

Draft Proposed Amendments to Section 6.2 (Signs) as of June 25, 2014

[Proposed additions are shown in **bold underline**.
Proposed deletions are shown in **~~bold strikethrough~~**.]

Section 6.2 Signs

6.2.1 General:

- A. No billboards are permitted and are non-conforming uses that shall be removed and not replaced. (Effective 12-01-01)
- B. No advertising signage is permitted which does not refer to a business or activity located on the same premises. **Merchandise and/or products displayed for sale are considered signage under this section except as permitted in 6.2.1.(F).**
- C. No signs shall be located above the parapet or roof peak.
- D. The placement and erection of any signs shall require a zoning permit and a building permit, except that directional signs not exceeding 3 square feet in area per side may be located within the street right of way without zoning or building permits upon the approval of the Town's Traffic authority.
- E. As defined in Section 9, a sign which has intermittent internal illumination by mechanical or digital controls that produce an illusion of movements such as, but not limited to, flashing, running, rotating, video graphics, change in color and brightness or scrolling advertisement message shall not be permitted except: (Effective 6-8-2011)
 - 1) Time and/or temperature sign by means of intermittent lighting, provided that the largest dimension of such a sign does not exceed 6 square feet. (Effective 6-8-2011)
 - 2) Fuel product price sign that is digitally controlled and a component of the business's free standing sign provided that each product per gallon price size does not exceed 1 foot high by 3 feet wide and does not move, flash, run, scroll, rotate or change color or brightness. Digitally controlled product price sign shall not be permitted in the Business Town Center District (B-TC) and the Business District (B) zones. (Effective 6-8-2011)
- ~~F. Temporary permit for a sign advertising a real estate development may be issued for a six month period and may be renewed for a additional six month periods.~~

~~Temporary permits for signs advertising a special event may be issued by the Zoning Enforcement Officer for not more than twenty-five (25) consecutive days per calendar year upon approval of a zoning permit prior to placement. A Building Permit shall not be~~

~~required for special event signs and only the zoning permit fee shall be charged. (Effective 6-8-2011)~~

~~A new business coming to Newington for the first time or an existing business relocating or expanding within Newington may request an additional twenty (20) days of promotional advertising days. (Effective 6-8-2011)~~

~~Temporary signs shall only be displayed on the property of the business advertising the sales and/or event and cannot be placed in the State or Town street right-of-way.~~

~~Temporary signs shall not be lighted, flashing, digital or rotating, and may be denied if determined by the Zoning Officer to be a hazard to the public.~~

~~Temporary signs may be pennants, streamers or banners attached to the building promoting the sale event and ground signs, not to exceed two, not higher than 10 feet and larger than 50 square feet per side. Not more than one ground mounted cold air inflatable sign, not to exceed 18 feet in height is permitted. No roof mounted sign or cold air inflatable tethered to the roof are permitted. (Effective 4-6-2011)~~

F. Temporary Signs (effective XX/YY/2014):

- 1) Temporary sign permits may be issued by the Zoning Enforcement Officer in the B-TC zone only except as allowed below. Such permits shall be good for twelve months and may be renewed for an additional twelve months. Such signs may be in place only during the hours that the business is open. A Building Permit shall not be required for special event signs and only the zoning permit fee shall be charged.**
- 2) A new business coming to Newington for the first time or an existing business relocating or expanding within Newington may request a temporary sign for twenty (20) days, in any non-residential zone.**
- 3) A temporary sign advertising a real estate development may be issued for a six month period, and may be renewed for an additional six month period.**
- 4) Temporary signs shall only be displayed on the property of the business advertising the sale and/or event and cannot be placed in the State or Town right-of-way.**
- 5) Temporary signs shall not be lighted, flashing, digital or rotating, and may be denied if determined by the Zoning Enforcement Officer to be a hazard to the public.**
- 6) Temporary signs may be pennants, streamers or banners attached to the building or ground signs, not to exceed two, not higher than 10 feet and larger than 50 square feet per side. Not more than one ground mounted cold air inflatable sign, not to exceed 18 feet in height is permitted. No roof mounted sign or cold air inflatable tethered to the roof are permitted.**

- G. No illuminated sign shall be lighted or placed so as to provide glare or blinding effects upon automotive traffic or adjoining residential zones, no shall such sign diminish or detract from the effectiveness of any traffic signal.

6.2.2 Residential Signs:

In residential zones, the following signs are only permitted on a lot:

- A. One sign not over one square foot in area, giving the name of the occupant of the premises.
- B. **Not more than 2 One** "for sale" or "for rent" signs not over 6 square feet in area and located at least 10 feet from the lot line. **There is no time limit on such signs.**
- C. One bulletin board on church or school property not over 36 square feet in area and located at least 10 feet from the front lot line.
- D. Building contractors signs on buildings under construction limited to a total area for all such signs of 60 square feet or temporary on site ground sign not over 6 square feet in area. All such signs must be removed within 5 days after the completion of the building.
- E. For a residential development approved by Special Exception Section 3.7 a monument sign not more than 75 square feet in area on one side, nor more than 150 square feet in area on both sides and located within the building setback lines shall require Special Exception Approval of the Commission. (Effective 8-15-07).
- F. **Home occupation signs in accordance with Section 3.4.4.B.**

6.2.3 Non-Residential Wall Mounted Business Signs [no change]

6.2.4 Free Standing Business Signs [no change]

6.2.5 Directory Signs [no change]

6.2.6 Maintenance [no change]

6.2.7 **Exceptions (effective XX/YY/2014):**

The following types of signs are exempt from the provision of this regulation, (except for construction and safety regulations) and are subject to the following requirements:

A. Vehicle Signs

Signs on vehicles of any kind, provided the sign is painted or attached directly to the body of the original vehicle and does not project or extend beyond the original manufactured body proper of the vehicle; and that the vehicle is registered with the State of Connecticut; and that the vehicle is in motion or parked in an approved parking or loading space at the business location and is capable of movement, and in fact, is used for transport purposes in the business.

Section 6.1 Off-Street Parking and Loading Regulations

6.1.1 Parking

There shall be provided, at the time of application for a building permit for the erection, alteration, enlargement or change in use of any building or land for which off-street parking is required, a plan showing functional required parking space, including the means of access and interior circulation and landscaping.

J. Other than as permitted in Section 3.23.1 (Accessory Outside Use Standards), nothing may occupy a parking space provided in accordance with Section 6.1 other than a properly registered motor vehicle (effective XX/YY/2014).

K. For properties on the Berlin Turnpike, the row of parking spaces that is parallel to and closest to the Berlin Turnpike shall be reserved for customer parking only. Employee vehicles and vehicles belonging to or under the control of the owner or tenant may not occupy these parking spaces (effective XX/YY/2014).

J. L. These regulations may be modified by the Commission where circumstances relating to the peculiar and exceptional nature of the uses are such that the specific requirements of the parking regulations do not apply.