

## **Browns Court Project Permit Application**

*Forms – An application for a Zoning Permit shall be filed with the Administrative Officer on form(s) provided for those purposes.*

**Application for Zoning Permit** - The Administrative Officer shall require that every application for a Zoning Permit be accompanied by one (1) or more copies of a site plan showing the following in sufficient detail to enable the Administrative Officer to ascertain whether the proposal is in conformance with these Zoning Regulations.

**i. The actual shape, proportion and dimensions of the lot to be built upon and satisfactory evidence that actual corners of the lot are known and are established on the ground.**

### **DRAFT BROWNS COURT SITE PLAN (see lindercriptions and images below)**

#### **Parking Area** (timeframe Summer 2025)

- Gravel Parking with 28 unmarked spots plus 2 accessible parking spot (159' x 63' = 0.23 acres) w/signage
- 10' side yard setback, 20' front yard setback
- 16' wide access road appx 81' from Browns Court entrance to start of parking area
- Bike rack on 4' x 8' (0.0007 acres) pad
- Water spigot and hose
- Portable toilet with screening and cedar trees
- Bollards and rope/chain to define parking boundary area
- 46" Square Picnic table on 8' x 8' (0.0014 acres) pad
- 6' Benches on 3' x 8' (0.00055 acres) pad
- DRB Waiver requested for gravel surface
- Cedar trees will provide screening along front section of property line **(include specifics)**

#### **Storage Shed** (timeframe Summer 2025)

- Shed for Bocce, Pickleball, and General Maintenance appx 9' by 6' (0.0012 acres)
- 20' front yard setback
- New cedar tree screening along 60' section of property line **(include specifics)**

#### **Bocce Court** (timeframe Fall 2025)

- Double bocce court 24' x 80' (0.044 acres)
- Existing ballfield storage shed to be relocated
- 2 6' Benches on 3' x 8' (0.00055 acres) pad on long ends of court
- 10' side yard setback

#### **Improvements for Existing Ballfield** (timeframe Fall 2025)

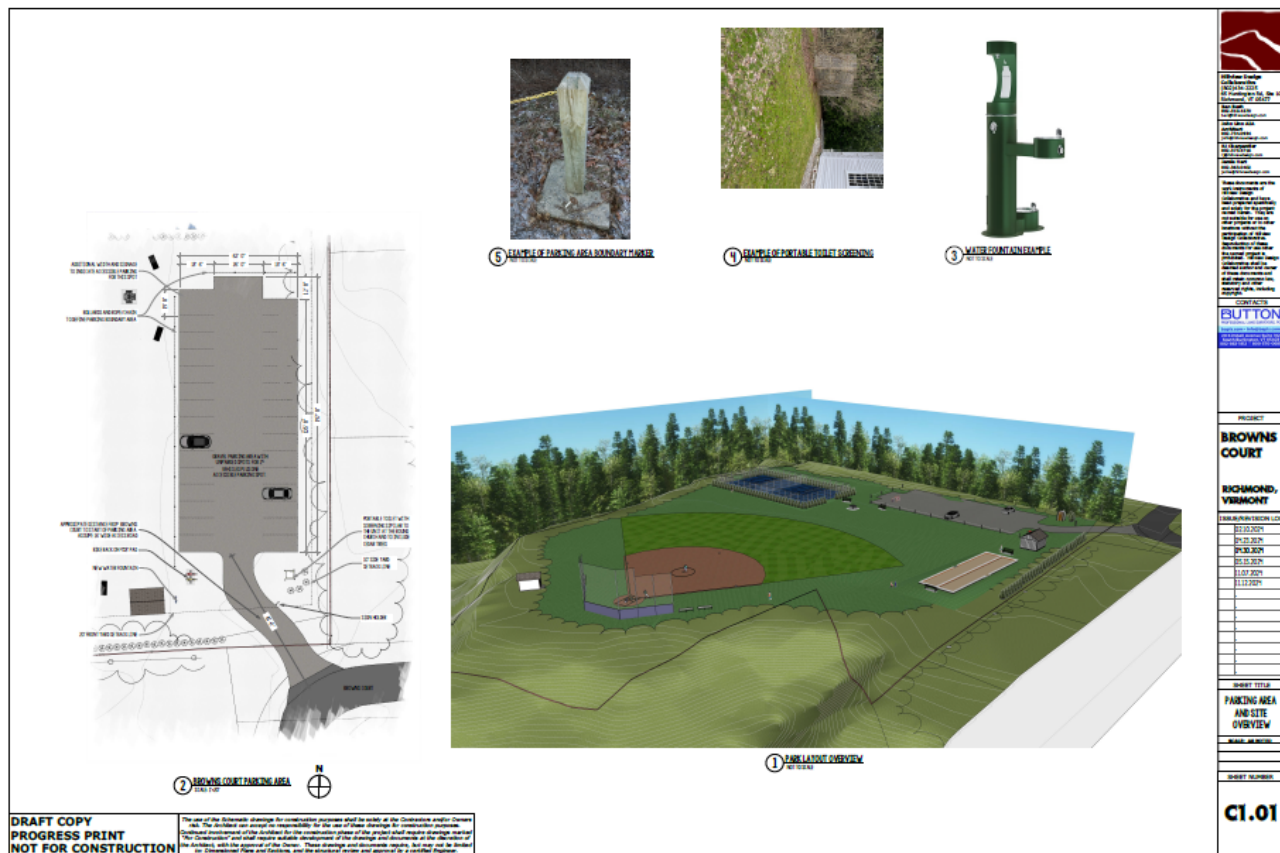
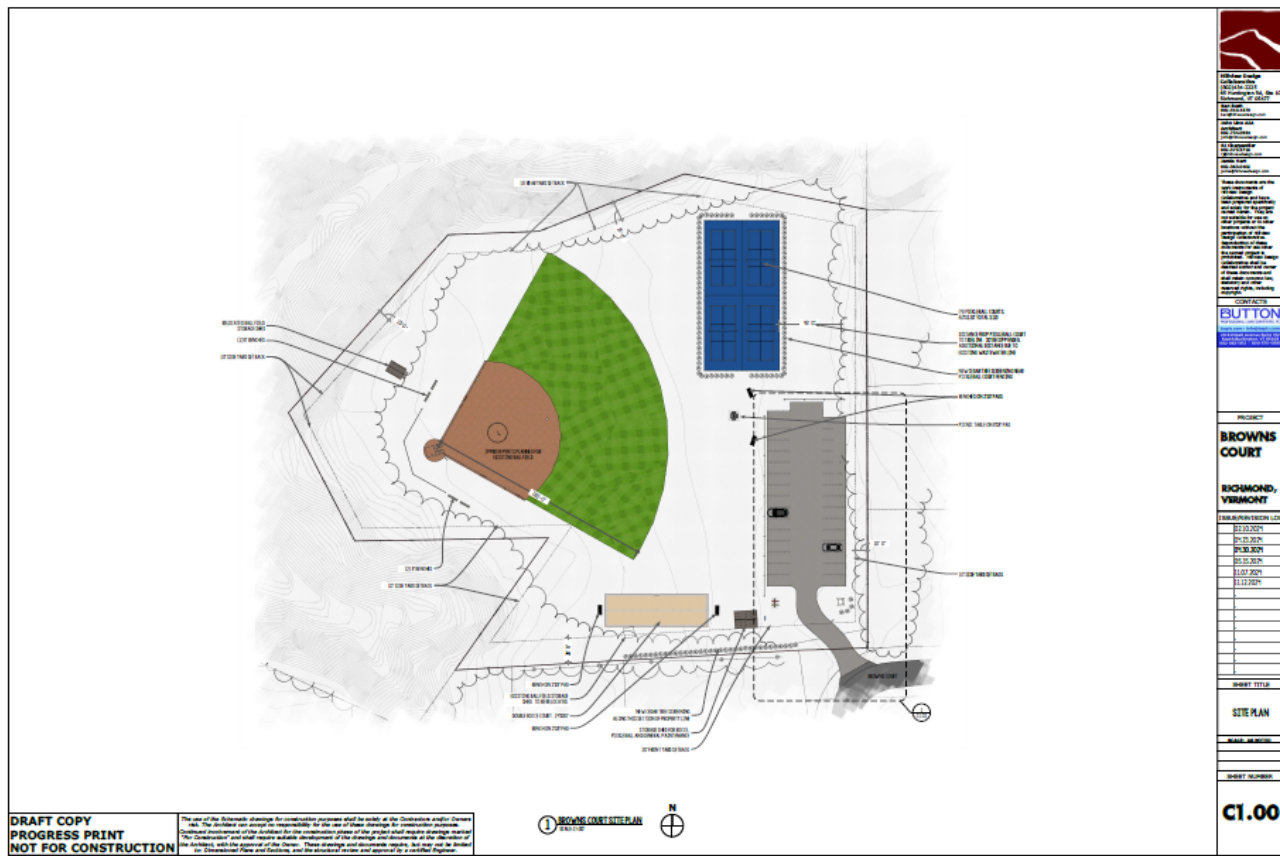
- Distance from Home Plate to Right and Left Field Lines at 180'
- 4 8' benches, 2 each on 1<sup>st</sup> and 3<sup>rd</sup> Base lines
- 10' side yard setback
- Relocated ballfield storage shed on 3<sup>rd</sup> Base line appx 8' by 8' (0.0015 acres)
- 15' rear yard setback (left field line)

#### **Pickleball Court** (Selectboard approved budget on 10/7/24

<https://www.richmondvt.gov/calendar/meeting/selectboard-10-7-24>, timeframe Spring 2025)

- 4 Pickle courts 60' x 120' (0.165 acres) total size
- Cedar tree screening at edge of existing trees/toe of slope
- 30' setback distance from cedar treeline to pickleball courts
- 15' rear yard setback
- Signs for usage and rules of park **(include specifics)**

**The signed contract from VT Recreation Surfacing & Fencing Inc listed Pickleball Court construction at \$144,911**



**Welcome to Browns Court**

- Courts may be used from dusk to dawn.
- No alcohol, glass, food, metal objects or loud music allowed on the courts.
- No roller blading, roller skating, skate boarding or bicycling on the courts.
- No pets allowed on the courts.
- Courts are used on a first come first serve basis.
- Please limit play to 1 hour if others are waiting for a court.
- Please do not abuse the net or other equipment.
- Please be courteous and have fun!

ii. The shape, size and location of all buildings or other structures already existing on the lot.

**Richmond Zoning Regulations 41 Effective June 26, 2023**

Currently a storage shed and softball field and temp Port-O-Let on existing lot:

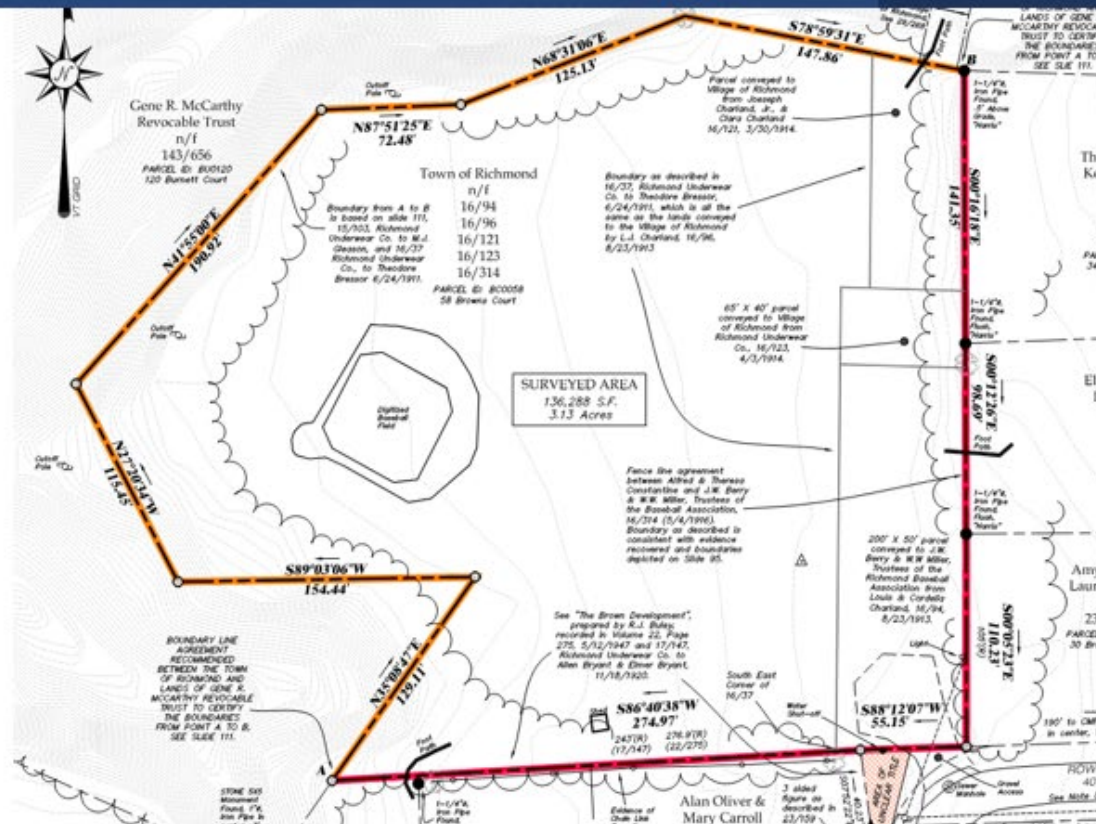
Storage Shed is 8' x 8' x 10'

Softball Field Fence is 20' on 1<sup>st</sup> base side, 20' behind home plate, 20' on 3<sup>rd</sup> base side



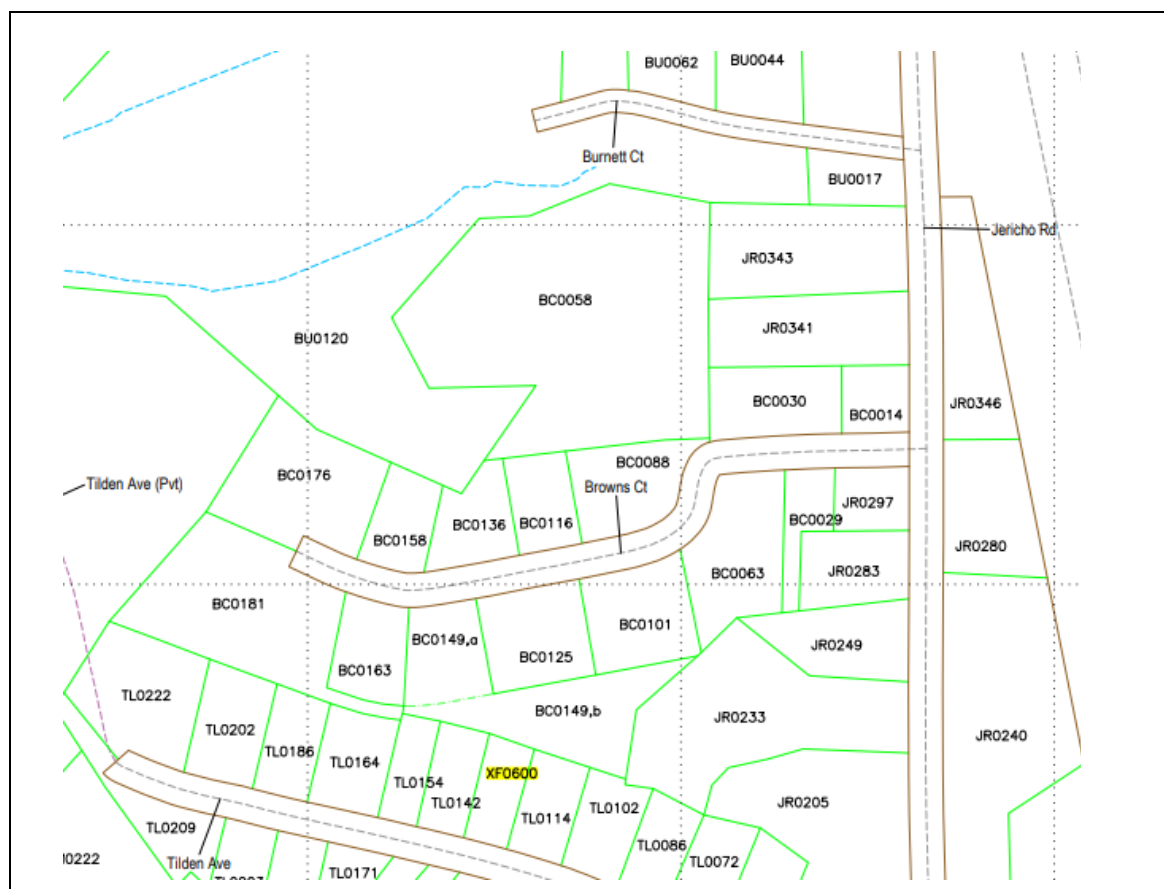
iii. The existing and intended uses and areas of use of the lot and all buildings and other structures.

# Browns Court Park – Location and History



Chris Haggerty Survey

iv. The dimensions of all yards and such other information concerning the parcel or adjoining parcels as may be essential for determining whether the provisions of these Zoning Regulations are being observed regarding yards, areas, off-Roads or Highways parking and other such requirements or standards.



**BC0058** - [https://nemrc.info/web\\_data/vtrich/camadetailTreap.php?prop=BC0058](https://nemrc.info/web_data/vtrich/camadetailTreap.php?prop=BC0058)

Parcel BC0058  
Owner RICHMOND TOWN OF (BROWNS CT BALL PARK)  
PO BOX 285  
RICHMOND, VT 05477  
Location 58 BROWNS CT  
Descr BROWNS COURT BALL PARK

**JR0343** - [https://nemrc.info/web\\_data/vtrich/camadetailTreap.php?prop=JR0343](https://nemrc.info/web_data/vtrich/camadetailTreap.php?prop=JR0343)

Parcel JR0343  
Owner BARR SAMANTHA  
748 WES WHITE HILL  
RICHMOND, VT 05477  
Location 343 JERICHO RD  
Descr DWEL

**JR0341** - [https://nemrc.info/web\\_data/vtrich/camadetailTreap.php?prop=JR0341](https://nemrc.info/web_data/vtrich/camadetailTreap.php?prop=JR0341)

Parcel JR0341  
Owner HARDY ELIZABETH C REV TRUST  
PO BOX 209  
RICHMOND, VT 05477  
Location 341 JERICHO RD  
Descr DWEL

**BC0030** - [https://nemrc.info/web\\_data/vtrich/camadetailTreap.php?prop=BC0030](https://nemrc.info/web_data/vtrich/camadetailTreap.php?prop=BC0030)

Parcel BC0030  
Owner SHEA AMY J  
30 BROWNS COURT  
RICHMOND, VT 05477  
Location 30 BROWNS CT  
Descr DWEL

**BC0088** - [https://nemrc.info/web\\_data/vtrich/camadetailTreap.php?prop=BC0088](https://nemrc.info/web_data/vtrich/camadetailTreap.php?prop=BC0088)

Parcel BC0088  
Owner OLIVER ALAN  
PO BOX 67  
RICHMOND, VT 05477  
Location 88 BROWNS CT  
Descr DWEL

**BC0116** - [https://nemrc.info/web\\_data/vtrich/camadetailTreap.php?prop=BC0116](https://nemrc.info/web_data/vtrich/camadetailTreap.php?prop=BC0116)

Parcel BC0116  
Owner WOLCOTT CHERYL L  
PO BOX 622  
RICHMOND, VT 05477  
Location 116 BROWNS CT  
Descr DWEL

**BC0136** - [https://nemrc.info/web\\_data/vtrich/camadetailTreap.php?prop=BC0136](https://nemrc.info/web_data/vtrich/camadetailTreap.php?prop=BC0136)

Parcel BC0136  
Owner DULUDE ROBERT F & SHARON E  
136 BROWNS CT  
RICHMOND, VT 05477  
Location 136 BROWNS CT  
Descr DWEL

**BU0120** - [https://nemrc.info/web\\_data/vtrich/camadetailTreap.php?prop=BU0120](https://nemrc.info/web_data/vtrich/camadetailTreap.php?prop=BU0120)

Parcel BU0120  
Owner MCCARTHY GENE R & LINDA TRS  
120 BURNETT CT  
RICHMOND, VT 05477  
Location 120 BURNETT CT  
Descr DWEL

**BC0063** - [https://nemrc.info/web\\_data/vtrich/camadetailTreap.php?prop=BC0063](https://nemrc.info/web_data/vtrich/camadetailTreap.php?prop=BC0063)

Parcel BC0063  
Owner BEDNAR KRISTEN  
63 BROWNS COURT  
RICHMOND, VT 05477  
Location 63 BROWNS CT  
Descr DWEL

v. Any other information as may be required by the Administrative Officer. N/A

vi. The location of the house, septic area, driveway and well, when specified in the subdivision approval, must be flagged and inspected as part of the permit application. vii. For an application in which any portion of the parcel is within the Flood Hazard Overlay District, the following additional information must be provided, per Section 6.8. N/A

vii. A site plan that depicts the proposed development, all water bodies, FEMA Special Flood Hazard Areas, floodways, Fluvial Erosion Hazard Zone, Base Flood Elevation information, the shortest horizontal distance from the proposed development to the top of bank of any stream, any existing and proposed drainage, any proposed fill, and pre and post development grades, and the elevation of the proposed lowest floor, as referenced to the same vertical datum as the elevation on the current Flood Insurance Rate Maps; N/A

## **HIGH DENSITY RESIDENTIAL**

### 3.2 High Density Residential District (HDR)

Purpose - The standards of this district are designed to promote the higher density housing that is characteristic of village centers and growth areas. The efficient use of infrastructure will be served by allowing closer placement of residential units, with neighborhoods located close to the retail services of the commercial district. This proximity allows for energy-efficient pedestrian traffic, roadways and school bus traffic. Planning for road crossings, sidewalks, curbside trees, bikeways, pocket parks and recreational activities, and other amenities, will be crucial to maintaining an inviting atmosphere while encouraging high density residential growth. Various types of residential units may be permitted in a Residential PUD within the HDR district.

Traditional spacing and setbacks for houses shall be maintained to preserve the integrity of the New England village atmosphere. Home occupations within residences, day care facilities, proximity to schools and civic institutions, pedestrian pathways to essential services and close-knit residential groups constitute the "character of the neighborhood."

3.2.1 Allowable Uses on Issuance of Zoning Permits by Administrative Officer - The following uses shall be allowed in the HDR District after issuance of a Zoning Permit by the Administrative Officer. Site Plan Review and approval by the DRB pursuant to Section 5.5 may be required.

- a) Accessory dwelling as provided in Section 5.9. N/A
- b) Accessory uses or structures to the uses in 3.2.1. Accessory uses or structures to the uses in 3.2.1.
- c) Childcare home, as provided in Section 5.11. N/A
- d) Group home, as provided in Section 5.11. N/A
- e) Home occupation, as provided in Section 5.11. N/A
- f) One bed and breakfast. N/A
- g) One single-family dwelling unit. N/A
- h) One two-family dwelling. N/A

3.2.2 Allowable Uses Upon Issuance of Conditional Use Approval - The following uses may be allowed in the HDR District after issuance of a conditional use approval by the DRB.

- a) Adaptive uses as provided in Section 5.6.8. N/A
- b) Artist/Craft studio. N/A
- c) Cemetery. N/A
- d) Cottage industry as provided in Section 5.6.7. N/A
- e) Day-care center. N/A
- f) One multi-family dwelling with three or four dwelling units except in a Residential PUD in the HDR District, where more than one multi-family dwelling may be permitted on a lot within a Residential PUD so long as the number of units proposed for the entire Residential PUD does not exceed the number which could have been approved for the subdivision of the lot without a Residential PUD, as provided in Section 5.12. N/A
- g) Extraction of earth resources as provided in Section 5.6.6. N/A
- h) Inn or guest house. N/A
- i) Museum. N/A
- j) Office, Professional with a maximum size of 2,500 square feet of gross floor area. N/A
- k) Personal Service with a maximum size of 2,500 square feet gross floor area. N/A
- l) Planned Residential Development, as provided in Section 5.12, if no subdivision of land is proposed (see Section 5.12.1).

### **m) Outdoor recreational facility or park.**

- n) Religious or educational facility as provided in Section 5.10.4. N/A
- o) Retirement community. N/A
- p) State- or community-owned and operated institutions and facilities, to the extent allowed by Section 5.10.4. N/A
- q) Agriculture, silviculture and horticulture, as provided in Section 2.4.5. N/A
- r) Veterinary Clinics N/A

3.2.3 Dimensional Requirements for Lots in the HDR District - No Zoning Permit may be issued for Land Development in the HDR District unless that lot proposed for such Land Development meets the following dimensional requirements.

- a) Lot Area - Except as provided under Section 4.6.1, no lot served by a municipal water and sewer system shall be less than 2/3 acre. This minimum lot area requirement shall be increased to one (1) acre for any lot not served by municipal water and sewer systems. The purchase of additional land by the owner of a lot from an adjacent lot owner will be permitted, provided such purchase does not create a lot of less than such minimum size on the part of the seller. In the case of the use of a lot for a multi-family dwelling of 3 or more units for lots served by municipal water and sewer systems, two-third (2/3) acre of land per dwelling unit shall be required. In the case of a use of a lot for a multi-family dwelling of three (3) or more units, one (1) acre per dwelling unit shall be required for lots not served by municipal water and sewer systems.

YES

b) Lot Dimensions - Each lot must contain a point from which a circle with a radius of thirty-five (35) feet can be inscribed within the boundary of the lot.

YES

c) Lot Frontage - No lot having frontage on a public or private road shall have less than seventyfive (75) feet of continuous uninterrupted length of said frontage or the lot must have access to a public or private road with approval by the DRB pursuant to Sections 4.2 and 4.3.

YES

d) Lot Coverage - The total ground area of a lot covered by all structures, parking areas, walkways, driveways, and areas covered by impervious materials shall not exceed forty percent (40%) of the total ground area of the lot.

YES – Appx total of impervious surfaces (acres) = .23 + .0007 + .0014 + .00055 + .0012 + .044 + .00055 + .0015 + .165 = 0.4449 acres  
Total lot is 4 acres and 40% of 4 = 1.6 acres is max impervious materials

### 3.2.4 Dimensional Limitations for Structures on Lots in the HDR District - No Zoning

Permit may be issued for a structure in the HDR District unless the structure proposed for the lot meets the following dimensional requirements:

a) Height - The height of any structure, with the exception of exemptions listed in Section 6.6, shall not exceed thirty-five (35) feet.

YES

b) Front Yard Setback - All structures shall be set back at least twenty (20) feet from each front lot line, or thirty-five (35) feet from the center line of each public and private Road or Highway right of way contiguous to the lot, whichever is greater.

YES

Richmond Zoning Regulations 8 Effective June 26, 2023

c) Side Yard Setback - A principal structure shall be set back at least ten (10) feet from each side lot line. An accessory structure shall be set back at least five (5) feet from each side lot line.

YES

d) Rear Yard Setback - A principal structure shall be set back at least fifteen (15) feet from the rear lot line. An accessory structure shall be set back at least five (5) feet from the rear lot line.

YES

e) No Build Zone - No construction of improvements may occur within five (5) feet of any lot line (except for fences and walls which mark property boundaries or enclose portions of the property and are less than 6 feet high). "Construction of improvements" means all construction activities such as, but not limited to, driveways (except where adjacent to the public or private right of way providing access to the lot), fences, recreational improvements, parking areas, excavation, grading or filling.

YES

3.2.5 Other Requirements Applicable to the HDR District - No Zoning Permit may be issued for Land Development in the HDR district unless the Land Development meets the following requirements:

a) Parking Requirements - Parking requirements shall be regulated as provided in Section 6.1.

### SEE PARKING WAIVER REQUEST BELOW

b) Signs - Signs shall be regulated as provided in Section 5.7.

YES

c) Traffic Impact - No Zoning Permit shall be issued for a use which generates more than 10 vehicle trip ends during the P.M. peak hour for the first 40,000 square feet of lot area or fraction thereof, plus 1 vehicle trip end for each additional 1,000 square feet of lot area. In making the determination of traffic impact, the Administrative Officer or DRB shall utilize "Trip Generation - Seventh Edition - 2003", Institute of Traffic Engineers (ITE), or its equivalent, or any subsequent and most recent publication thereof, and may use estimates from other sources, including local traffic counts, if the above publication does not contain data for a specific use or if a use contains unique characteristics that cause it to differ from national traffic estimates.

YES – Traffic estimates a maximum of 8 vehicles per hour from 8 AM – 6 PM. Confirm with **Trip Generation - Seventh Edition - 2003", Institute of Traffic Engineers (ITE)**

d) Access - Access shall be regulated as provided in Sections 4.1 through 4.4.

YES

3.2.6 Residential PUD - Subdivision of lots using a Residential PUD under Section 5.12 of these Zoning Regulations are encouraged in the HDR District and are required for subdivisions of over three (3) lots in the HDR District, as provided in Section 5.12.2, in order to encourage innovation of design and layout of residential uses.

YES

### NOISE

It shall be a requirement for any approval under these Zoning Regulations to comply with the following stated limits:

Richmond Zoning Regulations 35 Effective June 26, 2023

4.9.1 Residential Noise. Noise shall not exceed the following levels of intensity at the property line in the Agricultural/Residential, High Density Residential, Residential/Commercial and Mobile Home Park

Districts: TIME PERIOD One-hour

Average dBA Instantaneous Maximum dBA

7:00 AM to 11:00 PM 70 80

11:00 PM to 7:00 AM 50 60

4.9.2 Commercial Noise. Noise shall not exceed the following levels of intensity at the property line in the Gateway Commercial, Village Commercial, Commercial, Jolina Court and Industrial/Commercial

Districts: TIME PERIOD One-hour

Average dBA Instantaneous Maximum dBA

7:00 AM to 11:00 PM 80 90

11:00 PM to 7:00 AM 60 70

4.9.3 Terms. For purposes of this regulation, the following terms shall be defined as stated below:

- a) Decibel - a unit measure of sound level;
- b) Sound level - in decibels measured by a sound level meter, using "A" frequency weighting (expressed in dBA);
- c) Average dBA - a sound level during a given period of time (e.g., one hour) found by the general rule of combination of sound levels. Also called equivalent sound level.

The Courts hours of operation will be adjusted to address noise for the neighbors.

Cedar Trees for Park Noise to Neighbors

"Although noise levels vary, the average pickleball sound ranks at about 70 dBA. A-weighted decibel measures the relative loudness of sounds perceived by the human ear."

[https://productiveparks.com/solutions-noisy-pickleball-](https://productiveparks.com/solutions-noisy-pickleball-courts#:~:text=Although%20noise%20levels%20vary%2C%20the,perceived%20by%20the%20human%20ear.)

[courts#:~:text=Although%20noise%20levels%20vary%2C%20the,perceived%20by%20the%20human%20ear.](https://productiveparks.com/solutions-noisy-pickleball-courts#:~:text=Although%20noise%20levels%20vary%2C%20the,perceived%20by%20the%20human%20ear.)

"Some people living close to courts claim it is a noisy sport and is a nuisance. A sharp "pop" sound is made when the paddle hits the hard plastic ball. On a sound meter, this noise registers about 64.2-71.8 decibels. The sound is louder than the softer "thwack" sound made in tennis."

[https://acoustiblok.com/pickleblok-quiets-pickleball-](https://acoustiblok.com/pickleblok-quiets-pickleball-noise/?gad_source=1&gclid=EAlaIQobChMIZ3mkaSniQMVREtHAR0T7yb6EAAYAAEgKMEPD_BwE)

[noise/?gad\\_source=1&gclid=EAlaIQobChMIZ3mkaSniQMVREtHAR0T7yb6EAAYAAEgKMEPD\\_BwE](https://acoustiblok.com/pickleblok-quiets-pickleball-noise/?gad_source=1&gclid=EAlaIQobChMIZ3mkaSniQMVREtHAR0T7yb6EAAYAAEgKMEPD_BwE)

## PARKING WAIVER REQUEST

The parking area shall be designed so as to prevent the intrusion of gravel or a similar surfacing material onto the road / Road or Highway travel lanes or adverse impacts on drainage systems.

c) Drainage – All parking areas and associated roadways shall be designed and constructed with detention devices, such as, but not limited to overland grassed and/or stone lined swales, detention basins, and settling ponds, in order to assure that the post development peak flow stormwater volumes from such parking areas and roadways do not exceed the predevelopment quantities based on the run-off from a twenty-five year, twenty-four hour storm event. All such devices shall be designed and constructed to the standards in the Public Works Specifications, except that in the event of a conflict between the Public Works Specifications and the preceding sentence, the preceding sentence shall control. Unless stormwater flows are contained on the lot where such parking areas and roadways are located, there must also be adequate off-site drainage areas to accommodate such flows.

d) Parking for Persons With Disabilities - All parking areas shall provide for persons with disabilities which are clearly designated and marked, and signed, using the international symbol for access required by Title 21 V.S.A. Section 275, as amended, for use by such persons only.

YES

e) Off-Site Parking – State, municipal or private commuter lots shall be approved by the DRB subject to Site Plan Review under Section 5.5.

N/A

f) Setbacks – All parking spaces shall meet the setback standards for the District in which it is located except parking in driveways in the Agricultural / Residential District for single-family residential uses, parking in the Jolina Court Zoning District, and the Village Commercial District. Refer to Section 3.9 for specific requirements regarding parking and setbacks in the Jolina Court Zoning District, and Section 3.5.4 for specific requirements regarding parking and setbacks in the Village Commercial District.

YES

g) Screening – The DRB may require screening for any parking lots located within any front yard. Screening shall emphasize the separation of parking lots from adjoining public Roads or Highways to minimize glare from vehicle headlights onto public Roads or Highways. The use of berms and landscape materials is the preferred method of screening. The DRB may approve fencing, if it determines the more preferred methods are impractical.

The parking lot will be screened by cedar trees along the front section of the property line (see diagrams)

h) Landscaping – All parking lots shall be landscaped as approved by the DRB. See diagrams

i) Pedestrian access – The design of all parking lots shall incorporate measures to minimize safety hazards to pedestrians. Pedestrian paths shall be designated and clearly marked. Separation of vehicle and pedestrian traffic shall be included in all parking lot plans where possible. The DRB may waive this requirement due to unique characteristics of the lot, or innovative alternative designs.

No pedestrian paths are included in the diagrams.

j) Bicycle access – Parking lots shall be designed to encourage bicycle access. Any parking lot which is required to have fifteen (15) or more parking spaces shall provide bicycle racks at a location convenient to the main entrance to the business. The DRB may waive this requirement if in their judgment the business will not generate bicycle traffic.

Bike rack on 4' x 8' (0.0007 acres) pad beside parking lot

6.1.2 Off-Road or Highway Parking Requirements –

a) All required parking spaces shall have a minimum width of nine (9) feet and a minimum length of eighteen (18) feet. b) Parking lot aisles shall meet the following minimum dimensional standards: Parking Pattern Minimum One-Way Aisle Width 90° Perpendicular Twenty feet Minimum Two-Way Aisle Width 60° Angle Twenty-four feet Eighteen feet 45° Angle Twenty-four feet Sixteen feet 30° Angle Twenty-four feet Fourteen feet Parallel Twenty-four feet Twelve feet Twenty feet c) The required number of off-Road or off-Highway parking spaces shall be as follows, unless otherwise specified elsewhere in these regulations. The minimum number of parking spaces is the expected demand for parking, and building to the minimum required amount of parking is encouraged.

Recreation Facility 2 spaces + 0.25 space per 1,000 SFGFA of all structures

30 total parking spaces, 2 ADA (2 + 0.25\*S/1000 = 30, S = 112,000)

Purpose - It is the purpose of this section to limit the use of signs to those purposes which serve the public interest. No sign, billboard or exterior graphic display shall be permitted except as provided in this section.

5.7.1 Signs Which Do Not Require a Permit - The following signs are allowed in any district without a

Zoning Permit. No other signs shall be permitted unless a Zoning Permit is issued by the Administrative Officer. Any sign installed or maintained pursuant to this Section shall be located outside the boundaries of all public Road or Highway rights-of-way, except as provided in d) and f), below.

One free-standing, on-premise, non-illuminated sign on a lot, which sign shall not exceed four square feet per face and shall be limited to identifying a private residence or a home occupation. The sign or supports shall not exceed six (6) feet in height above the surface of the ground.

One free-standing, on-premise, non-illuminated sign on a lot, which sign shall not exceed two square feet per face and shall be limited to the direction, instruction or convenience of the public (i.e. signs identifying restrooms, freight entrances, posted areas, danger areas, etc.).

One non-illuminated sign on a lot, which sign shall not exceed six square feet per face and shall be limited to the advertising of agricultural products grown on-premise.

Non-illuminated signs to be maintained for not more than two weeks, that identify fairs, expositions, auctions, campaign drives unrelated to elections, or other events of a civic, philanthropic or religious nature. For any sign to be located within public Road or Highway right-of-way including public sidewalks, either the VT Agency of Transportation or the Richmond Selectboard must issue written approval, with any attached conditions, prior to placement of the sign.

Signs for the direction of the public on privately owned or non-profit recreation land. These signs will not exceed two (2) square feet per face.

One non-illuminated sign per lot or storefront on a public right-of-way with a maximum of 6 square feet per face supported by 4 posts, hinged at one end to form a "sandwich board" sign. The posts shall not count toward total square footage and the sign shall be removed when the business or activity is not in operation. If the sign is located within a State or municipal right-of-way, including public sidewalks, either the VT Agency of Transportation or the Richmond Selectboard must issue written approval, with any attached conditions, prior to placement of the sign.

Non-illuminated political signs, including election campaign signs.

5.7.2 General Restrictions on all Permitted Signs - All signs other than those specified above in Section 5.7.1 shall require a Zoning Permit from the Administrative Officer. Permitted signs shall conform to the requirements listed in this section:

No sign shall prevent a clear and unobstructed view of official signs or vehicular traffic.

Indirectly lighted signs may be lighted with constant lighting provided the lighting shall not be directed at neighboring properties or public ways and that the intensity shall not adversely affect the neighborhood or Roads and Highways, especially the drivers of vehicles. The light source shall not be visible from adjacent properties or roads, and the average level of illumination on the sign shall not exceed 3.0 foot-candles and the uniformity ratio shall not exceed 2:1.

No sign shall be illuminated during hours when the premises are not open for business.

No signs shall contain string lighting, pennants, moving parts or similar attention gathering devices nor may they contain or support any device capable of emitting noise. No sign shall be illuminated by neon, flashing, moving, intermittent or any other internally generated light.

No sign shall be erected, attached, or maintained upon any tree or drawn or painted on any rock or other natural feature or upon any utility pole or town sign post.

No sign shall be erected which is not on the lot where the activity served by the sign is located. If a lot does not have frontage on a public Road or Highway and is accessed by a private right of way, the interior lot owner may obtain a Zoning Permit for locating a sign in the private access right-of-way to the interior lot, provided that such private access right-of-way is broad enough to allow a sign.

The height of a free-standing sign shall not be more than ten (10) feet.

No sign which is attached to a building shall extend above its roof line.

No sign may be so designed, erected, illuminated, operated or maintained and be in such a location that it conflicts with or detracts from the effectiveness of an official traffic light or sign or constitute a menace to traffic safety. No sign shall be placed that resembles any official marker erected by a government agency or display such words as "Stop" or "Danger". No Zoning Permit shall be issued for a sign to be located within the right-of-way of a public or private Road or Highway.

All signs hereafter constructed, maintained, painted or otherwise established, moved, altered, changed or used in any Zoning District shall comply with the requirements of the Zoning District in which the sign is located, including the dimensional requirements for structures, except as otherwise specifically provided, and also shall comply with the following criteria:

The lot frontage or width of the structure used as the basis for determining permitted sign area for one building or use shall not be used again as the basis for determining the permitted sign area for another structure or use.

On corner structures, the longer front of the structure may be used to determine the maximum sign dimension.

For purposes of signs, only one (1) side of the structure facing a Road or Highway shall be considered to be the front of the structure.

For structures which house more than one (1) business, the front width of each business unit shall be used to determine the maximum sign area for the business.

Sign regulations shall not apply to official Federal, State, or Town signs, including traffic signs, which are erected and intended for public information, direction, safety or control purposes.

No sign shall be erected upon or applied to any roof, except religious symbols unaccompanied by lettering, when applied to the cornice, tower or spire of a place of worship.

5.7.3 Signs - A/R, HDR, V R/C and MHP Zoning Districts - In the Agricultural/Residential District,

High Density Residential District, Village Residential/ Commercial District and Mobile Home Park

District, one sign (either free-standing, wall, or projecting) per lot shall be permitted upon issuance of a Zoning Permit by the Administrative Officer, provided such signs meet the following requirements: a) Free-standing Signs - The free-standing sign shall be located outside of any public or private Road or Highway right-of-way and shall not exceed 12 square feet on each of two faces. If the sign does not utilize one or more of the following geometric forms; circle, square, rectangle or ellipse, then the DRB shall review the request as a conditional use review.

Wall Signs - The wall sign shall be attached horizontally to and not extending perpendicularly from a wall of the principal structure and shall not exceed in area ten (10) percent of the gross surface area of the facade to which it is mounted, or twenty-five (25) square feet, whichever is less. A wall sign is permitted only for purposes of identifying the name of the resident, the title or nature of the person conducting a permitted home occupation or business, or the name of building and seller or agent.

Projecting Signs - The projecting sign shall be attached to, and extending perpendicularly from, a wall of a principal structure and shall not exceed 10 square feet on each of two faces and shall not project out more than three (3) feet from the front face of the primary structure.

Roof Signs - No signs shall be erected upon or applied to any roof, except religious symbols, unaccompanied by lettering when applied to the cornice, tower or spire of a place of worship.

5.7.4 Signs - C, G R/C, V/C, JC, VD and I/C Zoning Districts - In the Commercial, Gateway

Residential/Commercial, Village/Commercial, Jolina Court, Village Downtown and

Industrial/Commercial Zoning Districts, one sign (either free-standing, wall, or projecting) per lot shall be permitted upon issuance of a Zoning Permit by the Administrative Officer, provided such signs meet the following requirements:

Free-Standing signs - The free-standing sign shall be located outside of any public or private Road or Highway right-of-way and shall not exceed 24 square feet on each of two faces. If the sign does not utilize one or more of the following geometric forms; circle, square, rectangle or ellipse, then the DRB shall review the request as a conditional use review.



Wall Signs - The wall sign shall be attached horizontally to, and not extending perpendicularly from, the wall of a principal structure, and shall not exceed the following size limitations:

i. Signs with a total surface area not to exceed one (1) square foot of sign for each linear foot of the side of the structure in which the use is contained; however, the total surface area of any sign/s shall not exceed fifty (50) square feet.

Projecting Signs - The projecting sign shall be attached to and extending perpendicularly from a wall of a principal structure and shall not project out more than five (5) feet from the front wall of the building. The maximum square footage of a projecting sign shall be no greater than twenty-

five percent (25%) of the linear footage of the front width of the structure on which the sign shall be attached with a maximum of twenty (20) square feet.

Locator Signs for Multiple Uses - For a lot comprising two (2) or more uses and in addition to the sign allowed under this subsection, 5.7.4, each individual use shall be allowed one sign, not exceeding ten (10) square feet which is either a wall sign or projecting sign. Except for maximum square footage, these signs shall meet the above design requirements. The wall or projecting sign must be attached to the exterior wall of the side of the structure in which the use is contained.

5.7.5 Directory Signs - Directory signs may be allowed in two locations: at the intersection of Bridge Street and Railroad Street and at the intersection of Bridge Street and Jolina Court. The directory signs may only advertise businesses or organizations on Railroad Street or Jolina Court. The following standards apply to these directory signs.

One Directory sign per street.

A Directory Sign is a free-standing sign

“Railroad Street” or “Jolina Court” street name may be placed at the top of the sign – maximum of 1 foot high and a total square footage of 2 feet. This street name does not count toward the maximum size of the directory sign.

The directory sign may include the name and logo of each business

The maximum size of the directory sign shall be 5 feet wide and 6 feet tall (30 square feet)

The directory sign must have a vertical orientation (i.e., be taller than wide)

The maximum height of the directory sign is 10 feet including the street name, per c). above, with the lowest panel a minimum of 3 feet from the ground.

Individual letters (words) may not exceed 8” in height.

Individual logos for each business or organization may not exceed 1.5 square feet

The sign is divided as follows with six 1-foot sections – 5 feet total width

Anchor (maximum of 2 anchors) – maximum of two 1-foot sections per anchor

If there are 2 anchor signs, the two additional 1-foot sections may be divided into a maximum of 4 segments

If only one anchor is on the sign, the four additional 1-foot sections may be divided into a maximum of 8 segments

If there are no anchor signs, the 6 1-foot sections may be divided into a maximum of 12 segments

Panels may be added and removed as needed. There is no minimum number of panels needed for the directory sign, however, there cannot be only one panel (anchor or nonanchor) on the sign

Similar/compatible color schemes must be used for the directory sign

The directory sign is not included in the computation of the permissible sign area, allowed per lot, per section 5.7.4.