

**BOROUGH OF EMERSON
COUNTY OF BERGEN
NOTICE OF ADOPTION**

ORDINANCE NO. 1574-18

Introduced: December 4, 2018

Adopted: December 18, 2018

NOTICE IS HEREBY GIVEN that the following ordinance was adopted on the second reading after a Public Hearing at the Regular Meeting of the Borough Council of the Borough of Emerson on the 18th day of December, 2018. A copy of Ordinance 1574-18 is on file in the Borough Clerk's Office in the Municipal Building, 1 Municipal Pl., Emerson, NJ 07630.

AN ORDINANCE AMENDING CHAPTER 290, ZONING, OF THE CODE OF THE BOROUGH OF EMERSON, TO ADDRESS ALL EXISTING SIGNAGE REGULATIONS AND IMPLEMENT A NEW COMPREHENSIVE SIGN CODE

WHEREAS, the Borough's current sign regulations include conflicting provisions and are located in numerous sections of the Borough code, making their implementation difficult; and

WHEREAS, the Borough Land Use Board has recommended a comprehensive revision to the Borough's sign regulations; and

WHEREAS, said recommendations have been evaluated in terms of the Borough's Master Plan documents; and

WHEREAS, the municipal planner has determined that these amendments further the purposes of the Borough of Emerson Master Plan documents;

NOW, THEREFORE, BE IT ORDAINED by the Borough Council of the Borough of Emerson, in the County of Bergen and State of New Jersey as follows:

SECTION ONE: Chapter 290, Zoning, of the Code of the Borough of Emerson is hereby amended and supplemented to add thereto CHAPTER 290 Schedule 290c, annexed hereto and made part hereof.

SECTION TWO: Chapter 290 Article II, definitions Section 290-6 be amended to repeal the following definitions:

SIGN - A name, identification, description, display or illustration or any other visual display which is affixed to or painted or represented directly or indirectly upon a building, structure or piece of land and which directs attention to an organization, business, product, individual or service. However, a "sign" shall not include any display of official court or public office notices, any official traffic control device, nor shall it include the flag, emblem or insignia of a nation, state, county, municipality, school or religious group. A "sign" shall not include a sign located completely within

an enclosed building, except if said sign is visible and directed to be seen from outside the building. Each display surface of a sign shall be considered to be a sign.

SIGN, ADVERTISING - A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than on the premises where the sign is located.

SIGN, BUSINESS - A sign which directs attention to a business or profession conducted or to a commodity, service or entertainment sold or offered upon the premises where such sign is located or to which it is affixed.

SIGN, FLASHING - A sign in or on which artificial light is not maintained constant in intensity and/or color at all times when such is in use.

SIGN, GROSS ADVERTISING AREA OF- The entire space within a single continuous perimeter enclosing the extreme limits of such and in no case passing through or between any adjacent elements of the same. However, such perimeter shall not include any structural or framing elements lying outside the limits of such sign and not forming an integral part of the display.

SECTION THREE: Chapter 290 Article II, definitions Section 290-6 to be amended to include the following definitions:

“Article II: Definitions §290-6 As used in this Chapter the following terms shall have the following meanings:

ALTERATION OF SIGN- A change in the size or shape of an existing sign, provided that a change in the copy or color of an existing sign or the changing or replacing of a sign face or pane on an existing sign, without any change in the size or shape of the sign, is not an alteration

ANIMATED SIGN- A sign employing actual motion, the illusion of motion, or light and/or color changes achieved through mechanical, electrical or electronic means, which are differentiated from changeable signs as defined and regulated by this Code, including the following types:

- 1) Environmentally Activated: Animated signs or devices motivated by wind, thermal changes, or other natural environmental input. Includes spinners, pinwheels, pennant strings, and/or other devices or displays that respond to naturally occurring external motions.
- 2) Mechanically Activated: Animated signs characterized by repetitive motions and/or rotations activated by a mechanical system powered by electric motors or other mechanically induced means.
- 3) Electrically Activated: Animated signs producing the illusion of movement by means of electronic, electrical or electromechanical input and/or illumination capable of simulating movement through employment of the characteristics of one or both of the classifications noted below:
 - a. Flashing: Animated signs or animated portions of signs whose illumination is characterized by a repetitive cycle in which the period of illumination is either the same as or less than the period of non-illumination. For the purposes of this ordinance,

flashing will not be defined as occurring if the cyclical period between on-off phases of illumination exceeds four (4) seconds.

- b. Patterned Illusionary Movement: Animated signs or animated portions of signs whose illumination is characterized by simulated movement through alternate or sequential activation of various illuminated elements for the purposes of producing repetitive light patterns designed to appear in some form of constant motion.

AWNING- an architectural projection or shelter projecting from and supported by the exterior wall of a building and composed of a covering of rigid and/or non-rigid materials and/or fabric on a supporting framework that may be either permanent or retractable.

AWNING SIGN- a sign displayed on or attached flat against the surface or surfaces of an awning.

BANNER SIGN- A flexible substrate on which copy or graphics may be displayed.

BUILDING FAÇADE- A portion of any exterior elevation of a building extending vertically from grade to the top of a parapet wall or eaves and horizontally across the entire width of the building elevation.

BUILDING SIGN- A sign that is applied or affixed to a building.

CANOPY (Attached)- a multi-sided overhead structure or architectural projection supported by attachment to a building on one or more sides and either cantilevered from such building or also supported by columns at additional points.

CHANGEABLE SIGN- A sign with the capability of content change by means of manual or remote input, includes the following types:

- 1) Manually Activated- changeable signs whose message copy or content can be changed manually on a display surface.
- 2) Electrically Activated- Changeable sign whose message copy or content can be changed by means of remote electrically energized on-off switching combinations of alphabetic or pictographic component arranged on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices; or it may be from an external light source designed to reflect off the changeable component display

CONFORMING SIGN- A sign that is legally installed in conformance with all prevailing jurisdictional laws and ordinances.

DIRECTIONAL SIGN- Any sign that is designed and erected for the purpose of providing direction and/or orientation for pedestrian or vehicular traffic.

DISPLAY TIME- The amount of time a message and/or graphic is displayed on an electronic message sign.

DOUBLE-FACED SIGN- A sign with two faces, back to back.

ELECTRONIC MESSAGE CENTER OR SIGN (EMC) An electronically activated changeable sign whose variable message and/or graphic presentation capability can be electronically programmed by computer from a remote location.

EXTERNALLY ILLUMINATED SIGN- A sign characterized by the use of artificial light reflecting off its surface(s)

EXTERIOR SIGN- Any sign placed outside a building.

FLASHING SIGN- See Animated, Electrically Activated.

FOOT CANDLE- An English unit of measurement of the amount of light falling upon a surface (illuminance). One foot candle is equal to one lumen per square foot.

FREESTANDING SIGN- A sign principally supported by one or more columns, poles or braces placed in or upon the ground.

ILLUMINANCE-The amount of light falling upon a real or imaginary surface, commonly called "light level" or illumination. Measured in foot candles (lumens/square foot) in the English system and lux (lumens/square meter) in the SI (metric) system.

ILLUMINATED SIGN- Any sign, which has characters, letters, figures, designs or outline illuminated by electric lights or luminous tubes, or LED (light emitting diode) technology as a part of the sign proper.

INTERNALLY ILLUMINATED SIGN- A sign characterized by the use of artificial light projecting through its surface(s).

MULTI-FACED SIGN- A sign containing three (3) or more faces.

NON-CONFORMING SIGN- A sign that was legally installed by permit in conformance with all municipal sign regulations and ordinances in effect at the time of its installation, but which no longer complies with subsequently enacted laws and ordinances having jurisdiction relative to the sign.

ON PREMISE SIGN- A sign erected & maintained for the purposes of the display of commercial or noncommercial messages appurtenant to the use of products sold on, or the sale or lease of, the property on which it is displayed.

OFF PREMISE SIGN-A permanent sign erected, maintained, or used in the outdoor environment for the purpose of the display of commercial or noncommercial messages not appurtenant to the use of, products sold on, or the sale or lease of, the property on which it is displayed.

PORTABLE SIGN- Any sign not permanently attached to the ground and can be removed without the use of tools.

PROJECTING SIGN- A sign other than a wall sign that is attached to or projects from a building face or wall or from a structure whose primary purpose is other than the support of a sign.

PUBLIC SIGN- A sign that is erected and maintained or used for a public purposes, to display a message by a governmental entity (school, municipal or county government) or a sign erected on public property.

PYLON SIGN- See Freestanding Sign.

REAL ESTATE SIGN- Real estate signs include images or text that are printed on media for the purpose of providing all the necessary information about the real estate, realtor, or a real estate agent, broker etc. in order to advertise the rental or sale of a building or property. For residential real estate signs the size is typically 24" by 18" and sometimes includes an additional rider along the top or bottom that is an additional 6 inches.

ROOF SIGN- A sign mounted on the main roof portion of a building or on the uppermost edge of a parapet wall of a building and which is wholly or partially supported by such building. Signs mounted on mansard facades, pent eaves, and architectural projections such as canopies or marquees shall not be considered to be a roof sign.

SIDEWALK SIGN: A portable sign located on private property or within the right of way in front of the business it advertises.

SIGN- Any device visible from a public place whose essential purposes and designs is to convey either commercial or non-commercial message by means of graphic presentation or alphabetic or pictorial symbols or representations.

SIGN AREA- The area upon which the lettering, illustration or display is presented included within the frame or edge of a sign, including the frame. Where the sign has no such frame or edge, the area shall be computed as specified in the Attachments-11. The area of any double-sided or "V" shaped sign shall be the area of the largest sign face only. The area of a sphere shall be computed as the area of a circle. The area of all other multiple-sided signs shall be computed as fifty (50) percent of the sum of the area of all faces of the sign.

TEMPORARY SIGN- A sign intended to display either commercial or noncommercial messages only displayed for a brief permitted time frame. Portable signs or any sign not permanently embedded in the ground, or not permanently affixed to a building or sign structure that is permanently embedded in the ground, are considered temporary signs.

WALL SIGN- A sign that is in any manner affixed to any exterior wall of a building or structure and that projects not more than 18 inches from the building or structure wall. Signs affixed to architectural projections that are parallel to the facade are also wall signs.

WAYFINDING SIGNS- A sign specifically design to provide directional or destination information.

WINDOW SIGN- A sign affixed to the surface of a window with its message intended to be visible to the exterior environment.

SECTION FOUR: Article V, General Regulations, of Chapter 290, §290-24 Signs in residential districts, of the Code of the Borough of Emerson is hereby repealed in its entirety and a new Article V, §290-24 Signs Regulations of Chapter 290 is created to read in full as follows:

§290-24 Sign Regulations

A. Application. No sign shall be erected, altered, located or relocated within the municipality except upon application and the issuance of a permit as hereinafter provided.

(1) Residential Signs. Permits shall not be required for a permitted conforming sign for premises used for single-family residential purposes. Applications for a permit for a sign for multifamily residential/attached residential use shall be made in writing to the Approving Authority and presented with the appropriate filing fee.

(2) Non-Residential Signs. Any sign associated with a change in occupancy or ownership requires an application for a sign permit. All applications for a permit for a nonresidential sign shall be made in writing to the Approving Authority.

(3) Sign Variance Application. Application for a permit for a sign which does not comply with the provisions of this article, or which is part of a site plan, including any nonconforming signs associated with a change in occupancy or ownership, shall be submitted to the appropriate approving authority. Such application shall be in writing and, upon notice and a public hearing where the same is required by law. A sign application shall be submitted at least 21 days before the next meeting preceding the succeeding public meeting date of the appropriate authority, together with a filing fee as hereinafter set forth. Such application shall be in triplicate and accompanied by no less than 15 sketch plats, in the case of an application for a freestanding sign, and 15 building elevations where the application is for other than a freestanding sign, each of which shall be drawn to scale and reflect the sign location and designation.

(4) Applications for all Sign Permits shall include the following information:

(a) The name and address of the applicant.

(b) The name and address of the owner of the premises.

(c) A statement indicating the owner's consent to the application if the applicant is other than the owner.

(d) A rendering to scale of the sign, reflecting its composition, colors, dimensions, elevation from grade level and lighting; the address of the premises; specification and location of all existing signs; the sight distances, in the case of freestanding signs, with relation to accessways to the premises on which such sign is to be located and adjacent premises; the information to be stated on the sign; the method by which said sign shall be secured; and any landscaping which exists or is proposed

in the proximity of the sign.

B. Exceptions. The provisions and regulations of this section shall not apply to the following signs, as regulated herein:

- (1) A sign for public, charitable or religious institutions when they are located on the premises of said institutions and is not over 16 square feet in area. In the case where an applicant would like to display different messages over time, if the proposed sign is the same dimensions and same location as the original application there is no need for an multiple applications.
- (2) A sign identifying the architect, engineer or contractor, when placed upon a work site under construction, only after a building permit for the construction has been issued. Said sign shall not exceed 16 square feet in area, provided that the sign is set back at least 15 feet from any property line, and further provided that same are removed within 24 hours after the final certificate of occupancy is issued.
- (3) Memorial signs or tablets and date of building construction when cut into any masonry surface or when constructed of bronze or other incombustible materials.
- (4) Flags of the United States, State of New Jersey or other governmental or quasi-public agencies, provided that the following requirements are met:
 - (a) The maximum height of a freestanding flagpole shall be 40 feet, provided that flagpoles on roofs shall be no more than 15 feet above the rooftop on which it is situated.
 - (b) One freestanding flagpole shall be permitted per lot.
 - (c) All freestanding flagpoles shall be located no closer to the property line than a distance equal to the height of the flagpole. In addition, flagpoles located in the front yard shall not be closer to the street than the rear half of the required front yard setback.
- (5) Election or political signs, provided that said signs are placed entirely on private property and do not exceed 16 square feet in area.
- (6) Signs on public athletic fields
- (7) Real Estate Signs such as for sale, rental or leasing signs shall be limited to one (1) per residential site. Signs advertising commercial properties shall not exceed 4' X4' or a total of 16 square feet. There shall be a maximum of two (2) signs permitted on commercial properties.

(8) Public Signs

A sign permit application is required for the above exempt signs; however will not be subject to the fees detailed in §290-24C.

C. Fees. Every applicant, before being granted a permit hereunder, shall pay to the Borough of Emerson the permit fee for each such sign or other advertising structure regulated by this chapter as established in the current schedule of fees for the Borough of Emerson.

§290-24.1 GENERAL SIGN REGULATIONS: The following regulations apply to signs in all zoning districts in the municipality:

- A. Any sign not specifically permitted is hereby prohibited. In addition, the following signs are specifically prohibited: signs attached to a tree, utility pole or fence and off premise signs.
- B. No roof signs shall be permitted, nor shall any portion of a sign extend or project above the highest elevation of the wall to which it is attached.
- C. No sign shall be, in whole or part, moving, mobile or revolving.
- D. No sign shall be erected so as to interfere with the movement of vehicular or pedestrian traffic. This includes the prohibition of signs located in ADA required pathways and vehicular sight triangles.
- E. No sign shall consist of more than four colors inclusive of black and white.
- F. Paper or banner window signs are not permitted, except if temporary.
- G. All animated signs which are environmentally or mechanically activated are prohibited.
- H. No scrolling or animated signs. Messages/Images on digital signs can only be changed once a day.
- I. Signs over the public right of way shall be at least 300 feet from traffic control devices.
- J. No A Frame or sidewalk signs
- K. Signs that are meant to regulate or control traffic must conform to the Manual On Uniform Traffic Control Devices.

§290-24.2 SIGN REGULATIONS FOR SPECIFIC USES and TYPES: All signs shall comply with the regulations set forth in Schedule 290c annexed hereto and made part hereof. Additionally, signs for the following uses must also comply with the regulations below:

- A. **Upper Level Commercial Uses:** In zones where commercial uses are permitted and located above the first floor of a building are permitted to have window signs. The subject sign must comply with the window sign regulations set forth for that district.
- B. **Awnings and Canopies**
 - (1) Buildings with multiple storefronts: All awnings or canopies shall be designed of compatible material and shall be uniform in color, shape and design.
 - (2) Awnings and canopies shall be designed with a minimum vertical clearance of seven feet six inches (7'6") and shall not extend more than six feet from the face of the building, provided, however, that a sign hanging from an awning or canopy shall have a minimum vertical clearance of seven (7') feet.
 - (3) A maximum number of four colors, inclusive of black and white, are permitted.
 - (4) No awning shall be erected or maintained so as to obstruct access to any fire escape, window or door.
 - (5) Awnings and canopies are permitted to encroach within the front yard setback, but shall project no closer than three feet from the curbline."
 - (6) No awning or canopy shall be placed over columns of a building façade.

- C. **Commercial Vehicle Signage.** Vehicles that are wrapped or painted 75% or greater with a commercial message may only be parked on the site of the business it is advertising or a work site but must be relocated so not be visible to the public after business hours.

§290-24.3 NONCONFORMING SIGNS

- A. Any sign existing at the time of the passage of this article and which violates any provisions thereof shall be deemed a nonconforming use and may be continued, maintained and repaired upon the present premises or location, provided, however, that such sign was lawful under any prior ordinance. Any nonconforming sign, which is associated with a change in occupancy or ownership, shall necessitate an application to the approving authority. Any sign unlawful under any prior ordinance shall remain unlawful unless it complies with the provisions of this article and there is issued by the approving authority a sign erection permit.
- B. Any sign which has been damaged to the extent that the cost of repairs shall exceed 50% of the current value of said sign shall be deemed as destroyed, and the owner thereof shall not be permitted to erect or restore said sign except in accordance with this article.

§290-24.4 TEMPORARY SIGNS:

Temporary signs for such events as grand openings, sales, fairs, bazaars, auctions and similar special activities shall comply with the following:

- A. All temporary signage, except as specifically exempted under this article, shall require a permit. Said permit shall be issued by the zoning officer and shall be valid for a period not to exceed 60 days from the issuance thereof and may be renewed for a period of 30 days not to exceed 90 days in total.
- B. Signs associated with a one day event and holiday lighting shall not be permitted to be posted more than 31 days prior to the date of the event and shall be removed not more than 10 days after the date of such activity. Each business is only permitted a maximum of four (4) times a calendar year. No such lighting shall be strung from a storefront to a remote pole/tree etc.
- C. Streamers or flags, pennants and banners shall be permitted as temporary signs for commercial uses, but limited to 100 square feet in area for every 100 feet of street frontage of the subject lot.

§290-24.5 ILLUMINATION No sign shall be an illuminated sign except as provided herein.

- A. Illuminated signs may use internal light sources, LED (light emitting diode) and neon technology, and external light fixtures. All light sources shall be designed to minimize glare.
- B. No sign shall be illuminated externally by more than one floodlight per surface of said sign. Such lighting shall be at grade and properly directed and shielded so as not to produce glare or offensive light off the property.
- C. Illuminated tubing outlining roofs, doors windows or wall edges of a building are prohibited.

prohibited.

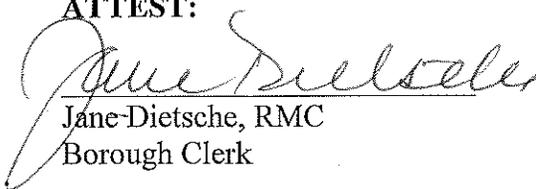
- D. No sign shall be artificially illuminated after 11:00 p.m. or before 7:00 a.m. unless said premises are occupied and attended.
- E. Light sources shall not be visible from outside the sign, and the light from the light source shall be diffused to eliminate hot spots.
- F. Exterior lighting must be placed or designed to focus all illumination on a building or sign. Gooseneck lighting as a device to focus illumination is specifically permitted.
- G. LED illuminated wall and freestanding signs that comply with the regulations set forth in this chapter are permitted, provided, however, that they are not permitted to be animated as defined in section 290-6 of this chapter.
- H. LED illuminated window signs are permitted and are permitted to be electronically animated as long as they are not flashing, as defined in animated signs definition.
- I. LED changeable signs for pricing is permitted as long as they comply with all applicable regulations for signs as set forth in the borough code.
- J. Internally illuminated monuments are prohibited in all residential districts.

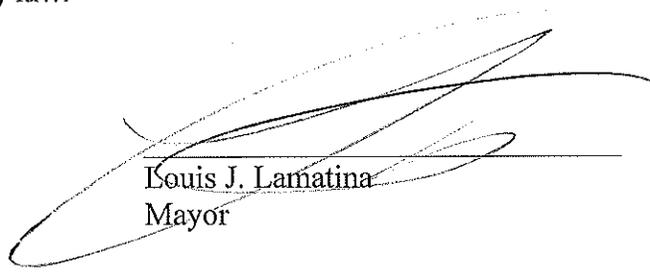
SECTION FOUR: Invalidity. All ordinances or parts of ordinances of the Borough of Emerson which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION FIVE: Severability. The provisions of this ordinance are hereby declared to be severable. Should any section, paragraph, subparagraph, provision, sentence, or part hereof be adjudged invalid or unconstitutional, by a court of competent jurisdiction, said judgment shall not affect, impair or repeal any other section, paragraph, subparagraph, provision, sentence, or part thereof and the remainder of this ordinance shall be deemed valid and effective.

SECTION SIX: Effective Date. This Ordinance shall take effect immediately following final passage, adoption and publication as provided by law.

ATTEST:

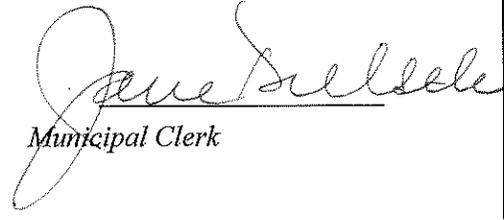

Jane Dietsche, RMC
Borough Clerk


Louis J. Lamatina
Mayor

| COUNCIL | M O V E D | S E C O N D E D | A Y E S | N A Y E S | A B S E N T | A B S T A I N |
|----------|-----------------------|--------------------------------------|------------------|-----------------------|----------------------------|---------------------------------|
| | | | X | | | |
| DiPaola | | | X | | | |
| Bayley | | | X | | | |
| Wolf | | | X | | | |
| Knoller | X | | X | | | |
| Falotico | | | | | X | |
| Downing | | X | X | | | |

I hereby certify that the above Ordinance 1574-18 was duly adopted by the Borough of Emerson at a meeting held on December 18, 2018.

Attest:


Municipal Clerk

| EMERSON | | Zones Permitted & Permitted Sign Area in Square Feet | | | | | Sign Height (top of the panel, logo or letter as delineated in Diagram 3) | | | | | Setback from Property Line in Feet | | | | | Number of Signs | | | | | | | | |
|---------------------------------|---|--|--|--|--|--|---|--------------------------------|--------------------------------|--------------------------------|--------------------------------|------------------------------------|-------|---------------------|---------------------|---------------------------------|--|----|-----------|----|---|---|---------------------------|---------------------------|---------------------------|
| | | Residential | LB | CBD/MFRAH | RC | IM | Residential | LB | CBD/MFRAH | RC | IM | Residential | LB | CBD/MFRAH | RC | IM | Residential | LB | CBD/MFRAH | RC | IM | | | | |
| Building Mounted Signs | | | | | | | | | | | | | | | | | | | | | | | | | |
| W1 | Wall | 10" X18" | 1.5 SF/blg ft or 24 SF (retail, office, lab, commercial) | 1.5 SF/blg ft or 24 SF (retail use only) | 1.5 SF/blg ft or 24 SF (retail use only) | 1.5 SF/blg ft or 24 SF (retail use only) | | | | | | | | | | | | | | | 1 on principal front façade; 2 if corner lot for one use; for multiple uses, 1 for each use of building | | | | |
| W2 | Projection | | | | 2 SF | 2 SF | | | 7 FT (from base of door) | 7 FT (from base of door) | | | | | | | | | | | | 1 | 1 | | |
| W3 | Canopy | | | | | | | | 7 FT (from base of door) | | | | | | | | | | 2 | 2 | 2 | |
| W4 | Window | | | 20% | 20% | 20% | 20% | | 2 FT | 2 FT | 2 FT | 2 FT | | | | | | | | | | 2 | 2 | 2 | |
| W5 | Tenant directory (not included in ground/façade calculations) | | | 8 SF | 8 SF | 8 SF | 8 SF | | | | | | | | | | | | | | | 1 | 1 | 1 | |
| W6 | Entrance/Exit | | | 2'X1' | 2'X1' | 2'X1' | 2'X1' | | 4 FT (GL) | 4 FT (GL) | 4 FT (GL) | 4 FT (GL) | | No Required Setback | No Required Setback | No Required Setback | No Required Setback | | | | | 1 | 1 | 1 | |
| W7 | Nameplate | | | 1 SF | 1 SF | 1 SF | 1 SF | | | | | | | | | | | | | | | 1 | 1 | 1 | |
| W8 | Home Occupation | | 10" X18" (as part of nameplate) | | | | | | | | | | | | | | | | | | | 1 sign per dwelling | | | |
| W9 | Institutional | | | 20 SF | 24 SF; max length 6 1/2 FT | 24 SF; max length 6 1/2 FT | 24 SF; max length 6 1/2 FT | 24 SF; max length 6 1/2 FT | | | | | | | | | | | | | | 1 | | | |
| Total Maximum Per Tenant | | | | | | | | | | | | | | | | | | | | | 1 | 3 | 4 | 3 | 3 |
| Ground Signs⁴ | | | | | | | | | | | | | | | | | | | | | | | | | |
| F1 | Freestanding | 12 SF | 18 SF | 18 SF | 18 SF | 18 SF | | 6 FT (avg grade to topof sign) | | 10 FT | 10 FT | 10 FT | 10 FT | | | | | 1 per bldg (double-faced) | 1 per bldg (double-faced) | 1 per bldg (double-faced) | 1 per bldg (double-faced) | |
| F2 | Multi-Panel Freestanding | | | 18 SF | 18 SF | 18 SF | 18 SF | | 6 FT (avg grade to topof sign) | | 10 FT | 10 FT | 10 FT | 10 FT | | | | | 1 per bldg (double-faced) | 1 per bldg (double-faced) | 1 per bldg (double-faced) | 1 per bldg (double-faced) |
| F3 | Monument | | | 18 SF | 18 SF | 18 SF | 18 SF | | 6 FT (avg grade to topof sign) | | 10 FT | 10 FT | 10 FT | 10 FT | | | | | 1 per bldg (double-faced) | 1 per bldg (double-faced) | 1 per bldg (double-faced) | 1 per bldg (double-faced) |
| F4 | Tenant Directory (not included in ground/façade calculations) | | | 8 SF | 8 SF | 8 SF | 8 SF | | 6 FT (avg grade to topof sign) | | 10 FT | 10 FT | 10 FT | 10 FT | | | | | 1 per bldg (double-faced) | 1 per bldg (double-faced) | 1 per bldg (double-faced) | 1 per bldg (double-faced) |
| F5 | Exit/Entrance (not included in ground/façade calculations) | | | 2'X1' | 2'X1' | 2'X1' | 2'X1' | | 4 FT (GL) | 4 FT (GL) | 4 FT (GL) | 4 FT (GL) | | No Required Setback | No Required Setback | No Required Setback | No Required Setback | | | | | 1 per bldg (double-faced) | 1 per bldg (double-faced) | 1 per bldg (double-faced) | 1 per bldg (double-faced) |
| F6 | Freestanding Institutional | | | 20 SF | 20 SF | 20 SF | 20 SF | | | | | | | | | | | | | | | 1 per property or 2 total if 2 street frontages | | | |
| Temporary Signs | | | | | | | | | | | | | | | | | | | | | | | | | |
| T1 | Temporary banner | | | 100 SF | 100 SF | 100 SF | | | | | | | | | | | | | | | | | | | |
| T2 | Window | 6 SF | 24 SF | 24 SF | 24 SF | 24 SF | | | | | | Not Applicable | | | | 1 Sale/Rental Sign per property | 1 at principal entrance to advertise during construction | | | | | | | | |
| T3 | Ground | | 24 SF | 24 SF | 24 SF | 24 SF | | | | | | 10 FT | | | | | | | | | | | | | |
| Total Maximum Per Tenant | | | 2 | 3 | 2 | 2 | | | | | | | | | | | | | | | | | | | |

☐ = not permitted or not applicable

¹ each tenant may have a combination of these signs as long as they comply with the maximum number of signs set forth herein.

² permitted combined total area for all signage on each canopy, including logos.

³ maximum of two wall signs per tenant. If one tenant occupies a space with more than 50 feet in length, than the sign on that façade may have an area that is 1.3 times what is permitted in the zone as long as no other wall sign is located on that same façade.

⁴ each site may either have an F1, F2 or F3 sign, and in no case may have a combination of these signs.