

SIGN REQUIREMENTS

THE FOLLOWING INFORMATION MUST BE PROVIDED PRIOR TO ZONING APPROVAL

- 1. Two photos or renderings of the tenant space with dimensions (length/width). The first photo will indicate what is existing with the size, location, picture of existing signs/awnings. The second photo will show what is proposed with size, location, and rendering of new sign/awning. Please indicate the number of signs proposed.**
- 2. Free standing signs require all of the above along with the location and size of the sign to be located on a Site Plan or survey. Please indicate the number of signs proposed.**

If approved, your sign permit will pass directly to the Building Department for review. Indicate on the building permit how the sign will be attached to the building and what materials are being used. If the sign is illuminated, please include an electrical permit if NEW electric is being installed. Awnings require wind and snow load calculations.

19-5.9 SIGNS.

19-5.901 Building Permits.

No sign shall be constructed or displayed unless a building permit shall have first been obtained from the Building Inspector provided, any sign as permitted or regulated in subsection 19-5.905 a, b, c and d will not require a building permit. When occupant vacates from a business location, all non-conforming signs pertaining to that business are to be removed and the new tenant to comply with the requirements of this Article. If such sign is not removed within thirty (30) days after such vacation or termination of use, the Building Inspector shall upon ten (10) days notice in writing to the landlord cause such sign to be removed and the cost of such removal shall be a lien on such premises. (Ord. #2-77, §19-5.901)

19-5.902 Sign Area Measurement.

The area of a sign shall be computed as the total square foot content of the background upon which the lettering, illustration or display is presented. If there is no background, the sign area shall be computed as the product of the largest horizontal width and the largest vertical height of the lettering, illustration or display. This shall not be construed to include the supporting members of any signs which are used solely for such purpose. For signs with two (2) display faces, the maximum area requirement shall be permitted on each side. Signs with more than two (2) display faces are prohibited. (Ord. #2-77, §19-5.902)

19-5.903 Sign Height Measurement.

The largest vertical height of the background upon which the lettering, illustration or display is presented. This shall not be construed to include the supporting members of any signs which are used solely for such purpose. If the letters, illustration or display are attached directly to the face of a building, the height of the sign shall be the height of the largest letter, illustration or total display, whichever is the greater. (Ord. #2-77, §19-5.903)

19-5.904 General Sign Provisions.

- a. Signs, whether portable, permanent or temporary, other than municipal, County or State signs, shall not be erected within the right-of-way of any street or approved sight easements, nor shall any sign be located so as to constitute a traffic hazard or to interfere with or be mistaken for a traffic light or similar safety device.
- b. All illuminated signs shall be either indirectly lighted or of the diffused lighting type. No sign shall be lighted by means of flashing or intermittent illumination. All lights used for the illumination of any use or building or the areas surrounding them, or for the illumination or display of merchandise or products of business establishments, shall be completely shielded from the view of vehicular traffic using the road or roads abutting such business properties. Floodlights used for the illumination of the premises or of any sign thereon, whether or not such flood lights are attached to or separate from the building, shall not project above the highest elevation of the front wall of the building, or more than eighteen (18') feet above the street level of the premises, whichever is less. There shall be no illumination of any pylon sign or structure after the business to which the sign is related is closed to the public for the business day of that particular business.
- c. No sign as permitted shall extend or project above the highest elevation of the wall to which it is attached.

- d. All signs shall be neat, constructed of durable materials and maintained at all times in safe condition and good repair by the owner. The Township may require necessary repair and painting of any sign which has been neglected.
- e. Any semi-permanent structures, i.e. awning or canopy, which has lettering or logo on it and is therefore functioning as a sign, shall meet the requirements of this Section 19-5.9 Signs.
- f. No sign shall be permitted which shall rotate upon a fixed base, provide for movement in any other manner or create the illusion of movement.
- g. Electronic signs shall be permitted in the B Business districts only provided the following standards are complied with:
 - 1. Maximum one (1) electronic sign per business establishment;
 - 2. Shall be located interior to an exterior window. Exterior locations on building facade are prohibited.
 - 3. Sign may not exceed two and one-half (2.5) square feet in area, nor ten (10") inches in height, or thirty-six (36") inches in width.
 - 4. A minimum of fifteen (15) minutes between message changes are permitted. No electronic sign shall blink, scroll or rotate except as permitted at the time of message change.
- h. Within all zone districts, neon signs shall be prohibited with the exception of the B Business Districts, where one (1) neon sign shall be permitted provided that the following standards shall be met:
 - 1. A neon sign shall not exceed five (5%) percent of the area of the window in which it is displayed nor more than four (4) square feet.
 - 2. A neon sign shall contain no more than two (2) colors, including white.
 - 3. Neon signs shall not be operated with flashing or intermittent illumination.
 - 4. The message or wording of the sign shall be limited to the words of information or direction such as "open," "closed," "entrance," and the like.
- i. Neon tubing is prohibited where used as an accent to building facades, roof and/or window treatment accent.
(Ord. #2-77, §19-5.904; Ord. #18-05, §1; Ord. #16-07, §5)

19-5.905 Signs in the Residential Districts.

In all the residential districts only the following signs shall be permitted.

- a. One (1) customary professional sign or nameplate sign not more than two (2) square feet in area and if illuminated the direct source of light shall be shielded in such a manner that it is not visible from the street or any adjoining residential property, unless a porch light or lamp post light.
- b. One (1) single-faced sign not more than twelve (12) square feet in area for conditional uses.
- c. A sign deemed necessary to the public welfare by the Township Council.
- d. A sign not more than twelve (12) square feet in area advertising the name of a church on the premises, its pastor and its coming activities.

- e. None of the signs permitted in the residential district shall be erected nearer any street or road than half the setback required for the principal building to be erected on the plot, provided that a nameplate sign not more than seventy-two (72) square inches in area as regulated above may be placed anywhere within the front yard.
(Ord. #2-77, §19-5.905)

19-5.906 Signs in the Business District.

In the business zones, signs are permitted as regulated in subsection 19-5.905 a, b and in addition other business signs as hereinafter regulated are permitted, provided no sign shall be permitted which is not accessory to the business conducted on the property and then only if the following requirements are complied with:

- a. No business establishment shall be permitted a total of more than three (3) signs. The total sign area for the sign or signs permitted on the face of any wall shall not exceed ten (10%) percent of the area of the face of the wall upon which such sign or signs are attached, provided, where the building wall sets back a distance of seventy-five (75') feet or greater from the nearest parallel street line, the sign shall not exceed twenty (20%) percent of the exposed area of the building wall upon which such sign is attached.
- b. All signs permitted by this subsection shall be erected parallel to the face of the building and shall not extend further than fifteen (15") inches from the face of the building, provided that where a building has a permanent canopy or marquee constructed as an integral part of said building, a sign as required in this subsection may be placed on the top of the marquee provided no part of the sign extends beyond the front edge of the canopy or marquee. For the purpose of administering this subsection, the area of the sign on the marquee or canopy shall be determined by the area of the wall from which said canopy or marquee extends.
- c. The maximum height of any single sign shall not exceed five (5') feet and the maximum width shall not exceed ninety (90%) percent of the width of the wall to which the sign is attached.
- d. *Freestanding Signs.* Notwithstanding any other provisions of this Article, one (1) freestanding pylon or tower sign which is accessory to the business conducted on the premises shall be permitted if the business building sets back at least seventy-five (75') feet from the street right-of-way. Any freestanding sign as permitted by this subsection must meet all of the following requirements:
 1. The height of the pylon or freestanding sign shall not exceed twenty (20') feet and no part of the sign illustration shall be less than ten (10') feet above the ground.
 2. No freestanding sign shall be nearer than ten (10') feet from any abutting street right-of-way or property line.
 3. The area of the sign shall not exceed thirty (30) square feet in area on each side.
 4. In the event there is more than one (1) tenant in the business building, each tenant is entitled to one (1) nameplate sign on the pylon below the principal name of the building or shopping center, provided, however, each such nameplate sign shall be of uniform dimensions and lettering and no name-plate sign shall exceed four (4) square feet in area.
 5. All elements of the sign shall be of the trans-illuminated type. The illumination shall be of continuous (nonintermittent) nature and of a uniform color value.
 6. There shall be no illumination after the business to which the sign is related is closed to the public for the business day of that particular business.

- e. Public garages and service stations may display in addition the following signs which are deemed customary and necessary to their respective business:
1. One (1) freestanding or pylon sign advertising the name of the station or garage and for the principal products sold on the premises, including any special company or brand name, insignia or emblem, provided that each such sign shall not exceed thirty-five (35) square feet in area on a side and shall be hung within the property line and not less than ten (10') nor more than twenty (20') feet above the ground.
 2. One (1) temporary sign located inside the property line and specifically advertising special seasonal servicing of automobiles, provided that the sign does not exceed seven (7) square feet in area.
 3. Directional signs or lettering displayed over individual entrance doors or bays, consisting only of the words, "washing," "lubrication," "repair," "mechanic on duty" or other words closely similar in import, provided that there shall be not more than one such sign over each entrance or bay, the letters thereof shall not exceed twelve (12') inches in height, and the total of each such sign shall not exceed six (6) square feet.
 4. Customary lettering on or other insignia which are a structural part of a gasoline pump, consisting only of the brand name of gasoline sold, lead warning sign, a price indicator, and any other sign required by law, and not exceeding a total of three (3) square feet on each pump.
- f. In addition to the above regulations, all signs permitted in the residential districts are also permitted in the business districts.
(Ord. #2-77, §19-5.906)

19-5.907 Signs in the O-B Districts.

In the O-B Districts, each building is permitted one (1) sign not more than eight (8) square feet in area provided all of the following requirements are complied with:

- a. If lighted, the direct source of light shall be shielded in such a manner that it is not visible from the street or any abutting residential use.
- b. Only flood lights shall be used for illumination.
- c. The sign shall be attached parallel to the face of the building and shall not extend more than twelve (12") inches from the face.
- d. Each tenant in the building is permitted a professional sign as regulated in the residential zones.
(Ord. #2-77, §19-5.907)

19-5.908 Signs in All Industrial Zones.

No signs shall be permitted which are not related to the use on the premises and then only if the following requirements are complied with:

- a. Signs attached to a building may be permitted as regulated in the business zone.
- b. One (1) freestanding sign is permitted provided no sign structure, including the supporting members, shall exceed thirteen (13') feet in height or twenty-five (25') feet in length and shall not be placed in the required side yard or the front half of the required front yard. The area of the sign shall not exceed one (1) square foot for each linear foot of front yard setback of the principal building.

- c. In addition to the above regulations, all signs permitted in the residential districts are also permitted in the industrial districts.
(Ord. #2-77, §19-5.908)

19-5.909 Temporary Signs.

Temporary signs are permitted as hereinafter regulated, provided a bond is posted with the Township Council in the form of a certified check drawn on a bank which is a member of the Federal Reserve System payable to the Township in an amount sufficient to cover the cost of removal of such signs as estimated by the Zoning Officer, to assure the prompt removal of such temporary signs.

- a. *Construction Signs.* One (1) temporary construction sign announcing construction on the premises is permitted in any district provided such sign does not exceed thirty-two (32) square feet in area, is properly maintained to the satisfaction of the Zoning Officer and is removed from the premises prior to the issuance of a certificate of occupancy for the use of the structure on the premises.
- b. *Directional Signs.* Temporary directional signs not to exceed three (3) square feet in area are permitted in any district for a period of up to ninety (90) days, which period is renewable upon application to the Zoning Officer.
- c. *Real Estate Signs.* Real estate signs are permitted in all districts, provided they comply with all of the following requirements:
1. One (1) such sign per street frontage of a lot shall be permitted.
 2. Such signs shall not be illuminated.
 3. Such signs shall pertain only to the lease or sale of the lot upon which they are placed.
 4. Such signs shall not exceed nine (9) square feet in area in residential districts, nor twelve (12) square feet in area in non-residential districts.
 5. Such signs shall be removed within seven (7) days after the consummation of the lease or sale transaction.
 6. All temporary residential real estate Open House Signs are subject to the following conditions:
 - (a) *Size.* The total face area of the signs shall not exceed twenty-four (24") inches in size.
 - (b) *Height.* The vertical distance measured from the ground level to the highest point of such sign or sign structure or other support shall not exceed three (3') feet.
 - (c) *Local address.* Signs shall only advertise a residence in the Township of Denville.
 - (d) *Limit.* No more than four (4) signs per property for sale, lease or rent shall be posted within the public rights-of-way.
 - (e) *Type.* Signs shall be mounted either on stakes placed in the ground or with an A-frame support of sufficient weight so that the sign remains upright when mounted. Signs and any supporting structures shall be maintained in good condition at all times and shall be constructed out of quality materials normally used in professional signage.
 - (f) *Time.* Signs shall only be displayed during the "open house" and only on Saturdays or Sundays (or Federal or State holidays) not earlier than 9:00

a.m. the day of the open house with removal occurring no later than 6:00 p.m. of the same day.

- d. *Political Signs.* Campaign signs for public office, or other noncommercial political signs may be posted on a private premises, either residential and/or commercial, provided that the following standards shall be met:

1. The total area of all such signs posted may not exceed sixteen (16) square feet;
2. Any campaign signs for public office shall be removed within five (5) days after the day of election;
3. Consistent with the intent of the sign ordinance to reduce sign clutter in order to promote an attractive visual environment for all citizens of the Township, while leaving open adequate channels of communication for Township residents to freely express their political and other noncommercial viewpoints, the Township encourages, but does not require that residents limit the posting of campaign signs for public office to a thirty (30) day period prior to the election.

- e. *Other Temporary Signs.*

1. Additional Temporary Sign Regulations—Prohibited Signs.

- (a) Banner-type signs except where in celebration of public events or to call attention to dates of holidays of public significance and, in such cases, only when erected by the Township itself or authorized by the Township Council.
- (b) Signs erected or located on, within, or over any public right-of-way except when erected by the governmental agency having jurisdiction or authorized by said governmental agency and except for signs or awnings as hereinafter regulated.
- (c) Except as otherwise permitted in this section, signs which are not accessory to a use located on the premises.
- (d) Signs painted on a building wall.
- (e) Signs attached to trees or utility poles except for warnings, statements or language required or installed by the utility.
- (f) Signs located in sight triangle easements.
- (g) Signs located within a municipal road right-of-way, and count, state and interstate highway right-of-ways.

2. Temporary Noncommercial Signs. Annual activities or temporary events sponsored by charitable, religious or civic organizations or by government agencies shall be permitted provided that each sign shall not exceed a total of sixteen (16) square feet in area, nor a height of six (6') feet. The sign may be erected no sooner than thirty (30) days prior to the event and must be removed within seven (7) days after the event. Signs shall not interfere with traffic visibility and shall be set back a minimum of ten (10') feet from the street curbline. Sandwich boards and freestanding sign styles are permitted. Signage under this section shall be exempt for obtaining a temporary sign permit from the building department.

3. Temporary Commercial Signs. Contractors and home service providers shall be permitted to erect one (1) temporary business advertising sign on-site during the progress of work. Only one (1) sign per contractor or home service provider shall be permitted at any one time. Signs shall remain in place on site only while the

contractor or home service provider is active at the site, but in no case more than thirty (30) consecutive days in any twelve (12) month period. No sign shall exceed six (6) square feet in size nor three (3') feet in height. Signs shall not be illuminated nor in any way interfere with driver visibility. Signs shall be set back a minimum of ten (10') feet from the street curblane.

(Ord. #2-77, §19-5.909; Ord. #23-10, §§ 1-3; Ord. #27-10, §§1-3)

TOWNSHIP OF DENVILLE ZONING APPLICATION



RESIDENTIAL

New Construction/Addition - \$100.00
Deck / Porch (attached to primary structure) \$100.00
Accessory Structure - \$75.00
Fence - \$75

COMMERCIAL

New Construction/Addition - \$150.00
Accessory Structure - \$150.00
Sign - \$75.00

Property Address _____

Block _____ Lot _____ Zone _____

Applicant's Information

Name _____ Address _____

Phone _____ Email _____

Owner's Information () Check here if owner is applicant, if not complete section below

Name _____ Address _____

Phone _____ Email _____

**PLEASE PROVIDE A BRIEF DESCRIPTION BELOW OF THE PROPOSED IMPROVEMENT/PROJECT
SHED PERMITS REQUIRE DIMENSIONS (LENGTH, WIDTH, HEIGHT) FENCE PERMITS REQUIRE HEIGHT AND A
PHOTO OF THE FENCE BEING INSTALLED.**

Two (2) copies of a **SCALABLE SURVEY WITH TITLE BLOCK INCLUDED MUST BE PROVIDED ALONG WITH THIS APPLICATION.** This survey should show **ALL** existing improvements. On these copies the applicant must clearly draw to scale the location and dimensions of the proposed improvement(s).

DO NOT REDUCE OR ENLARGE THE ORIGINAL SURVEY SINCE THIS DISTORTS THE SCALE AND WILL NOT BE ACCEPTED.

By signing this application you are certifying that the above stated information is accurate and the survey submitted is a true representation of the property with the exception of any proposed work as part of this application.

Signature of Applicant _____ Date _____

FOR OFFICE USE ONLY

Approved

Denied

_____ Date _____
Sal Poli
Zoning Officer

Comments

Resubmitted on _____ Approved as per BA- _____ Approved _____ Date _____