

PROPOSED ZONING AMENDMENTS

APRIL 8, 2014

Article 1.3, Definitions:

- (Add) **Banner:** *A sign that exceeds twelve square feet in area that is subject to Borough policy or ordinance.*
- (Amend) **Restaurant:** An establishment used principally for the preparation and service of food and beverages **to the public** for consumption either on or off the premises. ~~**Night clubs are not restaurants.**~~
- (Amend) **Restaurant, Class I:** A restaurant that meets all of the following criteria: (1) gross floor area of 1,500 square feet or less, (2) seating capacity is ~~10-20~~ or less; (3) food and beverages served on the premises are actually or expected to be consumed primarily off the premises.
- (Amend) **Sign:** *As defined in Section 3.7.2.1.*
- (Amend) **Sign Face:** *As defined in Section 3.7.2.2.*
- (Amend) **2.6.5 Renovations and Substantial Improvements of Existing Buildings**
The exterior renovations and substantial improvements of a building or structure visible from the frontage road **or the waters surrounding Stonington Borough (including Stonington Harbor, Little Narragansett Bay and Fisher's Island Sound)** shall be subject to review and approval by the Commission. Design drawings for exterior building or structure renovations **and substantial improvements** shall specify appropriate materials intended to maintain or restore the integrity of the architectural character of a given building or structure. Excessive uniformity, dissimilarity, inappropriateness, or poor quality of design in the exterior appearance of buildings or structures shall be avoided. Buildings or structures to be renovated **or substantially improved** shall satisfy the following criteria:
- 2.6.6. Construction of New Buildings or Structures**
The construction of new buildings or structures shall be subject to the review and approval of the Commission. Design drawings for ~~exterior new buildings or structures renovations~~ shall specify appropriate materials intended to maintain or restore the integrity of the architectural character of a given building or structure. Excessive uniformity, dissimilarity, inappropriateness, or poor quality of design in the exterior appearance of buildings or structures shall be avoided. Designs for buildings or structures shall include appropriate materials and style intended to maintain the historical integrity of the architectural character of the Borough and for buildings and structures within two hundred feet of the lot.
- (Amend) **2.8.5.4. Restaurants: Class I Restaurants and Class II Restaurants: No requirement for parking.**

3.7. Unified Sign Regulation

(Amend) 3.7.1. Statement of Purpose

An important goal of the Plan of Conservation and Development is the preservation of the character of the Borough of Stonington. The Commission has found that, in other communities, one of the features ~~which-is~~ most destructive of historic areas and their architectural character is the placement of signs ~~which that~~ are inappropriate in size, **design**, color, illumination, location, **or content**. These Unified Sign Regulations are designed to permit signs ~~which that~~ are adequate to identify buildings and sites ~~which that~~ are of interest to the public, but insure that they are of such design as will meet the objectives of the Plan of Conservation and Development.

3.7.2. Definitions

(Amend) 3.7.2.1. **Sign:** Any structure, **or any device**, or part thereof, ~~or any device, free standing~~ or attached to a building or structure, or painted or represented thereon, which displays or includes letters, words, symbols, trademarks, or any other graphic representation ~~which that~~ is in the nature of any announcement, direction, or advertisement for commercial purposes or otherwise; similarly, any natural object, such as a tree, stone, or the earth itself, ~~which-is that~~ is painted or arranged so as to represent or display any of the aforesaid graphic representations; **or any other building feature including roof or other special illumination, special colors or effects, or buildings or rooflines which that** serves to identify the use or occupancy of any building or site through a recognized motif or symbol. The term "sign" shall not include the flag of any recognized nation, state, or other political unit.

(Amend) 3.7.2.2. **Sign Face:** The sign face is ~~the~~ a-plane defined by ~~one continuous~~ **the** perimeter of **the surface** that ~~rectangle, triangle or circle shape~~ having the smallest area which encompasses all lettering, **words, symbols, trademarks or other graphic representations, as well as** ~~working, design or symbols together with any background different from the balance of the wall on which it is located, if such background is designed as an integral part of and related to the sign,~~ **area**. Such perimeter, however, **The sign face** shall not include any structural elements lying outside the limits of such sign and not forming an integral part of the display. **In the case of any sign painted on the wall of a structure, the sign face shall be the perimeter of the geometric shape having the smallest area that encompasses all lettering, words, symbols, trademarks or other graphic representations.** For the purposes of these Regulations, two-sided signs shall be considered to have one face **and three-dimensional signs shall include any void areas.**

(Amend) 3.7.3.2 Be comprised of neon signs, or internally illuminated signs, or signs externally illuminated by other than conventional **fluorescent or incandescent** lighting shielded and focused directly upon the sign face.

(Add) 3.7.3.9 **Be located on any vacant lot, except those governed by Section 3.7.9.2.**

3.7.4. Residential Districts, Maximums

(Amend) There shall be a maximum of one **property-identification** and **one historic marker** sign for each single-family or two-family dwelling unit, **each** with a maximum sign face of ~~two one~~ square **feet foot**. There shall be a maximum of one **property-identification and one historic marker** sign **per street frontage** for each multi-family development or complex under one ownership, or identified as a single development to the public, ~~which sign shall have a maximum sign face of two square feet, each with a maximum sign face of one square foot.~~ There shall be a maximum of one sign for any customary home occupation with a maximum sign face of ~~two one~~ square **feet foot**. Legal non-conforming uses in residential districts shall be subject to the sign requirements of the district in which such use would be permitted.

3.7.5. Non-Residential Districts, Maximums

(Amend) There shall be a maximum of one sign per street frontage for each non-residential use, except that a site or building containing more than one use may, in addition, display one sign per frontage for the entire site or building. Each sign in non-residential districts shall have a maximum **sign face** area of twelve square feet, provided, however, that the total gross **sign face** area for all signs on any lot shall not exceed one square foot for each linear foot of building facing the street, or in the absence of any building, one half square foot for each linear foot of lot frontage on the street, but in no case more than forty-eight square feet of gross sign **face** area. ~~Signs on non-residential buildings or lots having more than one use shall be of uniform character, illumination, and general design for each such building or lot.~~

3.7.7. Sign Permit Required

(Amend) 3.7.7.1. A sign permit is required for all non-residential signs and for all residential signs ~~exceeding two square feet in area associated with any multi-family dwelling other than signs allowed pursuant to Section 3.7.4.~~ Every application for a sign permit shall include the following information:

- a. The ~~design and~~ size and **size design (including, without limitation, any letters, words, symbols, trademarks or other graphic representation)**, colors, structural details, method of support, and the method of illumination, if any, for each sign.

3.7.7.2. An application for a sign permit shall be submitted to the Zoning Officer, or other agent designated by the Commission, and shall be accompanied by a fee as provided by resolution under Section 11.4. ~~The Commission may authorize~~ The Zoning Officer or other ~~designated~~ agent **designated by the Commission is authorized** to issue permits ~~to~~ for conforming signs.

3.7.8 Standards for Sign permits

In evaluating any application for a sign permit, the Commission, or its agent, shall insure that the size, design, **color, illumination, content** and placement of signs are consistent with the historic character and appearance of the Borough. The Commission, or its agent, shall also evaluate the construction and means of support of all signs and shall require them to be adequate and secure.

(Amend) 3.7.9. Exemption from Sign Permit

The following shall be exempt from the requirements of Section 3.7.7:

3.7.9.1. ~~Residential signs less than two square feet in area. Property-identification signs less than one square foot in area.~~

3.7.9.3 Historic marker signs **with a maximum sign face of one square foot**, provided they are **painted or** carved in stone, **wood** or concrete, or made of bronze, brass, or similar material, and permanently affixed to or integrated into the construction of the building to which they apply. Such signs shall contain only the names of ~~non-commercial~~ **the historic** buildings, dates of **their** erection, and **related events or other** commemorative citations.

3.7.9.6 Temporary signs, not to exceed twelve square feet in area advertising non-profit or governmental-sponsored events. Such signs shall be **removed** ~~within fourteen days~~ **displayed not more than one week prior to or three days** after the event so advertised.

3.7.9.7 Temporary business signs advertising the company or individual contractor performing architectural, construction, maintenance or similar contracted work on any property on which the sign is posted. Such signs shall not exceed four square feet in area, and shall not be self illuminated. Signs can be two faced. Such signs may be erected and maintained on the property only during the period within which the advertised services are being performed on that property. Each sign must be permanently removed from the property no later than **the earlier of (1)** ninety days after it was first erected, regardless of whether it was continuously maintained on the property during the ninety day period and **(2) three days after the completion of the advertised services.** No more than two such signs shall be erected on any lot at any one time.

6.2.2.1. Permitted Principal Uses

Single, two and multi-family dwellings existing on September 15, 1986
Not more than one dwelling unit, on other than the ground floor of any building

(Add)

Class I Restaurants

Retail trade of:

Alcoholic beverages for off-premises consumption

Art and craft goods

Books and paper goods

Clothing, dry goods and accessories

(Delete)

Delicatessen

Drugs and sundries

Electrical appliances and housewares

Furniture and antiques

Gifts and general merchandise

Groceries and food

Hardware

Marine supplies

Music and musical instruments

Pharmacy

(Amend)

Other retail uses of similar nature and impact as determined by the Commission

Professional or business offices, supplies and services

Personal services:

Athletic club

Barber shop or beauty shop

Dry-cleaning without on-premises cleaning

Tailor shop

Appliance and equipment repair

Garage, parking

6.3.2.1. Permitted Principal Uses

(Add)

Class I Restaurants

Manufacturing, processing and assembly operations located entirely within a building or buildings, but excluding basic processing and manufacturing of materials or products predominately from extracted raw materials

Printing and publishing establishments

Research laboratories and offices

Marine science facilities

Art and craft galleries and studios

Business and professional offices

Warehouse and distribution facilities

6.3.2.3. Special Permit Uses

(Add)

Class II Restaurants

Yard for building, storing, repairing, selling, renting or servicing boats, which may include offices for the sale of marine equipment or products, and other facilities normally found as a part of a boatyard

Retail trade uses that are listed in Section 6.2.2.1 (Permitted Principal Uses in Planned Commercial District) and that are not generally permitted pursuant to Section 6.3.2.1.