereafter be repaired, replaced or reconstructed, except in conformity with all the provisions of this Code, and the remnants of the former sign structure shall be removed. A non-conforming sign shall be considered "destroyed" if damaged to an extent that the cost of repairing the sign to its former stature, or replacing it with an equivalent sign,

would exceed thirty five (35) percent of the value of the sign prior to the destruction.

5. The message of a non-conforming sign may be changed if it does not create any new non-conformities.

SECTION 805: REMOVAL OF NON-CONFORMING SIGNS

1. If a non-conforming sign advertises a business, service, commodity, accommodation, attraction, or activity that is no longer operating or being offered or conducted on the premises, that sign shall be considered abandoned and shall be removed within thirty (30) days after such abandonment.

2. The following types of non-conforming signs shall be altered to comply with the provisions of this article or removed within ninety (90) days after the effective date of this Code:

(a) Portable signs and temporary signs.

(b) Signs that are in violation of Section 714.N.

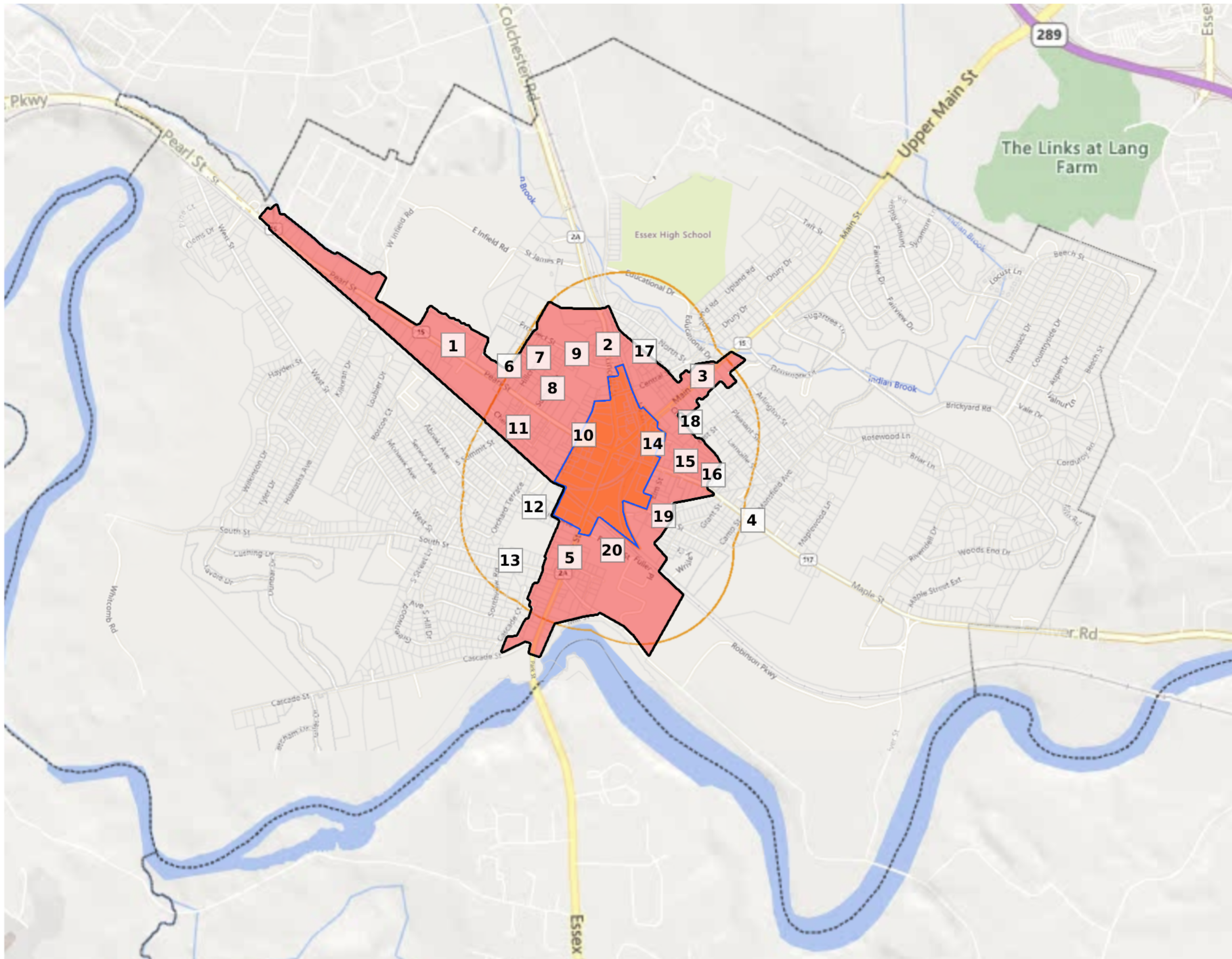
3. If the message portion of a sign is removed, leaving only the supporting "shell" of a sign (or the supporting braces, anchors, or similar components) the owner of record shall, within thirty (30) days of the removal of the message portion of the sign, either replace the entire message portion of the sign or remove the remaining components of the sign. This subsection shall not be construed to alter the effect of Section 805.1, above which restricts the replacement of a nonconforming sign. Nor shall this subsection be construed to prevent the changing of the message of a sign.

Commented [JM19]: These sections are made redundant by the new sections of 714.F and 714.G

City of Essex Junction

Neighborhood Development Area Boundary Map

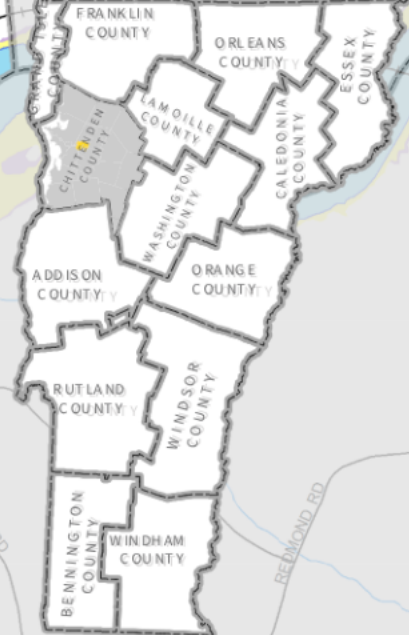
- 1 - Pearl St.
- 2 - Lincoln St.
- 3 - Main St.
- 4 - Maple St.
- 5 - Park St.
- 6 - W. Hillcrest Rd.
- 7 - Hillcrest Rd.
- 8 - Summit St.
- 9 - Prospect St.
- 10 - School St.
- 11 - Cherry St.
- 12 - Iroquois Ave.
- 13 - South St.
- 14 - Railroad Ave.
- 15 - East St.
- 16 - Mansfield Ave.
- 17 - Grove St.
- 18 - Pleasant St.
- 19 - Jackson St.
- 20 - Franklin St.



Map 11: Flood Hazard Areas Essex Junction 2014 Village Plan Legend

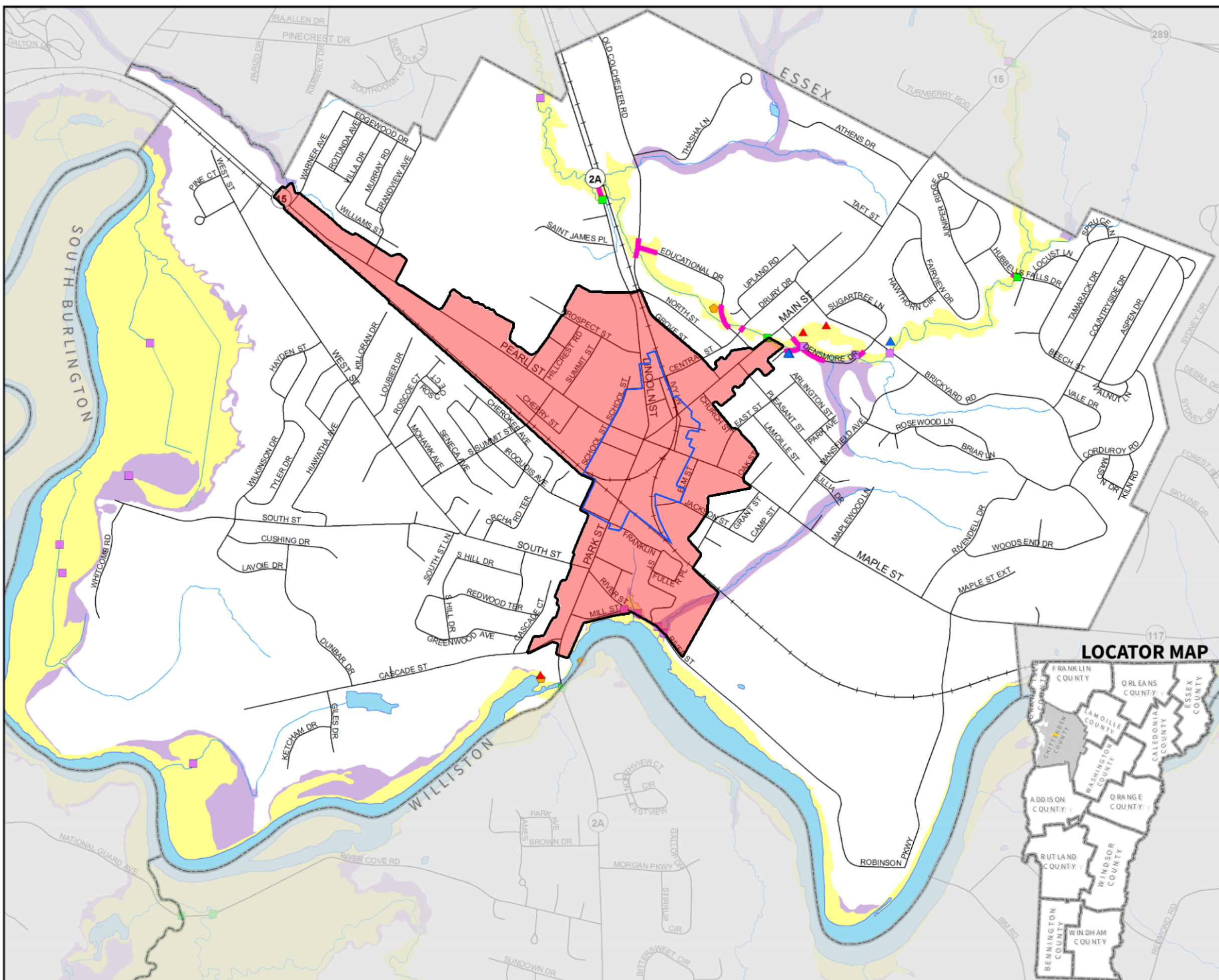
- Structures/Infrastructure within Special Flood Hazard Area**
- Water Body
 - Residential Structure
 - Commercial/Industrial Structure
 - Critical Facility
 - Culvert
 - Bridge
 - Road
 - Special Flood Hazard Area (100 yr flood)
 - .2 % annual chance flood hazard (500 yr flood)
 - Road Centerline
 - Railroad
 - Stream Centerline
 - Water Body
- Scale: 1:15,000
0 0.25 0.5 Mile

LOCATOR MAP







Source: Structures in floodplain - e911, VID, Vtculverts
Surface Water - VHD, 2008 (VCGI)
Map created by P. Brangan using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.

Disclaimer:
The accuracy of information presented is determined by its sources. Errors and omissions may exist. The Chittenden County Regional Planning Commission is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by registered surveyor. This map is not sufficient for delineation of features on-the-ground. This map identifies the presence of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.



Map 1: Natural Resources Essex Junction 2019 Village Plan

1:15,000 **Legend**

-  Stream Centerline
-  Water Body
-  Vermont Significant Wetlands Inventory
-  Watershed



Act 171 - Vermont Conservation Design - Landscape Scale Components

-  **HIGHEST PRIORITY** (Includes Surface Water & Riparian Areas, Riparian Wildlife Connectivity, & Physical Landscape)
-  **PRIORITY** (Includes Interior Forest Blocks, Surface Water & Riparian Areas)

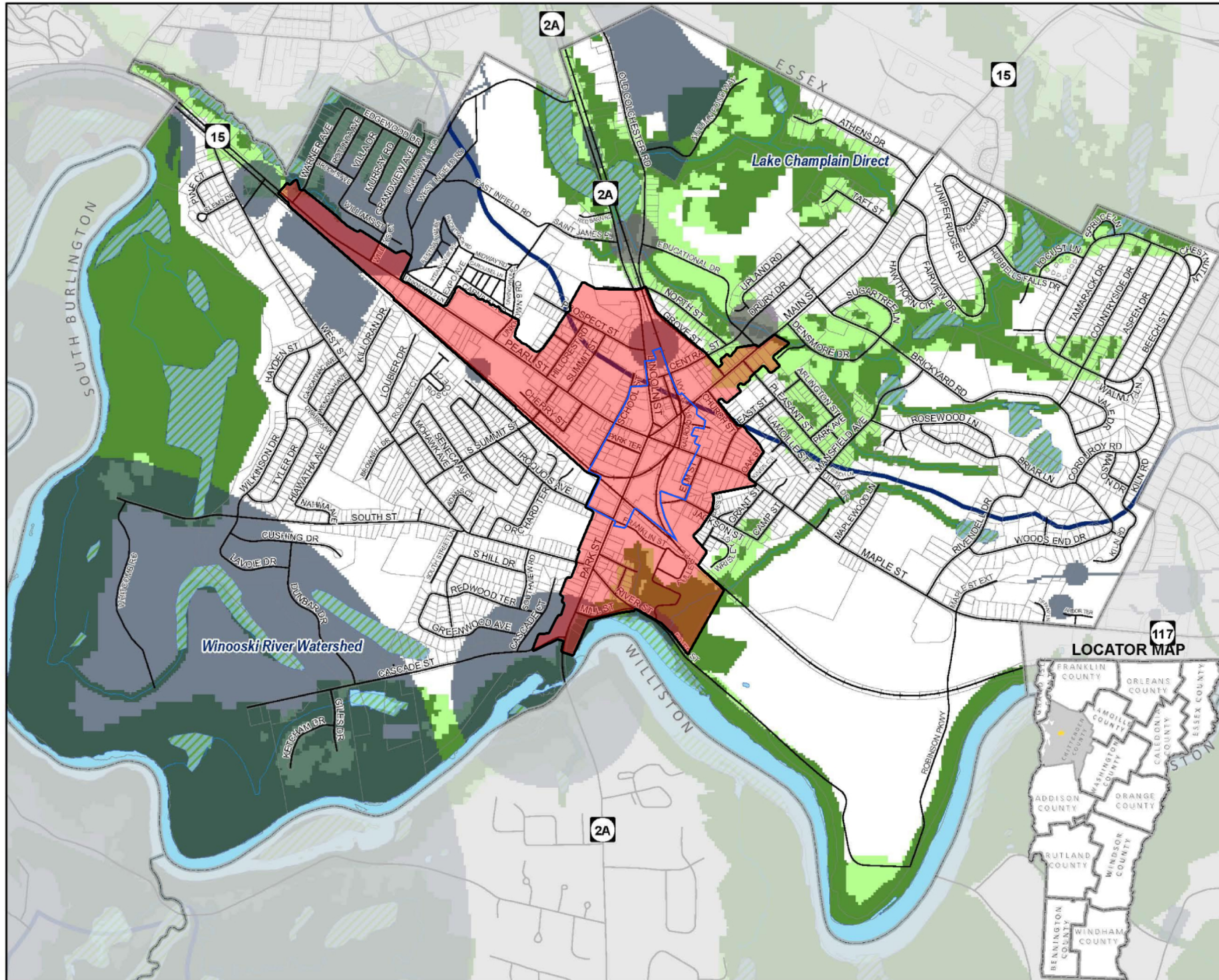
Species and Community Scale

-  **HIGHEST PRIORITY** (Includes: Rare Species, Rare Natural Communities, Wildlife Crossing, & Class 2 Wetlands)
-  **PRIORITY** (Includes Uncommon Species)

0 0.25 0.5 Mile

Source: Ag Soils - NRCS; Vermont Conservation Design - ANR; Road centerline - e911 20190128 download; Surface Water - VHD, 2008 (VCGI); Wetlands - VSWI, 2019 (ANR)
Map created by P. Brangan using ArcGIS Pro. All data is in State Plane Coordinate System, NAD 1983.

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Map 2: Historic Sites and Districts Essex Junction 2019 Village Plan

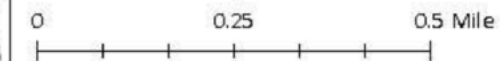


Legend

- ▲ State Historic Site (Number corresponds to table in plan)
- Historic District

Map Number	Historic District Name
1	Champlain Valley Fair Grounds
2	Lincoln Street Historic District
3	Pearl Street Historic District
4	School Street Historic District
5	School Street/Park Terrace Historic District
6	Commercial Center Historic District
7	Central Street Historic District
8	Main Street Neighborhood Historic District
9	Church Street Historic District
10	Maple Street Historic District
11	Oak Street Historic District
12	Pleasant Street Historic District
13	Park Street Historic District
14	Whitcomb Farm

1:12,000

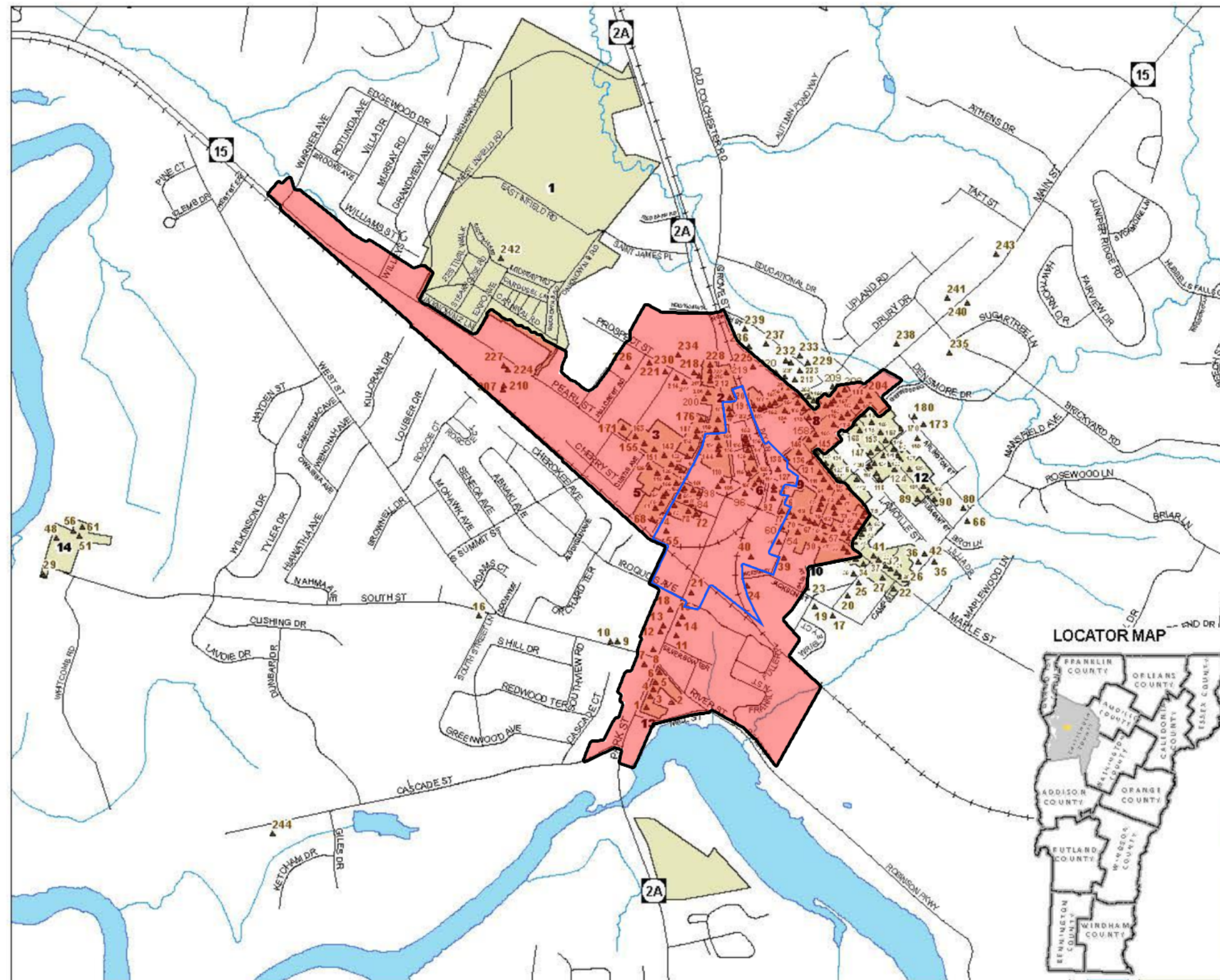


Source:
Historic Districts - CCRPC, 2017; Sites - CCRPC, updated 2005
Parcels - 2017 updated through Vermont Parcel Program
Road Centerline - e911, 1/2019; Railroad - VTtrans
Map created by P. Brangan using ArcGIS Pro. All data is in State Plane
Coordinate System, NAD 1983.

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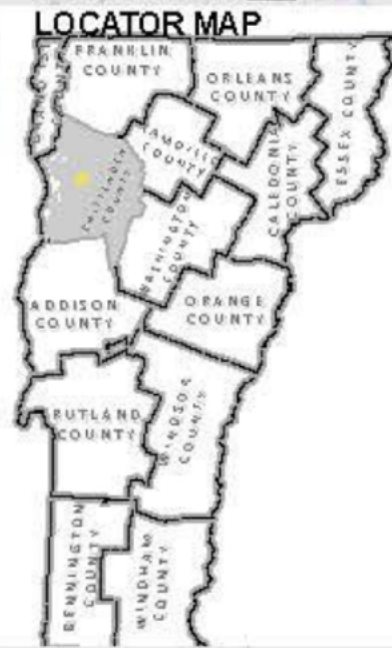
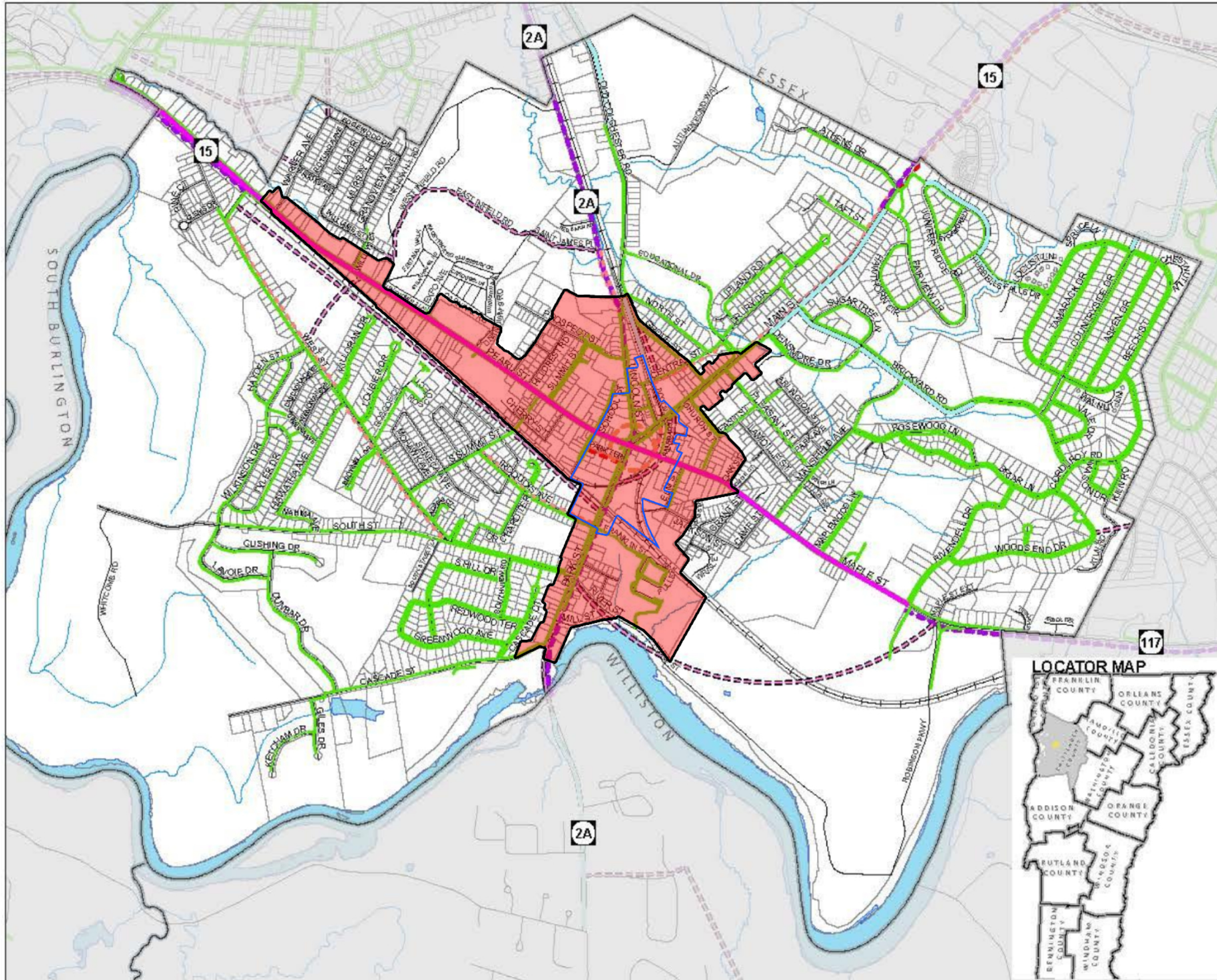


Map 6: Non-Motorized Transportation Essex Junction 2019 Village Plan

Legend



- Existing**
- Sidewalk
 - Shared Use Path
 - On-road Bike Lane
- Future**
- Bike Lane/Boulevard/Sharrow
 - Median Refuge/Textured Crossing/Bike Lane
 - Raised Crossing/RRFB
 - Shared Use Path
 - Sidewalk
 - Sidewalk/Shared Use Path
 - Road Centerline
 - Railroad
 - 2018 Tax Parcel Boundary

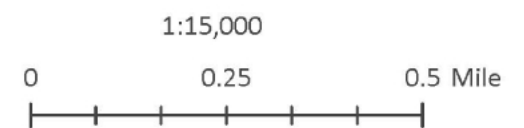


Source:
 Future non-motorized transportation - 2015 Bike Ped Plan; Dubois & King; Existing Bike/Ped - CCRPC, 2017
 Parcels - 2018 updated through Vermont Parcel Program
 Road Centerline - e911, 1/1/2019; Railroad - VTtrans
 Map created by P. Brangan using ArcGIS Pro. All data is in State Plane Coordinate System, NAD 1983.

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City of Essex Junction Zoning Legend

- Zoning District
- Residential 1
 - Residential 2
 - Multi-Family Residential 1
 - Multi-Family Residential 2
 - Multi-Family Residential 3
 - Multi-Family/Mixed Use 1
 - Multi-Family/Mixed Use 2
 - Village Center
 - Transit Oriented Development
 - Residential-Office
 - Mixed Commercial Use
 - Highway-Arterial
 - Light Industrial
 - Planned Exposition
 - Planned Agriculture
 - Open Space
 - Floodplain
 - Design Review & Historic Preservation Overlay
 - North Lincoln Overlay
 - Professional Office Overlay



Source:
 Zoning - CCRPC, updated 2022 with Overlay
 Parcels - 2021 updated through Vermont Parcel Program; Road Centerline - e911, 1/2019; Railroad - VTrans
 Map created by P. Brangan using ArcGIS Pro. All data is in State Plane Coordinate System, NAD 1983.

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