

- (7) underground storage tanks;
- (8) solid waste disposal facilities and sanitary landfills;
- (9) dry cleaning, furniture stripping, metal plating, and photographic processing activities;
- (10) junk and salvage yards;
- (11) extraction and quarrying activities;
- (12) cemeteries;
- (13) lawn and garden stores;
- (14) power plants and substations; and/or
- (15) any other use which involves the generation, use, storage, treatment, transportation or disposal of potential contaminants greater than normal household use.

An application for development within delineated source protection areas which is subject to conditional use review shall also be forwarded for review by the local fire or water district having jurisdiction prior to the issuance of a permit. Development within a source protection area shall be managed in accordance with the adopted source protection plan for that area. Conditions may be attached as appropriate, in consultation with the local district and/or state.

Section 4.12 Signs

- (A) **Applicability.** No sign shall be erected, enlarged, redesigned, reworded, substantially rebuilt, or altered in any way without a permit issued by the Administrative Officer, with the exception of those signs specifically exempted under Subsection (C). Permits shall be issued only for signs in conformance with this bylaw. Application shall be made on the designated form, specifying legend, size, shape, colors, location, materials, height, supporting structures, lighting, and other information as may be necessary to determine conformance with these regulations.
- (B) **General Sign Standards.** All on-premise signs within any District shall meet the following standards:
 - (1) Signs should be located where they will be most easily read to reduce the size needed for legibility. The Zoning Administrator may require the adjustment or relocation of any sign to help ensure vehicular or pedestrian safety.
 - (2) All lighted signs shall meet applicable performance standards (Section 4.10).
 - (3) A constant, shielded light source may be used for indirect lighting, provided that the lighting is directed only on the sign surface, preferably from above, and does not adversely affect neighboring properties, rights-of-way, or vehicular traffic. The light source shall not be visible from adjacent properties or roads.
 - (4) No sign shall contain pennants or similar attention gathering devices, nor may they contain or support any device capable of emitting noise.
 - (5) Wall signs and projecting signs shall be securely fixed to the wall of a principal structure, and shall not obscure architectural features of the building.
 - (6) All signs shall be constructed of wood masonry, stone or metal, although the Development Review Board may approve signs constructed of alternative materials with similar visual characteristics in accordance with site plan review under Section 5.2. In approving alternative materials, the Board shall find that the proposed sign is not incompatible with other signs located

within the surrounding area or district, that alternative materials are necessary to achieve an attractive and unique design which would not be practical if constructed of wood or metal, and that such sign meets all other applicable standards under this section.

- (7) Signs shall be repaired and maintained in good condition.
- (8) All signs located within the designated Downtown Design Review Overlay District also shall be subject to design review under Section 5.4 or may be issued a permit by the Administrative Officer according in accordance with Table 2.11 (B).
- (9) The number of on-premise signs permitted on an individual parcel, and the maximum area (size) of signs permitted for specific uses within each zoning district, is set forth in Table 4.2.
- (10) In addition to other signs permitted under Table 4.2, gasoline stations are permitted (1) pump affixed pricing sign per pump, each not to exceed two (2) square feet in area, in addition to Subsections 1 through 9 above.
- (11) In addition to other signs permitted under Table 4.2, not more than one (1) sandwich board, not to exceed six (6) square feet per business, may be placed in the Roadside and Central Business District. Such sandwich board shall be located on the premises being advertised and shall not interfere with pedestrian or vehicular access.
- (12) In addition to signs permitted under Table 4.2, for buildings in the Central Business and Roadside Business Districts, are permitted building signs applied to one (1) facade of the building in accordance with the following standards:
 - (a) one (1) square foot of graphic or sign area for every two (2) lineal feet of building frontage along a public street
 - (b) buildings in the Central Business District and Village Mixed Use District are limited to a maximum of twenty five (25) square feet of building sign area and letter height shall not exceed fifteen (15) inches.
 - (c) letter height in the Roadside Business District shall not exceed twenty four (24) inches.
 - (d) in computing the area of a building sign the area shall be the area of the smallest rectangle with a level base line which can contain the sign including the lettering, graphics, panel and frame, if any.

Table 4.2 On- Premise Sign Standards																
Use	Zoning District															
	RES		RUR		LDR		MDR		HDR		CB/VMU		RB		IND	
	#	ft²	#	ft²	#	ft²	#	ft²	#	ft²	#	ft²	#	ft²	#	ft²
Agricultural	1	10	1	10	1	10	-	-	-	-	-	-	1	10	1	10
Construction (Temporary)	1	16	1	16	1	16	1	16	1	16	1	20	1	36	1	36
Directional (e.g., "Entrance")	-	2	-	2	-	2	-	2	-	2	-	2	-	2	-	2
Gasoline Stations (see B(10))	-	-	-	-	-	-	-	-	-	-	1	12	1	12	-	-
Home Occupation/Business	1	6	1	6	1	6	1	6	1	6	1	6	1	6	1	6
Mixed Uses	-	-	-	-	1	18	1	18	1	24	2	36	2	36	2	36
Nonresidential Uses	1	12	1	12	1	12	1	12	1	12	1	20	1	36	1	36
Real Estate (Temporary)	2	6	2	6	2	6	2	6	2	6	2	6	2	6	2	6
Legend: (#) – the maximum number of signs allowed for a particular use within a specific district, excluding gasoline pricing signs allowed under subsection (B)(10), sandwich boards allowed under subsection (B)(11) and wall graphics allowed under subsection (B)(12);																
(ft ²) – the maximum total area of allowed sign(s), in square feet ,as measured under Section (D)																

(C) **Exceptions.** The following signs do not require a permit when located on the immediate property and are within the size specifications set out below, provided they meet the general sign standards listed above.

- (1) Signs on public roads which are erected, maintained and administered by the Town or the State of Vermont under Title 10 V.S.A., Chapter 21.
- (2) Unlit signs not exceeding one (1) square foot in area or smaller, including those bearing property numbers, post box numbers, or names of occupants of the premises.
- (3) Temporary real estate sign not exceeding six (6) square feet in total area.
- (4) On-premise historic or landmark signs, not to exceed one (1) in number or six (6) square feet in area.
- (5) Wall murals intended solely for artistic, non-advertising purposes.
- (6) Window signs which do not exceed thirty percent (30%) of each glass window pane area of windows facing a street.
- (7) Non-advertising signs placed for directional, safety or public service purposes which do not exceed 2 square feet in area provided such signs are located on the premises of the activity being served by the sign.
- (8) Informational signs erected in accordance with the Connecticut River Byway Signage Program.
- (9) Signs related to trespassing or hunting, each not to exceed two (2) square feet in area.
- (10) Temporary signs to be maintained for not more than two (2) weeks erected by fairs or expositions, or signs announcing a garage sale, yard sale or auction, or an event of a civic, political, or philanthropic service, or religious organization, not exceeding four (4) square feet in area. All signs are to be removed promptly by the owner following the event.
- (11) Temporary election signs to be posted and removed in accordance with state law.
- (12) Temporary signs or banners advertising public community events, to be displayed in designated locations on town property with the permission of the Selectboard, which shall be removed immediately following the event.
- (13) One (1) temporary construction sign, not to exceed the allowable square footage specified in Table 4.2 and ten (10) feet in height, placed on any construction site providing such sign is promptly removed immediately following completion of construction. Additional and/or larger temporary construction signs mandated by local, state or federal statute may also be permitted.
- (14) Signs or bulletin boards incidental to places of worship, schools, libraries or public facilities, not to exceed one (1) per establishment, sixteen (16) square feet in total area, or six (6) feet in height above the ground, provided such signs meet the general standards under subsection (B).
- (15) Public schools, emergency shelters and emergency response providers (e.g., police, fire department, hospitals) may install internally illuminated signs no larger than 36 sq. ft.

- (16) Banner signs not exceeding twenty four (24) square feet and not displayed for more than fifteen (15) consecutive days or more than three (3) times per year.

(D) **Measurements.** When computing the total number of signs or permissible sign area for any use, the following shall apply:

- (1) The total number of signs, except for those specifically exempted under Subsection (B), shall include any pre-existing signs as of the effective date of this bylaw.
- (2) The size of signs permitted herein will be considered the square footage of one face of the sign or sign(s), excluding supporting structures. The total permitted sign area shall include the area of all on-premise signs. Signs consisting of freestanding letters or numerals shall include any intervening spaces (the entire message area), in the calculation of total sign area.
- (3) If one sign is requested for a group of uses it shall be considered one of the signs permitted for each of those uses and shall not exceed the maximum area (i.e., square footage) identified for mixed-use signs in the applicable district in Table 4.2.

(E) **Prohibited Signs.** The following signs shall not be permitted in any District:

- (1) Advertising billboards.
- (2) Flashing, oscillating, revolving, neon, animated, digitally-altered (pizio) or illuminated-from-within signs. [However, public schools, emergency shelters and emergency response providers (e.g., police, fire department, hospitals) may install internally illuminated signs per Section C subparagraph (15)]
- (3) Freestanding signs or sign structures which extend higher than eighteen (18) feet in RB or IND districts or higher than ten (10) feet in all other districts. Any sign or sign structure attached to a building that extends higher than the roof or parapet of that building.
- (4) Signs which impair public safety or are a nuisance to adjacent residential uses.
- (5) Signs which hang less than ten (10) feet above a public walkway.
- (6) Portable signs (see Section (C) (11)).
- (7) Signs which are attached to trees or utility poles.
- (8) Signs advertising a business or use which has been discontinued or abandoned.
- (9) Off-premise sign except as provided in 10 V.S.A., Chapter 21.

Section 4.13 Storage of Flammable Materials

The storage of flammable fluids and the equipment in which they are stored are controlled under the Fire Code of Vermont (NFPA Code) as administered by the State Fire Marshal. Storage of flammable fluids (other than bulk storage for commercial distribution) which is accessory to another use and is consistent with this Code is permitted in any district, but will require a zoning permit if the storage capacity is over five hundred gallons. Bulk storage for commercial distribution is only permitted in RB and IND districts and must also comply with the Code. Procedures for abandoning storage tanks for flammable fluids must also be approved by the Fire Marshal's Office. Any proposal involving the storage of flammable materials on-site shall include with the application under Section 6.0 a letter from the Windsor Fire Chief.