

ARTICLE 41

SIGN AND BILLBOARD REGULATIONS

SECTION 4101 GENERAL PROVISIONS

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

4101.01 DISTRICT BORDERS AND SETBACKS

- A. No advertising sign shall be located in a "B" or "I" District within three hundred (300) feet of any "R" or "PD-1" District in such a manner as to be primarily viewed from "R" or "PD-1" zoned property or from any street or alley within an "R" or "PD-1" District.
- B. All 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.

4101.02 EXEMPTED SIGNS

The following signs are not subject to the provision 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 with a stadium, open-air theater, shopping center, arena, or other use, which can be viewed only by persons within such stadium, open-air theater, shopping center, arena, or other use.
- E. Directional signs.

4101.03 MAINTENANCE AND REMOVAL OF SIGNS

- A. All signs and sign structures shall be kept in repair and in a proper 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.

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

4101.04 NONCONFORMING SIGNS

- 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 shall not prohibit the posting or maintaining in a safe condition any sign which is nonconforming, but if the sign 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.
- C. Maintenance of non-conforming signs shall comply with the provisions stated in Section 4101.03.

4101.05 PERMITS

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

4101.06 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. Off-premise advertising signs – defined as containing a message or item of information not specifically related to a commodity or service offered, or use conducted upon the premises or lot where such sign is located – shall be prohibited in Residential districts.
- C. Pennants, banners, streamers, and similar type devices shall be prohibited.
- D. No sign shall have spinning devices or strings of spinning devices or similar type devices.
- E. Signs which are not securely affixed to the ground or otherwise affixed in a permanent manner to an approved supporting structure shall be prohibited.
- F. No projecting sign shall extend above the wall or parapet of a building to which it is affixed.

- G. All blinking, flashing, intermittent lighting, or lighting designed to simulate movement shall be prohibited.
- H. No sign shall be lighted either internally or externally to give the appearance of red illumination.

4101.07 TRAFFIC HAZARDS

- A. No sign shall be erected at or near any intersection of any streets, or any railway and any street, 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, or symbol in such manner as to interfere 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.

SECTION 4102 PROVISIONS FOR SPECIFIC SIGN TYPES

The following provisions are applicable to the specific type of sign to which they refer and such signs are subject to the general requirements or standards of the specific zoning district in which they are located.

4102.01 AWNINGS OR CANOPIES

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.

4102.02 MARQUEE SIGNS

Signs or sign structures located on a marquee shall:

- A. Be affixed to the face or top thereof.
- B. Not 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.

4102.03 PAINTED WALL SIGNS

- A. Shall identify only the name of the building and/or occupant of the building on which located, or the principal use of the premises.
- B. Shall not be used as an advertising sign.

4102.04 POLITICAL SIGNS

- A. May be erected up to sixty (60) days prior to an election, and must be removed within fourteen (14) days after the election for which their use is intended.

4102.05 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. Shall not be permanently wired.

4102.06 PROJECTING SIGNS

- A. Shall be erected so that the bottom of the sign is not 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.

4102.07 ROOF SIGNS

- A. Shall be for identification of the premises only.
- B. Shall not exceed the height limitations of the zoning district in which they are located.
- C. Shall not extend beyond or overhang any exterior wall of the building upon which they are secured.
- D. Are permitted to be erected upon one story building roofs, provided not more than one roof sign structure shall be permitted upon a building.
- E. Shall not reach a height greater than twenty-five (25) feet above ground level and shall provide a clearance of at least six (6) feet between the base of such sign and the roof level.

4102.08 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, or within fourteen (14) days after the conclusion of the event to which they refer.
- C. Shall not be illuminated.

4102.09 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 4103 SIGNS IN RESIDENTIAL DISTRICTS "R-1" THROUGH "R-7," OR "OR-1" AND "PD-1"

4103.01 GENERAL REQUIREMENTS

- A. The following functional types of signs are permitted in Residential Districts:
 - 1. Bulletin boards.
 - 2. Construction.
 - 3. Directional.
 - 4. Identification.
 - 5. Real estate.
 - 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 sign 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 areas.

2. Shall be permitted as needed.

K. Sign height:

1. Freestanding signs shall not exceed ten (10) feet in height.
2. Signs mounted on or attached to the wall of a building shall not exceed the height of the building.

4103.02 STANDARDS BY SIGN TYPE

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 and two family dwellings.
2. Accessory uses, home occupations and temporary buildings.

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, tennis courts, and accessory uses.
7. Mobile home parks.

C. Identification signs for the following uses shall not exceed two (2) square feet of sign area per face with the total sign area limited to four (4) 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 dwelling units:
1. Shall be computed on the basis of one square foot per face for each dwelling unit.
 2. Shall not exceed thirty-two (32) square feet per face.
 3. Shall not exceed a total sign area of sixty-four (64) square feet.
- E. Real estate signs for single family subdivisions and for multiple family developments or groupings under one ownership containing twelve (12) or more dwelling units:
1. Shall be located on the premises to which the sign pertains.
 2. Shall not exceed fifty (50) square feet per face.
 3. Shall not exceed a total sign area of one hundred (100) square feet.
 4. Shall not be illuminated.
 5. Shall be considered temporary signs.

SECTION 4104 SIGNS IN "O-2" AND "PD-2" DISTRICTS

4104.01 GENERAL REQUIREMENTS

- A. The following functional types of signs are permitted in the "O-2" Office District and "PD-2" Planned Office District:
1. Bulletin boards.
 2. Construction.
 3. Directional.
 4. Identification.
 5. Real estate.
 6. Temporary signs.
 7. Warning signs.
- B. The following structural types of signs are permitted in the Office District:

1. Wall signs.
 2. Projecting signs.
 3. Freestanding signs.
- C. On interior lots one identification, real estate, bulletin board, construction, and/or temporary sign is permitted.
- D. On corner and through lots one identification, real estate, bulletin boards, construction, and/or temporary 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 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 the 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 area per sign.
 2. Shall be permitted as needed.
- K. Sign height:
1. Freestanding signs shall not exceed ten (10) feet in height.
 2. Signs mounted on or attached to the wall of a building shall not exceed ten (10) feet

in height.

4104.02 STANDARDS BY SIGN TYPE

A. Identification signs for the following uses shall not exceed fifty (50) square feet in sign area per face:

1. Nursing, rest, or convalescent home.
2. Nursery and childcare centers.
3. Accessory uses and conditional uses.

B. Identification signs for the following uses shall not exceed fifty (50) square feet of sign area per face:

1. Banks and financial institutions.
2. Hospitals.
3. Offices.
4. Medical and dental clinics, medical and research facilities.

SECTION 4105 SIGNS IN AGRICULTURAL, BUSINESS, AND INDUSTRIAL DISTRICTS

4105.01 GENERAL REQUIREMENTS

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

1. Advertising signs.
2. Construction signs.
3. Directional signs.
4. Identification signs.
5. Real estate signs.
6. Temporary signs.
7. Warning 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. Projecting signs.
 7. Roof signs.
 8. Wall signs.
- C. Real estate, directional, construction, temporary, and/or warning signs may be any of the following structural types of signs:
1. Freestanding signs.
 2. Projecting signs.
 3. Wall signs.
- D. Advertising signs must be freestanding signs.
- E. All signs may be moving signs.
- F. All signs may be illuminated.
- G. Sign height:
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.
- H. Identification signs and bulletin boards shall not exceed thirty-two (32) square feet per face with total sign area limited to sixty-four (64) square feet per sign.

4105.02 STANDARDS BY SIGN TYPE

- A. Wall signs or painted wall signs:

1. Two (2) identification wall or painted walls signs per frontage, not to exceed sixty-four (64) square feet of total sign area.
- B. Projecting, freestanding, roof, marquee, awning, or canopy identification sign per frontage.
1. One sign per frontage.
 2. Total sign area shall not exceed sixty-four (64) square feet.
- C. Temporary signs:
1. One sign per frontage.
 2. Size not to exceed thirty-two (32) square feet in area.
- D. Construction signs:
1. Shall be considered temporary signs.
 2. Shall be limited to four (4) square feet in area per contractor.
 3. Shall not be illuminated.
- E. Directional signs:
1. Shall be permitted as required.
 2. Shall be limited to two (2) square feet in sign area per face.
- F. Real estate signs:
1. Shall not exceed one sign per frontage.
 2. Shall not exceed thirty-two (32) square feet per face, total maximum sixty-four (64) square feet in total sign area.
- G. Warning signs:
1. Shall be permitted as required.
 2. Size not to exceed thirty-two (32) square feet per sign.
- H. Advertising signs shall be subject to the following:
1. One structure per premises in individual ownership.

2. Such structure may contain:
 - a. Two (2) paint bulletins back to back forming an angle of less than ninety (90) degrees.
 - b. One paint bulletin backed with two (2) poster panels forming an angle less than ninety (90) degrees.
 - c. Two (2) poster panels back to back forming an angle less than ninety (90) degrees, side by side or stacked one on top of the other.
 - d. One paint bulletin or one poster panel.
 - e. Two (2) poster panels backed by two (2) poster panels.
3. The face of any paint bulletin shall not be greater than twelve (12) feet in vertical dimension, not greater than twenty-five (25) feet in horizontal dimension, and containing not more than one advertising sign.
4. Must be 1000 feet apart.