

## Zoning Law snippets

### Section 10.7 Fences

No fence more than four (4) feet high shall be permitted within the front yard, nor shall any fence be more than eight (8) feet in the side yard or more than eight (8) feet high in the rear yard. However, a fence no more than eight (8) feet may be erected on the surface of a deck behind the rear building line in any residential district provided the deck does not project beyond the side yard foundation walls of the dwelling erected on the lot. Side and Rear fences not being perimeter fences must have a five (5) foot setback from property line. added LL#2 2025

A building permit is required for all perimeter fencing. The applicant shall submit, to the Enforcement Officer a description of the fence and location on the property and shall meet with the Officer prior to issuance of the permit. The Officer shall require notification by the applicant of all adjacent property owners if a fence is proposed to be a perimeter fence or to be placed in the front yard of a property or within thirty-five (35) feet of a road. Sight clearance for safety purposes shall be ensured for all fencing located within thirty-five (35) feet of road frontage. A survey shall be required for perimeter fences unless the adjacent landowner(s) agrees, in writing, to the location of the fence.

The finished side of any fence must face outward. Fences shall not be constructed of materials that endanger health or safety. Fences shall be constructed of materials consistent with the existing character of the area in which the fence is erected.

### Section 10.9 Signs

a. Externally illuminated signs, including building identification signs, shall only use shielded light fixtures. Any sign not in use shall be removed by the building owner within six (6) months after cessation of business.

b. Two signs are allowed per business. However a commercial building housing multiple units is permitted one freestanding sign that includes listings of all businesses located on the premises and each individual business shall be permitted one additional sign to be mounted on the building or windows.

c. Exempt Signs. The following signs shall be exempt from requirements of this section:

1. Memorial or historical signs, names of buildings and dates of erections when cut or cast into any masonry, bronze, stainless steel or similar permanent material.
2. Traffic or other municipal signs.
3. Legal notices, emergency, or non-advertising signs.
4. A farm stand sign not exceeding six (6) square feet.
5. Temporary, non-illuminated signs on the premises for up to one year including directional signs, real estate "for sale or for rent" signs, signs announcing anticipated occupancy of a site or building or which identify the contractors, architects, engineers, etc., on a building or site under construction.
6. Signs or bulletin boards customarily incidental to places of worship, libraries or museums, erected on the premises for purposes of displaying temporary public information notices, not exceeding sixteen (16) square feet in area.

d. Freestanding Signs. All freestanding signs shall comply with the following standards:

- (1) All signs should be erected outside of any roadway right of way.
- (2) The maximum height for freestanding signs shall be twelve (12) feet.
- (3) When illuminated, only externally lighted signs are allowed.
- (4) The maximum size of the sign shall be 16 square feet.

e. Building Signs. Signs attached to a building shall conform to the following standards:

(1) The maximum area shall be equal to the width of the building front, but in no case shall the sign(s) area exceed ten percent (10%) of the building face area. The total sign square footage shall be in proportion to the building size.

(2) Signs shall not project above the highest point along the face of the building.

f. Sign Permits and Sign Administration. No new sign shall be erected without a Site Plan review and approval by the Planning Board. Signs that are part of a broader Site Plan or Special Use Permit approval process shall be reviewed by the Planning Board at the same time as other aspects of the Site Plan or Special Use Permit. Site Plan approval shall also be required for the construction, reconstruction, installation, expansion, contraction, alteration, or relocation of any sign associated with a use that is subject to this Law. An application to erect a sign, whether part of a Site Plan or special use permit application process or not, shall be made to the Planning Board and shall include: (a) a scale drawing of the sign showing type of sign; (b) dimensions, advertising content, materials, method and style of illumination; (c) method of structural support; (d) colors; (e) location on the land or building in relation to buildings, roadways, driveways and sidewalks; and (f) name of the sign owner and person responsible for maintenance of the sign. The Planning Board will accept a hand-drawn illustration of the sign to convey the above information. Upon approval of the sign by the Planning Board, the Land Use Enforcement Officer shall issue a sign permit.