

ARTICLE 31

SIGN AND BILLBOARD REGULATIONS

SECTION 3101 GENERAL PROVISIONS

The following general provisions are applicable to all signs unless modified by the general requirements or standards of a specific zoning district:

- A. All freestanding and projecting signs shall be set back twenty-five (25) feet from the right-of way as shown on the Official Thoroughfare Plan for Montgomery County and shall meet the side and rear yard requirements for the district in which they are located unless otherwise specified in this Article.

3101.01 ADVERTISING SIGNS

Advertising signs, where permitted, shall comply with the following:

- A. Only one (1) sign per premise in individual ownership.
- B. Freestanding advertising signs, including extension, are not permitted on premises which have a freestanding identification sign.
- C. Freestanding advertising signs shall not exceed thirty (30) feet in height.
- D. Signs other than paint bulletins and poster panels shall not exceed one hundred twenty-eight (128) square feet of total sign area.
- E. Paint Bulletins and Poster Panels:
 - 1. Such structure may contain:
 - a. Two (2) paint bulletins back to back or;
 - b. One (1) paint bulletin backed with one (1) poster panel or;
 - c. Two (2) poster panels back to back or;
 - d. One (1) paint bulletin or one (1) poster panel.
 - 2. The face of any paint bulletin or poster panel shall not be greater than twelve (12) feet in vertical dimension or greater than twenty-five (25) in horizontal dimension.
 - 3. Structures containing paint bulletins and/or poster panels shall be located so as to be spaced not closer than one thousand (1,000) lineal feet between such structures and shall be at least two hundred (200) feet from any R, OR-1, or Residential Planned Development Zoning District.

Signs located on an awning or canopy shall:

- A. Be affixed flat to the surface thereof.
- B. Not extend vertically or horizontally beyond the limits of the awning or canopy.
- C. Be non-illuminated and indicate only the name and address of the occupant.

3101.03 EXEMPTED SIGNS

The following signs are not subject to the provisions of this Resolution:

- A. Governmental signs for control of traffic and other regulatory purposes, street signs, warning signs, railroad crossing signs, and signs of public service companies for the purpose of safety.
- B. Flags, emblems and insignia of any governmental agency, subdivision and temporary displays of patriotic, religious, charitable or civic character.
- C. Commemorative plaques placed by recognized historical agencies.
- D. Signs within a stadium, open-air theater, shopping center, area or other use which signs can be viewed only by persons within such stadium, open-air theater, shopping center, area or other use.

The following signs are not subject to the setback provisions of this Resolution.

- A. Directional Signs.

3101.04 MAINTENANCE AND REMOVAL OF SIGNS

- A. All signs and sign structures shall be kept in repair and in a property state of preservation.
- B. Signs which are no longer functional, or are abandoned, shall be removed or relocated in compliance with the provisions of this Resolution, within thirty (30) days following such malfunction.

3101.05 MARQUEE SIGNS

Signs or sign structures located on a marquee shall:

- A. Be affixed to the face or top thereof.
- B. No be greater than four (4) feet in vertical measurement above the marquee.

- C. Not extend vertically below the marquee.

D. Not extend horizontally more than eighteen (18) inches beyond the marquee limit.

3101.06 NONCONFORMING SIGNS

shall

A. Any sign erected prior to the enactment of this Resolution and not conforming to the provisions of this Resolution shall be deemed to be nonconforming. This

not prohibit the posting or maintaining in a safe condition any sign which is nonconforming, but if the signs is damaged to more than one-half (1/2) of its replacement value then it shall be removed and shall not be repaired or replaced.

B. Any nonconforming sign which is altered, relocated, or replaced shall comply with all provisions of this Resolution.

3101.07 PAINTED WALL SIGNS

A. Painted wall signs may identify only the name of the building and/or occupant of the building on which located, or the principal use of the premises.

B. A painted wall sign shall not be used as an advertising sign.

3101.08 PERMITS

Permits shall be obtained for erection, construction or modifying of any sign, as regulated by the Building Inspection Department of Montgomery County.

3101.09 POLITICAL SIGNS

Political signs shall be allowed within any Zoning District within the time period from sixty (60) days before the election to fourteen (14) days after the election. Permits shall not be required for political signs.

3101.10 PORTABLE SIGNS

A. Shall not be located on the property more than thirty (30) days in any one hundred eighty (180) day period.

B. Shall not exceed thirty-two (32) square feet per face.

C. All electrical work and equipment involved shall conform to the National Electric Code (NEC).

3101.11 PROHIBITED SIGNS

A. No signs shall be attached or otherwise applied to trees, bus shelters, utility poles,

benches, trash receptacles, newspaper vending machines or boxes, or any other unapproved supporting structure, or otherwise placed in the public right-of-way.

- B. Pennants, banners, streamers, and similar type of devices.
- C. No sign shall have spinning devices or strings of spinning devices or similar type devices.
- D. Signs which are not securely affixed to the ground or otherwise affixed in a permanent manner to an approved supporting structure shall be prohibited.
- E. No projection sign shall extend above the wall or parapet of a building to which it is affixed.
- F. All blinking, flashing, or intermittent lighting is prohibited.
- G. All advertising signs, painted bulletins, and poster-panels within six hundred and sixty (660) feet from the nearest edge of the right-of-way of all interstate highways and freeways carrying a state route designation wherein the sign message is in any way visible from the traveled roadway.
- H. Roof signs.

3101.12 PROJECTING SIGNS

- A. The bottom of a projecting sign may not be less than ten (10) feet above grade.
- B. Shall be erected in such a manner that it forms an angle of ninety (90) degrees with the wall to which it is attached or with the property line where the detached sign is erected.
- C. Projecting signs erected at the corners of buildings or properties may be set so as to direct the angle between the intersecting walls or property line.
- D. A projecting sign extending not more than three (3) feet from the face of the building shall not be restricted as to the angle it makes with the face of the building wall.

3101.13 SIGN RESPONSIBILITY

- A. The building or property owner shall be held responsible for the removal and disposal of all abandoned signs including the complete blocking out of painted wall signs.
- B. The owner of the sign shall be held responsible for the maintenance, repair and upkeep of his signs.

- C. If any sign reaches a state of disrepair and is deemed unsightly or unsafe by the Montgomery County Building Inspector, and is not properly renovated, it shall

be condemned and an order issued for removal immediately at the expense of the sign owner or building owner.

3101.14 SIGNS NEAR “R” AND RESIDENTIAL “PLANNED DEVELOPMENT” DISTRICT

“Planned

- A. No sign shall be located in an “A,” “B,” “I,” or Commercial or Industrial Development” District within one hundred (100) feet of any “R” or Residential “Planned Development” District in such a manner as to be primarily viewed from an “R” or Residential “Planned Development” zoned property or from any street or alley within such district.
- B. Any sign, the face of which is parallel to a street property line and lies for its entire width opposite a “B,” “I” or Commercial or Industrial "Planned Development" District shall be deemed prima facie, not be primarily viewed from an “R” or Residential “Planned Development” District.

3101.15 TEMPORARY SIGNS

- A. Shall be located on the premises to which they refer.
- B. Shall be removed within fourteen (14) days from the beginning of the intended use, sale, rental or lease of the premises.
- C. Shall not be illuminated.

3101.16 TRAFFIC HAZARDS

manner

- A. No sign shall be erected at or near any intersection of any streets, in such a manner as to obstruct free and clear vision; or at any location where by reason of position, shape or color, it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device, or which makes use of the words “stop,” “look,” “danger,” or other word, phrase symbol in such manner as to interfered with, mislead or confuse traffic.
- B. Light sources for illuminated signs shall not be of such brightness as to constitute a hazard to pedestrian or vehicular traffic.
- C. No rotation beam, beacon or flashing illumination resembling an emergency light shall be used in connection with any sign display; nor shall any illuminated device designed to attract attention of users of the street be permitted unless it is an integral part of the sign as herein defined.

3101.17 WALL SIGNS

- A. Shall not extend more than fifteen (15) inches from the wall of the structure upon which it is mounted.
- B. May be inclined from the vertical only to the extent necessary for conformity to

the general contour of the wall around projections or ornamental features, provided that no part of such sign, except the thickness thereof, shall extend beyond the lines of said projection in any direction.

- C. Shall not extend above the top of the wall, nor extend beyond the ends of the wall to which they are attached.

SECTION 3102 SIGNS IN RESIDENTIAL DISTRICT “R-1”, “OR-1” AND RESIDENTIAL “PLANNED DEVELOPMENTS”

3102.01 GENERAL REQUIREMENTS

- A. The following functional types of signs are permitted in Residential Districts:
 - 1. Bulletin boards.
 - 2. Construction signs.
 - 3. Directional signs
 - 4. Identification signs.
 - 5. Real estate signs.
 - 6. Temporary signs.
 - 7. Warning signs.
- B. The following structural types of signs are permitted in Residential Districts:
 - 1. Freestanding signs.
 - 2. Projecting signs.
 - 3. Wall signs.
- C. On interior lots one identification, real estate, bulletin board, temporary and/or construction signs is permitted.
- D. On corner and through lots, one identification, real estate, bulletin board, temporary and/or construction sign is permitted to face each street upon which the property abuts.
- E. No sign shall project beyond the limits of the setback line.
- F. Directional signs are permitted as needed, provided that they do not exceed one square foot in sign area per face.

- G. Construction signs:

1. Shall be considered as temporary signs.
2. Shall be limited in sign area to four (4) square feet per contractor.
3. Shall not exceed twelve (12) square feet in total area.
4. Shall not be illuminated.

H. Real estate signs:

1. Shall be considered temporary signs.
2. Shall be limited in total sign area to twelve (12) square feet.
3. Shall not be illuminated.
4. Shall only be located on the premises to which the sign pertains.
5. Shall be set back at least twelve (12) feet from all property lines when not attached flat against a building.

I. All signs may be illuminated except where illumination is specifically prohibited.

J. Warning signs:

1. Shall not exceed twelve (12) square feet in sign area.
2. Shall be permitted as needed.

K. Sign heights:

1. Freestanding signs shall not exceed forty (40) feet in height.
2. Signs mounted on or attached to the wall of a building shall not exceed the height of the building.

3102.02 STANDARDS

A. Identification signs for the following uses shall not exceed one square foot in sign area per face with total sign area limited to two (2) square feet per sign:

1. Single family dwellings.
2. Two family dwellings.
3. Accessory uses, home occupations and temporary buildings.

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B. Identification signs and bulletin boards for the following uses shall not exceed thirty-two (32) square feet per face with total sign area limited to sixty-four (64) square feet per sign.

1. Cemeteries.
 2. Places of worship.
 3. Public parks, playgrounds and community centers.
 4. Publicly owned and operated buildings and facilities.
 5. Schools and colleges for academic instruction.
 6. Private noncommercial golf courses (not including driving ranges, miniature golf courses, and pitch-and-putt courses), swimming pools and tennis courts, and accessory uses.
 7. Mobile home parks.
- C. Identification signs for the following uses shall not exceed four (4) square feet of sign area per face with the total sign area limited to eight (8) square feet per sign.
1. Barber and beauty shops
 2. Nursery or child care centers.
 3. Offices.
 4. All other permitted and conditional uses if not listed above.
- D. Identification sign area for single or multiple family development.
1. Shall be computed on the basis of one (1) square feet per face for each dwelling unit.
 2. No sign shall exceed thirty-two (32) square feet per face with total sign area limited to sixty-four (64) square feet.
 3. No sign shall exceed ten (10) feet in height and shall not obstruct traffic visibility.
- E. Real estate signs for single family subdivisions and for multiple family developments or grouping under one ownership containing twelve (12) or more dwelling units:

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1. Shall be located on the premises to which the sign pertains.
2. Shall not exceed thirty-two (32) square feet of sign area per sign face.

3. Shall not be illuminated.
4. Shall be considered temporary signs.

SECTION 3103 SIGNS IN “O-2” AND OFFICE “PLANNED DEVELOPMENT” DISTRICT

3103.01 GENERAL REQUIREMENTS

- A. The following functional types of signs are permitted in the O-2, Office District and Office Planning Development District:
 1. Bulletin boards.
 2. Construction signs.
 3. Directional signs.
 4. Identification signs.
 5. Real estate signs.
 6. Temporary signs.
 7. Warning signs.
- B. The following structural types of signs are permitted in the Office District:
 1. Wall signs.
 2. Projection signs.
 3. Freestanding signs.
- C. On interior lots one (1) identification, real estate, bulletin board, and/or construction sign is permitted.
- C. On corner and through lots one (1) identification, real estate, bulletin board, and/or construction sign is permitted to face each street upon which the property abuts.
- E. No sign shall project beyond the limits of the setback lines.
- F. Directional signs are permitted as needed, provided they do not exceed one square foot in sign area per face.
- G. Construction signs shall not exceed twelve (12) square feet in total area.
- H. Real estate signs:
 1. Shall be considered temporary signs.

2. Shall be limited in total sign area to twelve (12) square feet.
 3. Shall not be illuminated.
 4. Shall only be located on the premises to which the sign pertains.
 5. Shall be set back at least twelve (12) feet from all property lines when not attached flat against a building.
- I. All signs may be illuminated except where illumination is specifically prohibited.
- J. Warning signs:
1. Shall not exceed twelve (12) square feet in are per sign.
 2. Shall be permitted as needed.
- K. Sign height:
1. Freestanding signs shall not exceed twenty-five (25) feet in height.
 2. Signs mounted on or attached to the wall of a building shall not exceed the height of the building.

3103.02 STANDARDS

- A. Identification signs for the following uses shall not exceed thirty-two (32) square feet in sign area per face with the total sign area limited to sixty-four (64) square feet.
1. Nursing, rest, or convalescent homes.
 2. Nursery and child care centers.
 3. Accessory uses and conditional uses.
- B. Total are for all identification signs for the following uses shall not exceed four (4) square feet of sign area per lineal foot of frontage. Freestanding signs shall not exceed eighty (80) square feet of sign area per face.

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1. Banks and financial institutions.
2. Hospitals.
3. Offices.

4. Medical and dental clinics, medical and research facilities.

SECTION 3104 SIGNS IN AGRICULTURAL, BUSINESS, INDUSTRIAL AND COMMERCIAL AND INDUSTRIAL “PLANNED DEVELOPMENT” DISTRICTS.

3104.01 GENERAL REQUIREMENTS

Business

- A. The following functional types of signs are permitted in the Agricultural, and Industrial Districts and Business and Industrial Planned Development District:

1. Advertising signs.
2. Construction signs.
3. Directional signs.
4. Identification signs.
5. Real estate signs.
6. Promotional signs.

- B. Identification signs may be any of the following structural types of signs:

1. Awning signs.
2. Canopy signs.
3. Freestanding signs.
4. Marquee signs.
5. Painted wall signs.
6. Projection signs.
7. Wall signs.

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- C. Advertising, real estate, directional, and construction signs may be any of the following structural types of signs:

1. Freestanding signs.

2. Wall signs.
- D. Promotional signs may be any of the following structural types if signs:
1. Freestanding signs.
 2. Wall signs.
 3. Portable signs.

SECTION 3104.02 STANDARDS, GENERAL

- A. All signs may be illuminated unless otherwise specified.
- B. Sign height:
1. Signs mounted on or attached to the wall of a building shall not exceed the height of the building.
 2. Unless otherwise specified in this Section or in Section 3104.03, freestanding signs shall not exceed thirty-five (35) feet in height.
 3. Freestanding identification signs for automobile service stations, motels/motels and eating places oriented towards a state or federal highway, which is higher in elevation than the base of the sign, shall observe the following height limitations:
 - a. The sign height may exceed the height of the elevated highway to which it is oriented by twenty (20) feet, but in no case shall the sign exceed sixty (60) feet in height measured from the base.
 - b. To be considered oriented towards an elevated highway frontage, a sign must be within one hundred fifty (150) feet of said elevated street.

SECTION 3104.03 STANDARDS FOR SPECIFIC TYPES OF SIGNS.

- A. Advertising Signs.

Advertising Signs are regulated by Section 3101.01.

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- B. Construction Signs
1. One (1) sign per frontage.
 2. Shall be limited to four (4) square feet in area per contractor.

3. Shall not exceed thirty-two (32) square feet per face.
4. Shall not exceed ten (10) feet in height.
5. Shall be considered temporary signs.
6. Shall not be illuminated.

C. Directional Signs

1. Shall be permitted as required.
2. Shall be limited to four (4) square feet of sign area per face.
3. Freestanding signs shall not exceed thirty (30) inches in height.
4. Shall not obstruct traffic visibility.

D. Identification Signs.

1. Total sign area permitted shall not exceed four (4) square feet of sign area per lineal foot of frontage.
2. Wall or painted wall signs:
 - a. One (1) sign per frontage.
 - b. The total sign area shall not exceed one hundred fifty (150) square feet.
3. Projecting, freestanding, marquee, awning, or canopy identifications:
 - a. One (1) sign per lot frontage.
 - b. Total sign area shall be determined by using the distance from the nearest part of the sign to the nearest common wall with an adjoining use or the nearest property line (whichever is closer), multiplying the first fifteen (15) feet or portion thereof by five (5), the next ten (10) feet or portion thereof by four (4) and the remainder times three (3).

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- c. No sign shall be restricted to less than thirty-two (32) square feet per face.
- d. No sign shall be greater than one hundred (100) square feet per face.
- e. Freestanding identification signs are not permitted on premises

which have a freestanding advertising sign.

E. Real Estate Signs

1. One (1) sign per frontage.
2. Shall not exceed thirty-two (32) square feet per face.
3. Shall not exceed ten (10) feet in height.
4. Shall not be illuminated.

F. Promotional Signs

1. One (1) sign per frontage.
2. Shall not exceed thirty-two (32) square feet per face.
3. Shall not exceed ten (10) feet in height.
4. Portable signs are also subject to the regulations in Section 3101.10.