

TOWN COUNCIL OF CENTREVILLE
ORDINANCE NO _____

AN ORDINANCE OF THE TOWN COUNCIL OF CENTREVILLE AMENDING THE TOWN OF CENTREVILLE ZONING ORDINANCE, WHICH IS CHAPTER 170 OF THE TOWN CODE, TO AMEND CERTAIN DEFINITIONS RELATED TO SIGNS AND TO REPEAL AND REENACT SECTION 170-38 ENTITLED SIGNS TO REGULATE THE SIZE, LOCATION, PLACEMENT AND STANDARDS FOR SIGNS WITHIN THE TOWN OF CENTREVILLE

WHEREAS, the Town Council has the authority under Section 5-213 of the Local Government Article of the Annotated Code of Maryland, to adopt zoning regulations;

WHEREAS, Section 170-62 of the Code of the Town of Centreville provides for amendments to the regulations, restrictions and boundaries set forth in Chapter 170 of the Code;

WHEREAS, the Planning Commission has considered the matter and recommended _____.

WHEREAS, the Town Council held a public hearing on the zoning amendment on MONTH, DAY, 2017.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of Centreville:

Section 1. Article IX, Chapter 170 of the Centreville Town Code, Section 170-68 Definitions is hereby amended to delete the following definitions:

BANNER

~~Any sign of lightweight fabric or similar material. All such signs must be securely fastened to a solid flat surface except if displayed as special event signs by nonprofit organizations. National, state, or municipal flags shall not be considered banners.~~

INDIRECTLY ILLUMINATION SIGN

~~A sign which does not produce artificial light from within itself but which is opaque and illuminated by spotlights or floodlights, not a part of or attached to the sign itself.~~

SIGN

~~Any structure, part of a structure, or any device attached thereto or painted or represented thereon which displays or includes any numeral, letter, work, model, banner, emblem, trademark or other representation used as, or in the nature of, an announcement, advertisement, direction, or designation of any person or thing in such a manner as to attract attention from outside of the building.~~

A.

~~The following signs shall not be included in the application of the sign regulations herein:~~

(1)

~~Signs not exceeding one square foot in area and bearing only property numbers, post box numbers, names of occupants of premises not having commercial connotations.~~

~~(2)~~

~~Flags and insignias of any government except when displayed in connection with commercial promotion.~~

~~(3)~~

~~Legal notices; identification, information, or directional signs erected or required by governmental bodies.~~

~~(4)~~

~~Integral decorative or architectural features of buildings, except letters, trademarks, moving parts, or moving lights.~~

~~(5)~~

~~Signs directing and guiding traffic and parking on private property, but bearing no advertising matter.~~

~~**B.**~~

~~Sign number and surface area.~~

~~(1)~~

~~For the purpose of determining 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 to be a single sign.~~

~~(2)~~

~~The surface area of a sign shall be computed as including the entire area within a regular geometric form or combinations of regular geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not bearing advertising matter shall not be included in computation of surface area.~~

SIGN, ON SITE

~~A sign relating in its subject matter to the premises on which it is located, or to products, accommodations, services, or activities on the premises.~~

SIGN, OFF SITE

~~A sign other than an on-site sign.~~

(Language to be deleted from the existing Ordinance is indicated in ~~strikethrough~~ format and language to be added is indicated by ***bold italics*** text)

Section 2. Article IX, Chapter 170 of the Centreville Town Code, Section 170-68 Definitions is hereby amended to add the following definitions:

See Exhibit A attached hereto.

Section 3. Article IX, Chapter 170 of the Centreville Town Code, Section 170-38 Signs is hereby repealed and reenacted as follows:

See Exhibit B attached hereto.

This proposed ordinance is a draft copy from the Town of Centreville's Planning Commission. The purpose of this distribution is to solicit comments from the public on the draft ordinance. The Town requests that business owners, citizens, residents and other interested parties review these proposed regulations and provide comments on how existing or future signage within the town could be impacted, any other changes to the sign ordinance as appropriate, or other comments related to signage in general. It is anticipated that the Planning Commission will review the suggestions, modify the draft as appropriate and allow for additional public comments at their meetings, prior to forwarding to the Town Council for consideration.

Section 4. Article IX, Chapter 170 of the Centreville Town Code, Section 170-29.1.H(3) regarding Traditional Neighborhood Development District (TND) Signage standards is hereby amended to read as follows:

(3) Signage.

(a) A comprehensive sign program is required for the entire Traditional Neighborhood Development, which establishes a uniform sign theme. ***Such sign program shall include architectural design standards for all signs and provisions regarding the permissible number of signs, sign types, sizes, locations, and illumination. The comprehensive sign program shall be submitted with the site plan and is subject to the review and approval of the Planning and Zoning Commission.***

~~(b) All signs shall be wall signs or cantilever signs. Cantilever signs shall be mounted perpendicular to the building face and shall not exceed eight square feet.~~

~~(c) Monument signs displaying the name of the community shall be prohibited.~~

(Language to be deleted from the existing Ordinance is indicated in ~~strikethrough~~ format and language to be added is indicated by ***bold italics*** text)

Section 5. If any section, clause, paragraph, sentence or phrase of the Ordinance or the application thereof to any person, property, or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, the invalidity or unconstitutionality shall in no way affect other provisions or any other application of this Ordinance which can be given effect without the invalid or unconstitutional provision or application, and for this purpose the provisions of this Ordinance are declared severable.

Section 6. This Ordinance shall become effective on the twenty-first (21st) day after its enactment.

ATTEST

THE TOWN COUNCIL OF CENTREVILLE

Carolyn M. Brinkley
Town Clerk

Timothy E. McCluskey, President

Jim A. Beauchamp, Vice President

First Reading: _____

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Second Reading: _____
Enacted: _____
Effective: _____

Jeffrey C. Morgan, Member

DRAFT

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EXHIBIT A TO ORDINANCE _____

SIGN

A structure or device designed or intended to convey information to the public in written or pictorial form. More specific sign definitions are given below.

A. AWNING SIGN

A sign that is part of or attached to an awning, canopy or other protective cover over a door, window or entrance.

B. BANNER

A sign of a temporary nature, possessing characters, letters, illustrations or ornamentation applied to a paper, plastic, or fabric of any kind intended to be hung with or without frames. National flags, flags of political subdivisions, and other such flags shall not be considered banners.

C. BULLETIN BOARD

A changeable copy sign, which identifies and announces schedules or other activities.

D. DIRECTIONAL SIGN

A sign, located on premises, directing traffic movement onto or within the premises and containing no advertising material, including signs marking entrances and exits, parking area, loading zones, or circulation direction.

E. DIRECTORY SIGN

A sign which displays the names and locations of occupants or the use of a building.

F. ELECTRONIC MESSAGE CENTER (EMC)

An electrically activated changeable sign whose variable message and/or graphic presentation capability can be electronically programmed from a remote location or automatic means. Also known as an EMC. EMCs typically use light emitting diodes (LEDs) as a lighting source.

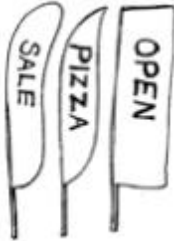
G. EXTERNAL ILLUMINATED SIGN

A sign that is illuminated by an external light source.

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H. FLUTTERING OR FEATHER SIGN

A vertical portable sign made of lightweight material that is prone to move in the wind and that contains a harpoon-style pole or staff driven into the ground for support or supported by means of an individual stand. It includes such signs of any shape including flutter, bow, teardrop, rectangular, shark, feather, and U-shaped. (See Figure below.)



I. FREESTANDING SIGN

A self-supporting sign resting on or supported by two or more elements in a fixed location or any other type of base on the ground. Freestanding signs include, but are not limited to ground signs and monument signs.

J. ILLUMINATED SIGN

A sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign.

K. INTERNAL ILLUMINATED SIGN

A sign that is illuminated by a light source contained within the sign structure or housing.

L. PLACARD/EASEL SIGN

A freestanding sign usually hinged at the top, or attached in a manner, and widening at the bottom to form a shape similar to the letter “A”. Such signs are usually designed to be portable.

M. PROJECTING SIGN

A sign, perpendicular to the façade other than a wall sign, which projects from a structure or building face.

N. SIGN AREA

The surface area of a sign shall be calculated as including the entire area within a regular geometric form or combinations of regular geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not bearing advertising material shall not be included in the calculation of surface area.

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O. TEMPORARY SIGN

A banner, poster or advertising display intended to display commercial or noncommercial messages of a transitory or temporary nature.

P. WALL/FLAT SIGN

A sign painted on or affixed to and mounted parallel to a building façade or wall in such a manner that the façade or wall becomes the supporting structure for the sign and which has only one sign surface.

Q. WINDOW SIGN

A sign installed on the inside or outside of a window, which is visible from the sidewalk or street.

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EXHIBIT B TO ORDINANCE _____

§ 170-38. Signs.

- A. Purpose. Signs obstruct views, distract motorists, displace alternative uses of land, and pose other problems that legitimately call for regulation. The purpose of this Section is to prescribe the standards for location, design, illumination, height and size of all types of signs within the Town of Centreville in order to protect the unique and small town character of the Town. This section also intends to promote the following:
- (1) To encourage the effective use of signs as a means of communication for the convenience of the public by preventing their over-concentration, improper placement and excessive size;
 - (2) To maintain and enhance the aesthetic environment while promoting creativity and the Town's ability to attract sources of economic growth and development;
 - (3) To minimize the potential adverse effects of signs on nearby public and private property;
 - (4) To enable the fair and consistent enforcement of these sign regulations without regulating the content of any sign. To accomplish this objective, this subsection must be interpreted in a manner consistent with the First Amendment guarantee of free speech.
- B. General regulations.
- (1) Signs Requiring Permits. Other than Temporary Signs provided for in Subsection D herein, no sign shall be erected, enlarged, or altered without a permit from the Zoning Administrator. Applications for permits shall be submitted to the Zoning Administrator. Each application shall be accompanied by drawings and written material showing the area and general appearance of the sign, the method of illumination, the exact location of the proposed sign, and the method of construction and/or attachment of such sign to the building or structure.
 - (2) Nonconforming signs may not be enlarged, substantially altered, moved, or replaced except to bring the sign into conformity with these regulations. Nonconforming signs may be repaired and maintained to the original sign specifications.
 - (3) Signs shall be maintained in good condition. The Zoning Administrator may order the removal of any sign, sign structure or awning that is not maintained in

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accordance with this Code.

- (4) Traffic control devices on private or public property must be erected and maintained to comply with the Maryland Manual on Uniform Traffic Control Devices.
- (5) No sign, except for a traffic, regulatory, or information sign, shall use the words “stop,” “caution,” or “danger,” or shall incorporate red, amber, or green lights resembling traffic signals, or shall resemble “stop” or “yield” signs in shape and color.
- (6) No sign shall be erected which is affixed to a fence, utility pole, or tree, shrub, rock, or other natural object.
- (7) Signs shall not cover architectural details such as, but not limited to, arches, sills, moldings, cornices, and transom windows.
- (8) No sign shall be permitted which becomes unsafe or endangers the safety of a building, premise or person. The Zoning Administrator is authorized to order such signs to be made safe or be removed and such order shall be complied with within seven (7) days of the receipt of such order.
- (9) No sign, sign structure or part thereof shall be located so as to obstruct or conflict with traffic sight lines, or traffic control signs or signals. No lighting of signs shall be permitted which is of flashing, intermittent, rotating, or other animated type, or which would tend to blind or distract motorists, or which would shine directly onto any dwelling.
- (10) Noncommercial content may replace the message on any permitted or exempt sign.
- (11) Official notices or advertisements posted or displayed by or under the direction of any public court officer in the performance of official or directed duties shall not be subject to the provisions of this Section; provided that all such signs shall be removed by the property owner no more than ten (10) days after their purpose has been accomplished or as otherwise required by law.
- (12) Where a federal, state, or local law requires a property owner to post a sign on the owner’s property to warn of a danger or to prohibit access to the property either generally or specifically, the owner must comply with the federal, state, or local law to exercise that authority by posting a sign on the property. If the federal, state, or local regulation describes the form and dimensions of the sign, the property owner must comply with those requirements, otherwise, when not defined, the sign shall be no larger than two (2) square feet and located in a place

on the property to provide access to the notice that is required to be made.

- C. Permitted sign types, sizes, and standards by zoning district. The Official Tables of Sign Types and Dimensional Regulations are included at the end of this section in Tables 1-4. There is no table for the Traditional Neighborhood Development District (TND). The sign provisions for the TND District are included in Section 170-29.1.
- D. Temporary Signs. The following regulations shall apply to temporary signs.
 - (1) In residential zoning districts (R-1, R-2, R-3, and TND), temporary signs shall not exceed six (6) square feet per sign. In all non-residential zoning districts (CBD, C-2, C-3, PBD, and I), temporary signs shall not exceed thirty-two square feet per sign.
 - (2) The number of temporary signs shall be limited to two (2) signs per property.
 - (3) In addition to the signs permitted above, any property owner may place a temporary sign in connection with an event or purpose, which shall be removed within fifteen (15) days after the event or purpose for which the sign was placed.
 - (4) Temporary signs shall be exempt from the requirement to obtain a permit.
- E. Supplemental standards for sign types. The following supplemental standards apply to specific sign types:
 - (1) Electronic Message Centers (EMC)
 - (a) Duration of message change interval: Each message on an EMC can be actual change process is accomplished in two (2) seconds or less with no fade in or fade out.
 - (b) Transitions/Flashing/Animation: The EMC shall display only static movement or the appearance or optical illusion of movement (no revolving, flashing, moving, scrolling, or rotating). Also, the EMC shall consist only of alphabetic or numeric characters on a plain black background and may not include graphic, pictorial, or photographic
 - (c) Dimming: The EMC shall be equipped with a fully operational light sensor that automatically adjusts the intensity of the billboard according to the amount of ambient light

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- (d) Brightness levels: EMCs shall not exceed a maximum illumination of 0.3 footcandles above the ambient light as seen at a distance of 150 feet. for the time period between sunset and sunrise. The applicant shall provide written certification from the sign manufacturer that the light intensity has been preset not to exceed the levels specified above, and the intensity level is protected from end-user adjustment.
 - (e) Colors: EMCs shall be a single color on any given message or display (i.e. they shall be mono color signs), and shall always use only one color.
 - (f) Time Restrictions: EMCs located on a lot adjacent (includes across a street) to any residentially-zoned or residentially used parcel shall be turned off between the hours of 10:00 p.m. and 6:00 a.m.
 - (g) Audio speakers. Audio speakers are prohibited.
 - (h) Malfunctions. EMCs shall be designed to either freeze the display in one
 - (i) Non conforming signs. The addition of a digital display to a nonconforming sign is prohibited.
- (2) Awning Signs. All drop awnings attached to buildings shall not, when let down to the full extent, be less than seven (7) feet above the sidewalks of the Town at all points. The lowest portion of all display signs fastened to, suspended from, or supported by a building or structure so as to project therefrom at an angle shall be not less than seven (7) feet vertically above the surface of the sidewalks of the Town at all points.
- (3) Directional Signs. Directional Signs are permitted in all zoning districts. Directional signs shall not exceed two square feet in area, shall not exceed three feet in height, and shall not contain any advertising material.

F. Prohibited Signs. The following signs are prohibited:

- (1) Pennants, streamers, and spinning or similar type signs, except feather signs;
- (2) Any sign that flashes or rotates;
- (3) Any sign fastened to, and supported by, or on the roof of a building; and no projecting sign shall extend over or above the roof (including mansard roofs) of a parapet wall of a building;

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- (4) Off-Premises Signs. Any sign advertising or identifying a business or organization which is not located on that premises, other than temporary signs. Existing off-premises signs for which a valid permit has been issued will be permitted to remain for a period of one year from the date of the adoption of this ordinance.
- (5) Signs in the public right of way, except easel/placard signs placed on the sidewalk in front of a business provided that the sign doesn't impede pedestrian traffic.
- (6) Signs that are obscene, illegal, hazardous to traffic, imitative of official government signs (i.e. Stop, Danger, Caution, etc.) or obstructive to public visibility so as to create a hazard to the public.

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**TABLE 1 -- RESIDENTIAL (R-1, R-2, and R-3)
SIGN TYPES AND DIMENSIONAL REGULATIONS BY ZONING DISTRICT**

Zoning District	Sign Types Permitted	Number of Signs Allowed	Signage Area Detemination	Maximum Signage Area	Maximum Height	Illumination Permitted	Other Provisions Refer to Table Notes
All Residential (R-1, R-2, and R-3)	Free Standing	1 - accessory use		4 sq ft			
		1- community subdivision/entrance sign		30 sq ft	6 ft	external	approved at time of site plan approval
		1 - apartments		2.0 sq ft	6 ft	external	
		1 - special exception or public/semipublic		up to 30 sq ft	6 ft	external	for special exceptions, sign size approved by BOA up to max
	Projecting	1 per building or tenant frontage		2 sq ft/sign	min height 7 ft	external	can't extend more than 30 inches from front
	Wall/Flat	1 per building or tenant frontage		2 sq ft/sign		external	
	Other	1 exterior directory per exterior building entrance	2 sq ft per tenant	10 sq ft		external	
	Choice of one projecting, free standing, directory or wall/flat sign - not all 4						
		Multi-family complex shall be permitted to have one community sign, plus one per building of either projecting, free standing or wall/flat				external	

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**TABLE 2 -- CENTRAL BUSINESS DISTRICT (CBD)
SIGN TYPES AND DIMENSIONAL REGULATIONS BY ZONING DISTRICT**

Zoning District	Sign Types Permitted	Number of Signs Allowed	Signage Area Determination	Maximum Signage Area for each sign type	Maximum Height	Illumination Permitted	Other Provisions Refer to Table Notes
Central Business District (CBD)	Awning	1 per business	limited by max signage area (only signage part of awning)	40 sq ft (for all tenants, all signage)		external	Not less than 7 feet vertically
	Free Standing	1 per lot with front yard, 2 per corner lot (1 ea. Frontage)	limited by max signage area	10 sq ft per face	5 ft	external	10 ft setback from property line
	Projecting		limited by max signage area	10 sq ft	min. height 7 ft, max height 15 ft	external	can't extend more than 30 in. from front & can only advertise business conducted in building attached (DG can't exceed 6 in. thick, corner lots may have one facing each street)
	Wall/Flat		limited by max signage area	32 sq ft per sign total less than 100 sq ft		external	Can't project more than 18 in
	Window			cumulatively cannot exceed 25% on first floor and 10% above first floor		external	Includes any sign viewable through window even if space between window and sign.

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**TABLE 2 -- CENTRAL BUSINESS DISTRICT (CBD)
SIGN TYPES AND DIMENSIONAL REGULATIONS BY ZONING DISTRICT**

	Placard or easel type	1 per front footage		6 sq ft (can have 6 on each side)	5 ft		Must not impede foot traffic and must be removed daily
	Other	1 exterior directory per building	2 sq ft per tenant	10 sq ft		external	
		1 fluttering or feather sign per business					Must be removed daily
Maximum total signage per property shall be 1 sq ft/linear ft of building frontage.							
Window signs and placard/easel signs shall not count towards maximum sign limit.							
Bulletin boards can be included in free standing, projecting, or wall/flat							

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**TABLE 3 -- GENERAL COMMERCIAL C-2, INTENSE COMMERCIAL C-3, PLANNED BUSINESS DISTRICT (PBD), AND LIGHT INDUSTRIAL (I)
SIGN TYPES AND DIMENSIONAL REGULATIONS BY ZONING DISTRICT**

Zoning District	Sign Types Permitted	Number of Signs Allowed	Signage Area Determination	Maximum Signage Area for each sign type	Maximum Height	Illumination Permitted	Other Provisions Refer to Table Notes
General Commercial (C-2), Intense Commercial (C-3), Planned Business District (PBD), and Light Industrial (I)	Awning	1 per business	limited by max signage area (only signage part of awning)			internal or external	Not less than 7 feet vertically
	Free Standing	1 per lot with front yard, 2 per corner lot (1 ea. Frontage)	limited by max signage area	min 20 sq ft, max 40 sq ft	15 ft	internal or external	
	Projecting		limited by max signage area	10 sq ft	min. height 7 ft max height 15 ft	internal or external	can't extend more than 30 in. from front & can only advertise business conducted in building attached (DG can't exceed 6 in. thick, corner lots may have one facing each street)
	Wall/Flat		limited by max signage area	32 sq ft per sign total less than 100 sq ft		internal or external	Can't project more than 18 in
	Window			cumulatively cannot exceed 25% on first floor and 10% above first floor		internal or external	Includes any sign viewable through window even if space between window and sign.
	Placard or easel type	1 per front footage			6 sq ft	5 ft	Must not impede foot traffic and must be removed daily

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**TABLE 3 -- GENERAL COMMERCIAL C-2, INTENSE COMMERCIAL C-3, PLANNED BUSINESS DISTRICT (PBD), AND LIGHT INDUSTRIAL (I)
SIGN TYPES AND DIMENSIONAL REGULATIONS BY ZONING DISTRICT**

	Other	1 exterior directory per building entrance	2 sq ft per tenant	10 sq ft		internal or external	
		1 electronic message center or sign, used as or incorporated as freestanding		12 sq ft		internal or external	Same standards as freestanding
		1 exterior directory per building entrance	2 sq ft per tenant	10 sq ft		internal or external	
		1 fluttering or feather sign per business					Must be removed daily
Maximum total signage per property shall be 1 sq ft/linear ft of building frontage.							
Window signs and placard/easel signs shall not count towards maximum sign limit.							
Bulletin boards can be included in free standing, projecting, or wall/flat							

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**TABLE 4 -- GOVERNMENTAL AND INSTITUTIONAL USES IN ALL ZONING DISTRICTS
SIGN TYPES AND DIMENSIONAL REGULATIONS**

Zoning District	Sign Types Permitted	Number of Signs Allowed	Signage Area Detemination	Maximum Signage Area	Maximum Height	Illumination Permitted	Other Provisions Refer to Table Notes
All Zoning Districts	Awning	1 per business	limited by max signage area (only signage part of awning)	40 sq ft (for all tenants, all signage)		internal or external *	Not less than 7 feet vertically
	Bulletin Board		limited by max signage area	6 sq ft		internal or external *	
	Free Standing	1 freestanding or freestanding directory per lot or parcel	limited by max signage area	40 sq ft each face	8 ft	internal or external *	
	Wall/Flat		limited by max signage area	32 sq ft per sign total less than 100 sq ft		internal or external *	Can't project more than 18 in
	Window			cumulatively cannot exceed 25% on first floor and 10% above first floor			Includes any sign viewable through window even if space between window and sign.
	Projecting		limited by max signage area	10 sq ft	min. height 7 ft max height 15 ft	internal or external *	Can't extend more than 30 in. from front & can only advertise business conducted in building attached
	Placard or easel type	1 per front footage			6 sq ft	5 ft	Must not impede foot traffic and must be removed daily

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**TABLE 4 -- GOVERNMENTAL AND INSTITUTIONAL USES IN ALL ZONING DISTRICTS
SIGN TYPES AND DIMENSIONAL REGULATIONS**

	Other	1 electronic message center or sign, used as or incorporated as freestanding				internal or external *	Same standards as freestanding - only allowed in commercial and industrial zoning districts
		1 exterior directory per building entrance	2 sq ft per tenant	10 sq ft		internal or external *	
Maximum total signage per property shall be 1 sq ft/linear ft of building frontage.							
Window signs, bulletin boards, and placard/easel signs shall not count towards maximum sign limit.							
* Only external illumination permitted in all residential districts and CBD.							
Internal or external illumination is permitted in all commercial and industrial districts							

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