

SECTION VII

LAND USE AND SITE DEVELOPMENT REGULATIONS

A. LANDSCAPE REGULATIONS

1. Purpose

These landscaping regulations are adopted for the purpose of protecting property values by preserving existing vegetation and planting of new materials; providing privacy from visual intrusion, light, dirt, and noise; preventing the erosion of soil; providing water recharge areas; and improving the quality of the environment and attractiveness of the Town of Avon.

2. Overall Landscaped Area Requirements

- a. Any lot developed for business or industrial use shall provide landscaped areas on the site which are, in the aggregate, at least 50% of the total lot area.
- b. In the CS, CR, CP-A and CP-B Zones, the Commission may allow by Special Exception a reduction in the overall landscaped area to 40% in the case of redeveloped sites, when in the opinion of the Commission, improvements to building and landscaping will be an overall benefit to the community and where the Special Exception criteria as outlined in Section VIII have been met.

3. Perimeter Landscaped Area Requirements

- a. Front Yard - Any lot developed for commercial or industrial use shall provide a landscaped area adjacent to the street which is not less than the width specified in the table below:

Commercial Retail	
Commercial Specialized	
Commercial Park A	25 feet

Office Park	
Neighborhood Business	50 feet

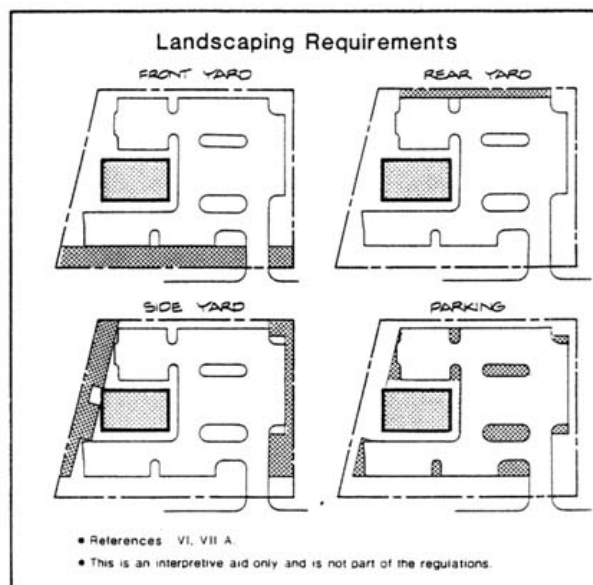
Commercial Park B	
Industrial Park	
Industrial	60 feet

The front yard landscaped area shall contain at least one shade tree at

least 3 inches in caliper for each 50 feet or part thereof of street frontage.

- b. Side/Rear Yards - Any lot developed for commercial or industrial use shall provide a landscaped area along side and rear lot lines at least 10 feet wide with one shade tree at least 3 inches in caliper for each 50 feet or part thereof of such lines.

In addition, 50% of the landscaped side yards shall be in landscaped areas at least 25 feet wide. The Commission may modify this requirement for excellence in landscaping on other parts of the site.



4. Parking Lot Landscaped Area Requirements

- a. Any lot which contains parking facilities for more than 10 cars shall also provide landscaped areas within the parking lot equal to at least 20% of the gross parking lot area. This landscaped area requirement shall be provided by landscaped end islands and landscaped center islands within the parking area which are designed and located to minimize the unattractiveness of parking lots. Landscaped end islands shall be a minimum of 15 feet in width and landscaped center islands shall be a minimum of 18 feet in width. One deciduous shade tree at least 3 inches in caliper shall be planted within the landscaped area for each 10 parking spaces.
- b. No parking area or driveways shall be closer than 10 feet from any portion of a building other than its garage entrance or loading area

apron. This 10-foot area shall be used for walkways and/or landscaping and this 10-foot area shall not be counted as part of the 20% requirement in Section VII.A.4.a.

5. Landscaped Buffer Requirements

Landscaped buffers shall be provided where required by this section and shall conform to the standards illustrated in the Bufferyard graphic.

Canopy trees shall be deciduous shade trees planted at 3 inches in caliper with a mature height of at least 35 feet. Understory trees shall be deciduous shade or fruit trees planted at 2 inches in caliper with a mature height of at least 12 feet.

Evergreens shall be coniferous species planted at 6 feet in height. Shrubs shall be either deciduous species planted at 2 1/2 feet in height with a mature height of at least 6 feet or coniferous species planted at 2 1/2 feet in spread.

- a. Front Yards - a front yard landscaped buffer, meeting or exceeding the requirements of the A-1 Bufferyard, may be required by the Commission in the Industrial Zone and Industrial Park Zone where necessary to preserve and protect residential property values and privacy of residential lots.
- b. Front Yards - A front yard landscaped buffer, meeting or exceeding the requirements of the A-2 Bufferyard, may be required by the Commission in Commercial or Industrial Zones where deemed necessary to screen parking lot areas from the public street.
- c. Side/Rear Yards - A landscaped buffer shall be provided along side and rear yards where Commercial Zones, Industrial Zones, or approved Special Exception uses within Residential Zones abut Residential Zones or uses.

A Bufferyard along the property boundary shall be provided as follows:

<u>Type of Required Bufferyard</u>	<u>Conditions</u>
B Bufferyard	Between any Commercial Zone and a Residential Zone or use.
	Between any approved Special Exception use within a Residential Zone and a Residential use.

C Bufferyard

Between any Industrial Zone and a Residential Zone or use.

These side/rear yard buffer requirements may be reduced or waived at the discretion of the Commission when warranted by special conditions.

The Commission shall determine which type of Bufferyard within each category shall be used upon a review of the site design, topography, existing vegetation and abutting land uses. The Commission may authorize the use of existing vegetation in lieu of part or all of the bufferyard requirements. Also, the Commission may require the substitution of the evergreen plant materials shown in the Bufferyard graphic. The use of B1, B2, or B3 berms may also be required by the Commission where deemed appropriate in any bufferyard as an additional buffering mechanism.

6. Existing Vegetation

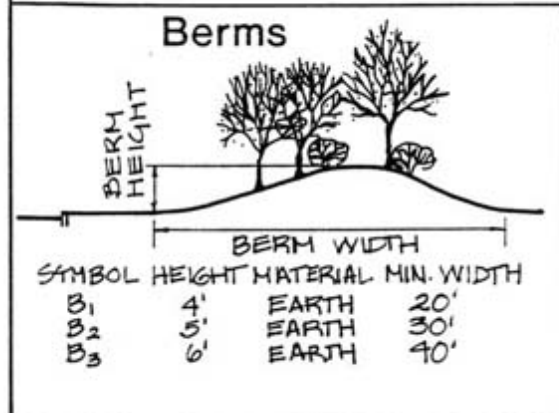
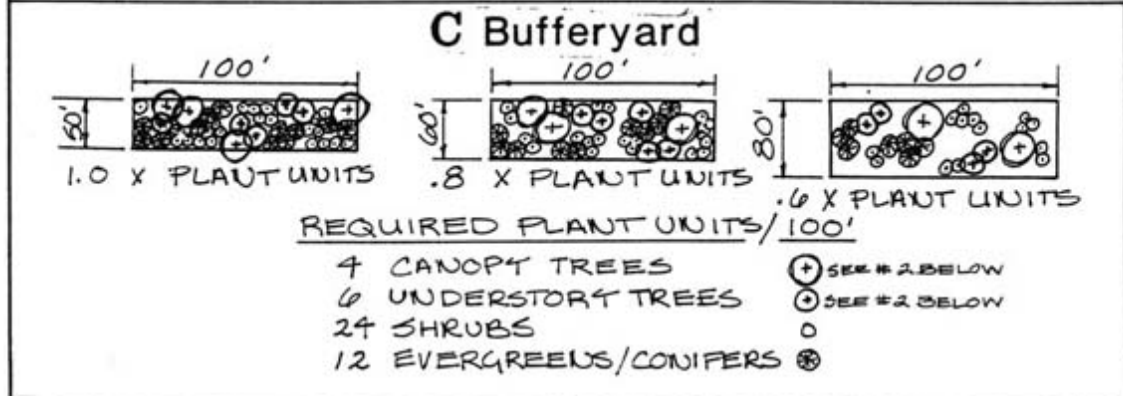
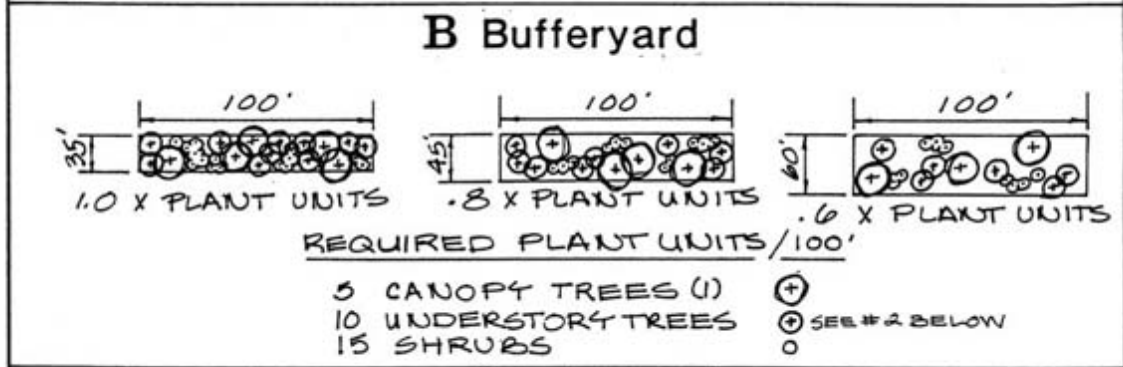
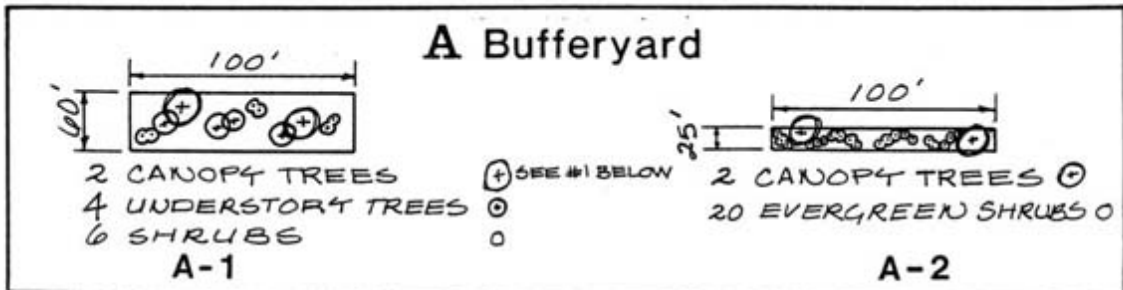
Existing plant materials may be used to meet all or part of the landscape regulations. Existing trees in good condition over 12 inches in caliper shall be preserved unless approved for removal by the Zoning Enforcement Officer.

7. Variations to Landscape Requirements

- a. Additional Landscaping - The Commission may require additional landscaping or more mature plantings when unusual conditions require more extensive screening, or for noise abatement to prevent the depreciation of adjoining residential properties.
- b. Reduced Landscaping - The Commission may reduce the landscape requirements by not more than 25% for excellence in building or space design. The Commission shall consider, among other features, the site characteristics, compatibility of proposed structures with surrounding architectural types, quality of building materials and the size and quality of landscape materials.

8. Completion of Landscaping

In new construction, all landscaping shown on the approved plan shall be completed before issuance of a Certificate of Occupancy, or a bond in a form and amount satisfactory to the Commission assuring completion within a specific time (not to exceed one year) shall be filed with the Commission. Such bond shall be forfeited if the work shall not have been completed within such time limit.



- #### NOTES:
1. UP TO 50% MAY BE EVERGREEN
 2. UP TO 100% MAY BE EVERGREEN

In additions or changes of use to existing buildings, a bond in a form and amount satisfactory to the Commission assuring completion of all landscaping shown on the approved plan within a specific time limit (not to exceed one year) shall be filed with the Commission. Such bond shall be forfeited if the work shall not have been completed within such time limit.

9. Landscape Plan Requirements

Landscape plans shall include a plant list, with plant names, quantities, size at planting, and size when mature. Typical sections may be shown. Existing planting shall be identified on the plan.

B. PARKING REGULATIONS

1. Purpose

These parking regulations are adopted for the purpose of providing sufficient parking facilities off the street to serve all existing and proposed uses.

2. Number of Parking Spaces

Parking spaces shall be provided on the same lot in sufficient number to accommodate the motor vehicles of all occupants, employees, customers, and any others normally visiting the premises at any one time. Spaces shall be provided in not less than the number indicated on the following table:

<u>USE</u>	<u>PARKING SPACES</u>
<u>Retail Stores</u>	
0 - 10,000 sq. ft.	10/1,000 gross sq. ft.
10 - 20,000 sq. ft.	8/1,000 gross sq. ft.
20 - 40,000 sq. ft.	7/1,000 gross sq. ft., not less than 160
40,000 sq. ft. plus	6/1,000 gross sq. ft., not less than 280
<u>Financial Institutions</u>	8/1,000 gross sq. ft.
<u>Personal Services</u>	6/1,000 gross sq. ft.
<u>Gasoline Stations</u>	3/service bay and 1/2 employees
<u>Major Grocery Store</u>	6/1,000 gross sq. ft.
<u>Offices</u>	5/1,000 gross sq. ft.
<u>Class I Restaurant</u>	10/1,000 gross sq. ft.

<u>Class II & Class III Restaurant</u>	1/2 seats plus 1/2 employees plus an additional 10/1,000 sq. ft. of gross floor area. The additional 10-spaces/1,000-square-foot requirement may be temporarily or permanently deferred in whole or in part by the Commission upon a finding that additional parking is not needed.
<u>Hotels, Motels</u>	1/guest room plus 1/2 employees plus additional spaces for accessory uses
<u>Industrial Uses</u>	3.3/1,000 gross sq. ft.
<u>Residential Uses</u>	2.5/dwelling unit
<u>Other</u> Theaters, Churches, Public Assembly, Recreation, etc.	1/4 seats
<u>Shopping Centers</u> 20,000 - 40,000 sq. ft. 40,000 sq. ft. plus	7/1,000 gross sq. ft. 6/1,000 gross sq. ft.

Notes:

(1) The Commission shall determine the required number of parking spaces for all uses not included in the above table, based on those criteria.

(2) The Commission may determine that part or all of an office building's atrium area, exclusive of stairwells, elevators, etc., does not require any parking spaces if the area primarily serves as an interior landscaped amenity.

(3) The following rules shall apply when computing required parking for a Shopping Center:

-If more than 25% of the gross building area of a Shopping Center is to be used for Class I, Class II, or Class III Restaurant(s), that portion over 25% shall provide additional parking at the regular Shopping Center rate (either 6 or 7 spaces/1,000 square feet of gross floor area) plus an additional 10 spaces/1,000 square feet of gross floor area.

-Any temporary or permanent reduction of parking requirements which may have been granted by past action of the Commission under Section VII.B.4. shall not be

automatically applied to the Shopping Center rate. Proposed alterations, expansions, or other changes to a Shopping Center will only be permitted if compliance with these parking standards can be achieved, or if the Commission grants a temporary or permanent reduction in parking.

-Any property meeting the definition of a Shopping Center or located within a Shopping Center must utilize the Shopping Center parking requirements. Parking may not be based on the composite of individual uses. For example, the Office use rate of 5 spaces per 1,000 sq. ft. may not be applied to buildings or portions of buildings within a Shopping Center used as offices.

-Any retail plaza which contains a major grocery store shall compute parking requirements based on the composite of individual uses.

-Where property within a CP-A Zone would constitute a Shopping Center under Section II of these Regulations, the parking rate shall be based on the composite of individual uses.

- (4) Basement areas occupied by a principal use shall be used to calculate parking requirements; otherwise they shall be used only for utility and storage purposes accessory to the principal use of the building.
- (5) Consolidated parcels which involve the combination of a hotel project larger than 50 rooms in size with a retail development shall provide parking at the following rates:

Category 1: Retail development is 20,000-40,000 square feet in size

<u>Use</u>	<u>Parking Spaces</u>
Retail Component	6/1,000 gross sq. ft.
Hotel Component	Regular rate (1/guest room plus 1/2 employees plus additional spaces for accessory uses)

Category 2: Retail development in excess of 40,000 square feet

Retail Component	5.5/1,000 sq. ft.
Hotel Component	Regular rate (1/guest room plus 1/2 employees plus additional spaces for accessory uses)

3. Size of Parking Facilities

- a. The dimensions for parking spaces and drive aisles shall conform to the following table:

	Degrees		
	90	60	45
A) Double Parking Bay	60 ft.	58 ft.	53 ft.
B) Depth of Bay	18 ft.	20 ft.	19 ft.
C) Aisle Width	24 ft.*	18 ft.	15 ft.
D) Width of Space	9 ft.	9 ft.	9 ft.
E) Depth of Space	18 ft.	18 ft.	18 ft.

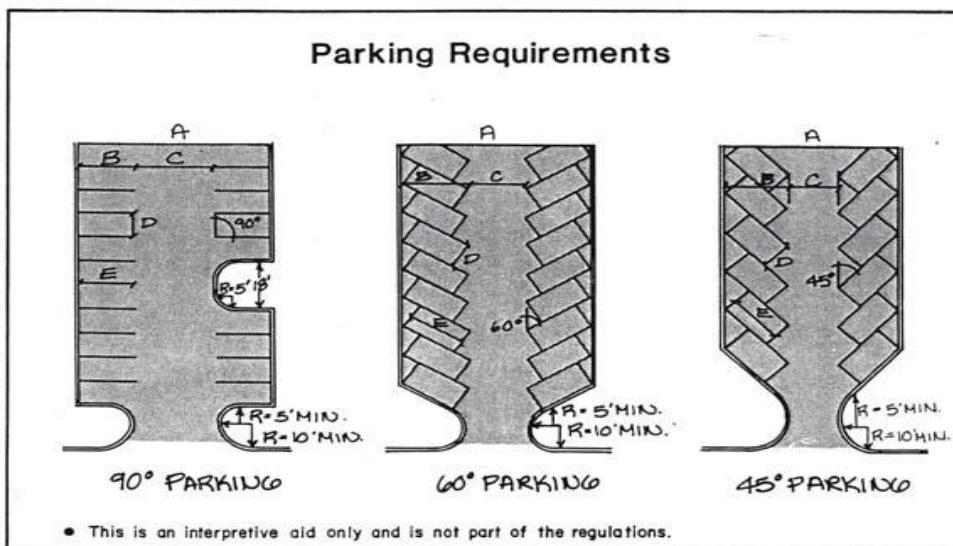
*Aisles for single-loaded parking bays may be 22 ft. wide.

Aisles for 90-degree parking are for two-way circulation, and aisles for 60-degree and 45-degree parking are for one-way circulation.

b. Other Standards:

1. The outside radius of parking lot end islands shall be 10 feet minimum.
2. All other radii shall be 5 feet minimum.
3. All interior landscaped islands shall be a minimum width of 18 feet.

c. Where parking spaces overhang a concrete or bituminous walk (minimum 6 feet in width), the depth of the parking space may be reduced by 2 feet.



4. Reduction of Parking Facilities

- a. Permanent Shared Use Reduction - The Commission may permit a reduction of up to 25% of the required parking spaces due to shared use of parking facilities when the parking needs of the joint users occur at different hours of the day.
- b. Permanent Compact Space Reduction - In parking lots in excess of 50 spaces in the I or IP-Zone, the Commission may allow the installation of compact spaces, not to exceed 25% of the total number of spaces installed, at 8 feet by 16 feet. These spaces shall be clearly designated as compact car parking. This reduction may only be considered for single-tenant buildings where there is reasonable assurance of private control of these areas.
- c. Temporary Installation Reduction - The Commission may waive the immediate installation of up to 25% of the required parking spaces where sufficient evidence has been presented, in the judgment of the Commission, to show that the reduced parking facilities will adequately serve the proposed use. Before approval of a waiver by the Commission, the applicant shall show upon the Site Development Plan the complete layout for the full parking requirements. The owner shall file that plan in the Office of the Town Clerk, stipulating that the owner, or the successor and assigns of the owner, will install as many of the waived parking spaces as the Commission deems necessary within 6 months of the Commission's request, when, in the opinion of the Commission, such installation is needed.
- d. Commercial Specialized Zone - Within the CS Zone, the Commission may permit up to a 30 percent reduction in the required rate of parking for large developments which meet the definition of a shopping center. The Commission shall consider the location of parking spaces in order to provide convenient access to storefronts, the unique characteristics of specialty retailers who as a result may have less than average demand for parking, and the ability of retailers to share parking in a complementary manner due to peak parking needs for retailers occurring at different hours of the day.

5. Parking Lot and Site Design

- a. Except for residential uses, no lot shall have more than one driveway for each 150 feet of frontage. In order to protect the public safety where traffic volumes, patterns, or street geometry warrants, the Commission may require that only one driveway serve any lot regardless of the length of street frontage and may designate the location of any driveway. In the case of corner lots, driveways shall

be located not less than 150 feet from the intersection of the street lines of the lot. In the case of a corner lot having frontage of less than 150 feet, the driveway shall be as far from the intersection as is practical. Driveways entering streets at a curve or at the crest of a hill shall be located to provide the maximum sight distances possible.

- b. Driveways shall be designed to be as perpendicular to the street line as possible, and in no case may the angle between the street line and the driveway centerline be less than 60 degrees.
- c. Parking lots designed for 90-degree parking are encouraged and may be required by the Commission; however, where a one-way circulation pattern is desired due to traffic safety considerations, the Commission may require angle parking.
- d. Parking lot aisles longer than 45 feet may not be dead-ended and must provide continuous circulation; however, the Commission may modify this standard if turnaround areas and adequate overall site circulation is still provided.

6. Surface Treatment

All parking spaces, loading facilities, and access roadways shall have at least 6 inches of process stone and 2 1/2 inches of bituminous concrete as surface treatment unless waived by the Commission for other surface treatment which, in the opinion of the Commission, will provide an adequate all-weather surface.

7. Handicapped Spaces

Parking spaces designed for handicapped persons shall be provided in all parking lots in excess of 10 cars. Spaces shall be clearly delineated at 15 feet by 18 feet and shall be posted for use by handicapped persons only. Spaces shall be provided in not less than the number required by the General Statutes of the State of Connecticut.

C. SIGN REGULATIONS

1. Purpose

The general purposes of the Sign Regulations are to set forth standards to control the location, size, number, lighting, and character of signs located in all zones in order to further the purposes set forth in Section I of the Zoning Regulations, and to avoid conditions of clutter and unsightliness.

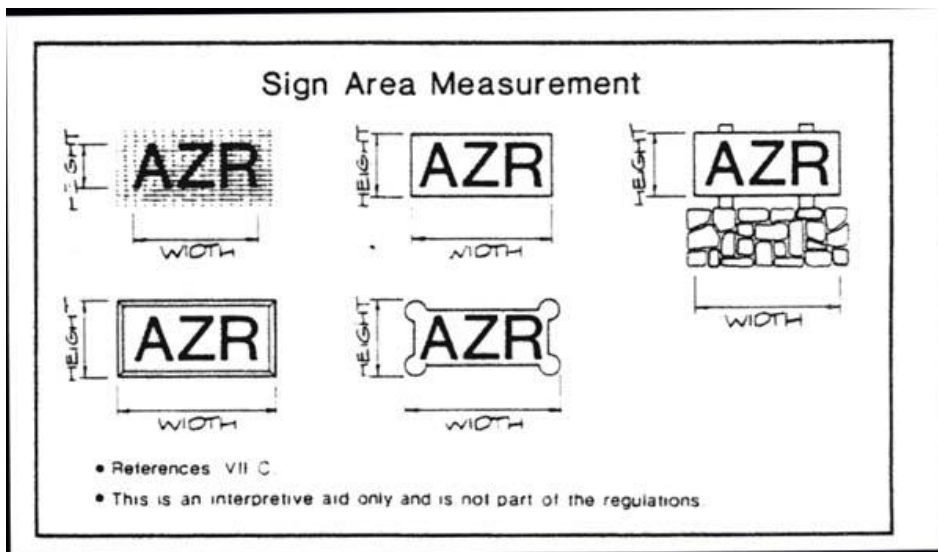
The specific purposes of the Sign Regulations are to:

-preserve the public health and public safety by controlling a sign's size, location and character so it will not confuse, distract, mislead or obstruct the vision necessary for traffic safety; and

-preserve the general welfare by controlling the aesthetics and attractiveness of signs in order to: protect the residential, business, industrial and historic character of each zone; mitigate any negative impacts on adjoining properties; assist in achieving a more desirable environment in order to maintain property values and to encourage economic growth; and to avoid negatively altering the essential characteristics of the area.

2. General Regulations

- a. Sign - Any natural or artificial structure, object, device, light or display which is used to advertise, identify, or attract attention to any object, product, institution, organization, business, service, or location by any means, including but not limited to letter, number, banner, flag, insignia, device, designs, symbols, fixtures, colors, illumination or logo, and which is situated so that it can be seen from a street. One flag or any one insignia of any governmental agency shall not be considered a sign within the purpose of this regulation.
- b. Sign Area Measurement - The sign area shall be the smallest area which encompasses all letters, designs, symbols, logos including the advertising surface. The sign area shall include any background material if such material is designed to be an integral part of the sign because of its texture, color or building material.



- c. Minimum Letter Size on Permanent Detached Signs - To ensure that the message on all signs can be safely read from adjoining public

streets, all letters, numbers, and logos contained within the sign shall be a minimum of 9 inches in height unless waived by the Commission upon a finding that the sign can be safely read by passing motorists driving on adjacent public roadways. In reviewing a request for such a waiver, the Commission shall base its decision on whether the letters are of adequate size to make it possible for the sign to be read and understood within a time frame consistent with safety and safe driving practices.

- d. Sign Illumination - No flashing, intermittent, intensity variations of light, or exposed neon lights are permitted. Signs may be externally illuminated provided that the source of light is shielded from the road and adjacent properties. Internally illuminated signs shall consist of a dark background with light lettering, unless waived by the Commission. No internally illuminated signs are permitted in the NB or CS Zone.
- e. Sign Motion - No sign or any part thereof shall be moving whether by mechanical or other means.
- f. Sign Review Procedure
 - (1) Sign Permits - All permanent signs shall have a building permit obtained from the Building Department before the sign is erected. Application shall include a plan of the sign and its location on the site.
 - (2) Sign Concept - As part of the review for Site Plan applications or modifications to Site Plan applications, the Commission shall review and approve a sign concept. A sign concept review shall include information on the size, shape, materials, lighting and location of signs. The purpose of this review is to ensure compliance to these regulations and compatibility to the building and surrounding properties. No permits shall be issued for signs which conflict with the approved sign concept.
 - (3) Prior to obtaining a building permit for a sign, all new or replacement signs larger than 75 square feet shall be approved by the Commission. This may be submitted as part of the Site Plan application or application for Sign Review may be made at a later date on forms supplied by the Commission.
- g. Temporary Detached Signs - Temporary detached signs may be displayed in accordance with the criteria specified below:

- (1) Real Estate Signs - One 4-square-foot sign per road frontage may be displayed on the parcel in any zone advertising the sale, lease, or rental of the premises.
- (2) Construction Sign - One sign not exceeding 32 square feet may be displayed in any zone designating the owner, contractor, or other pertinent data relating to a construction project. Such sign shall be removed within 5 days after the issuance of a Certificate of Occupancy.
- (3) Business Promotions - One sign not illuminated and not exceeding 12 square feet may be displayed on each lot in business zones not more than twice in the same calendar year, for up to 2 weeks each time, for sales, special promotions, or new business announcements. Such signs shall obtain permits from the Zoning Enforcement Officer prior to being erected.
- (4) Renovation Signs - One 4-square-foot sign may be displayed on a Residential lot designating the contractor and the service being provided. Such sign shall be removed within 5 days after the completion of the renovation work.
- (5) Subdivision Signs - One sign not exceeding 12 square feet may be displayed on an approved lot within a newly approved subdivision designating the subdivision name, owner and other pertinent data. Such signs shall obtain permits from the Zoning Enforcement Officer prior to being erected and shall be removed upon the issuance of certificates of occupancy for 75% of the homes constructed within the subdivision or upon approval of a permanent sign identifying the subdivision under Section VII.C.3.b.(3) of these Regulations.
- (6) New Business Signs - One sign not illuminated and not exceeding 12 square feet may be displayed for any new business in a commercial zone for up to 30 consecutive days. A new business is defined as any business which moves into a new location subsequent to the adoption of this regulation. Any business which has met this definition and has received a certificate of occupancy within 6 months of adoption of this regulation shall also be permitted a new business sign for 30 consecutive days. A permit for such sign shall be obtained from the Zoning Enforcement Officer prior to display of the sign.

- h. Nonconforming Signs - Repairs or alterations to nonconforming signs are permitted provided that the cost of such repairs or alterations does not exceed 25% of the replacement cost, and provided that the nonconformity is not increased or enlarged.

3. Signs in Residential and Rural Zones

a. Permitted Signs

- (1) Identification Sign - One wall or detached sign not exceeding 2 square feet may be displayed designating the name and address of the occupants of the premises. Home occupations, major and minor, may also designate the occupation or business located on the premises.

b. Signs Allowed by Special Exception

- (1) One detached sign not exceeding 12 square feet for identification of an authorized Special Exception may be permitted by the Commission as a Special Exception in accordance with the criteria established in Section VII.C.5.
- (2) Governmental Signs - One detached sign not exceeding 12 square feet for identification of public and government facilities may be permitted by the Commission as a Special Exception in accordance with the criteria established in Section VII.C.5.
- (3) One permanent detached residential development sign designating the name of a residential subdivision which meets the following criteria:
 - (a) The sign shall be single sided and not exceed 12 square feet in area.
 - (b) The sign and structure supporting the sign shall not exceed 5 feet in height.
 - (c) Only materials requiring low maintenance such as stone and brick shall be utilized for the sign and structure.
 - (d) The sign shall be located outside of the road right of way. The applicant shall provide written documentation which demonstrates that appropriate instruments will be executed that guarantee the

perpetual maintenance of the sign. This responsibility may be assigned to an individual lot owner or several lot owners and may include a homeowners' association. All appropriate documents shall be recorded in the Office of the Town Clerk prior to the issuance of a building permit to construct the sign.

- (e) Where a residential development has more than one entrance road intersecting with established roadways, the Commission may permit more than one sign meeting the criteria contained herein. Priority shall be given where new entrance roads intersect with existing collector or arterial streets and to larger developments such as those in excess of 20 lots.
- (4) One permanent detached residential development sign designating the name of the Multiple-Dwelling Development, Planned Residential Development, or Planned Elderly Residential Development which meets the following criteria:
- (a) The sign may be single or double sided and not exceed 12 square feet in area per side.
 - (b) The sign and structure supporting the sign shall not exceed 5 feet in height.
 - (c) Only materials allowed to be utilized for the sign shall be approved by the Commission.
 - (d) The sign shall be located outside of the road right-of-way. The applicant shall provide written documentation which demonstrates that appropriate instruments will be executed that guarantee the perpetual maintenance of the sign. All appropriate documents shall be recorded in the office of the Town Clerk prior to the issuance of a building permit to construct the sign.
 - (e) Where the residential development has more than one entrance road intersection with established roadways, the Commission may permit more than one sign meeting the criteria herein. Priority shall be given where new entrance roads intersect with existing collector or arterial streets.

- (f) The sign(s) may be externally illuminated provided that the source of illumination shall not be visible from any public road.

4. Signs in Commercial and Industrial Zones

- a. Permitted Signs - wall identification signs not exceeding the sign area specified for that zone in the following table:

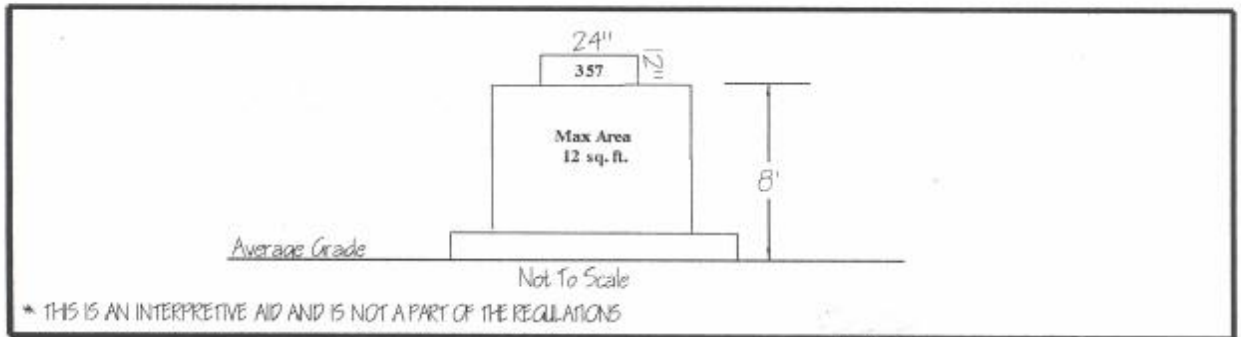
<u>Zone</u>	<u>Sign Area</u>
CR	1 sq. ft. per lineal foot of building frontage for signs located less than 150 ft. from the right-of-way; and no sign shall exceed 100 sq. ft.
	1.5 sq. ft. per lineal foot of building frontage for signs located between 150 ft. and 250 ft. from the right-of-way, and no sign shall exceed 200 sq. ft.
	2 sq. ft. per lineal foot of building frontage for signs more than 250 ft. from the right-of-way; and no sign shall exceed 300 sq. ft.
CS, CPA CPB, IP and I	1 sq. ft. per lineal foot of building frontage; area of each sign shall not exceed 100 sq. ft.

Each occupant in a multitenant building is allowed to display a maximum of one wall sign except that by Special Exception the Commission may permit a maximum of one wall sign per building elevation for any tenant space which includes more than one building elevation provided that the total square footage of all signs does not exceed that allowed in the foregoing table. The occupant in a single-tenant building may display a maximum of one wall sign per building elevation, the total square footage of all signs not to exceed that allowed in the foregoing table, and provided that all signs are similar in design, color, and content.

- b. Signs Allowed by Special Exception

- (1) Detached Identification Signs - One sign per lot, or per consolidated parcel, not exceeding 12 square feet in area and not exceeding 8 feet in height above the ground, for identification of an occupant, building or complex may be permitted by the Commission as a Special Exception in accordance with the criteria established in Section VII.C.5. To assist the public in identifying the street address of a place

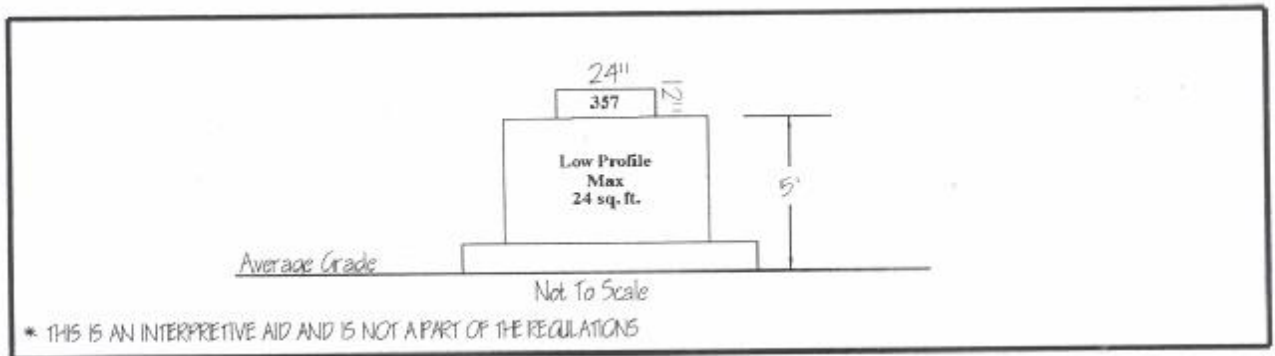
of business and as an aid to public safety, applicants seeking approval of a detached sign shall include a street number to be located on the top of the proposed sign. This number shall be flush-mounted with the top of the sign. An applicant shall utilize a street number as assigned by the Avon Tax Assessor. Numbers may not be depicted utilizing letters or Roman numerals. The number shall be housed in an area no larger than 12 inches in height and 24 inches in length and contain numbers which are a minimum of 9 inches in height. To aid in public safety, the area used for the number shall be similar in design, construction, and color to the main portion of the sign.



The street number shall be exempt from the height and area requirements otherwise specified in this regulation.

- (2) Low-Profile Detached Identification Signs - One sign per lot not exceeding 24 square feet in area and not exceeding 5 feet in height above the ground for identification of an occupant, building, or complex may be permitted by the Commission as a Special Exception in accordance with the criteria in Section VII.C.5. No low-profile detached identification signs are allowed in the CS or NB Zone. To assist the public in identifying the street address of a place of business and as an aid to public safety, applicants seeking approval of a detached sign shall include a street number to be located on the top of the proposed sign. This number shall be flush-mounted with the top of the sign. An applicant shall utilize a street number as assigned by the Avon Tax Assessor. Numbers may not be depicted utilizing letters or Roman numerals. The number shall be housed in an area no larger than 12 inches in height and 24 inches in length and contain numbers which are 9 inches in height. To aid in public safety, the area used for the

number shall be similar in design, construction, and color to the main portion of the sign.



The street number shall be exempt from the height and area requirements otherwise specified in this regulation.

The Commission may allow 2 smaller, 1-sided, low-profile detached identification signs per lot as a Special Exception where it finds that:

- (a) both signs are similar in content and design;
- (b) the combined area of both signs shall not exceed 24 square feet;
- (c) signs will be spaced at intervals such that only one sign will be legible at any time from any traveling direction on the adjacent street; and
- (d) the proposed design and its incorporation into the landscape is more attractive on the particular site.

The Commission may allow 2 smaller, 2-sided, low-profile detached identification signs per lot as a Special Exception where it finds that:

- (a) the combined area of both signs shall not exceed 24 square feet and both are similar in content and design;
- (b) the building for which the signs are requested is in excess of 20,000 square feet in area;
- (c) the building is served by 2 or more main driveways;

- (d) signs will be spaced at intervals such that only one sign will be legible at any time from any traveling direction on the adjacent street; and
 - (e) the approval of 2 signs will aid the public and improve traffic safety.
- (3) Roof Signs - Roof signs not exceeding the sign area for wall signs under Section VII.C.4.a. may be permitted by the Commission as a Special Exception, in accordance with the criteria established in Section VII.C.5.a. and b. where roof signs are, in the opinion of the Commission, more architecturally and aesthetically attractive because of building design. Any tenant utilizing roof signs will not be permitted wall signs.
- (4) Park Entrance Signs - Each Commercial Park and Industrial Park may maintain one sign identifying the Park at each major entrance. The location, materials, color, size, content and lighting shall be subject to approval by the Commission as a Special Exception.
- (5) Gas Price Signs - One sign not exceeding 12 square feet indicating the price of gasoline being sold on the premises may be approved by the Commission as a Special Exception provided that the letters/numbers do not exceed 15 inches in height, the sign is mounted on pump island or main identification sign and the sign height does not exceed 8 feet.
- (6) Walls Signs in an OP-Zone - One sign per building not to exceed 32 square feet, for identification of the address and either the occupant, building or complex, may be permitted by the Commission as a Special Exception in accordance with the criteria established in Section VII.C.5.a. and b.
- (7) Walls Signs in a NB-Zone - Each building is allowed one square foot of sign area per lineal foot of building frontage. The location, materials, color, individual sign sizes, content, and lighting shall be subject to approval by the Commission as a Special Exception.
- (8) Emergency Medical Care - An approved emergency medical care facility, as defined in Section II, may be permitted one sign not to exceed 12 square feet in area or 5 feet in height which identifies the type of available medical treatment

services and which indicates the hours the facility will be open. This sign, if approved, shall be in addition to any other sign which may be allowed by these Regulations.

(9) Second Wall Sign in CR Zone - A second wall sign on the same building elevation may be permitted by the Commission as a Special Exception under the following conditions:

- (a) The retail building is in excess of 50,000 square feet.
- (b) The retail building has two (2) main points of egress.
- (c) The retail building frontage is in excess of 300 feet.

The two (2) wall signs shall be similar in design and comply with the approved sign theme. The total square footage of both signs shall adhere to the total square footage permitted for a single sign per Section VII.C.4.a.

- c. Park Sign Themes - Signs in CP-A, CP-B, and IP zones shall conform to themes approved by the Commission for materials, color, size, shape and content and shall be compatible with other existing signs in the area.
- d. Multitenant Building Signs - Where more than one occupant exists in a building, all signs shall be of compatible shape, lettering, materials and placement on the building.

5. Special Exception Criteria for Signs

Before granting Special Exception approval for a sign, except for roof signs, the Commission must find that:

- a. The location, size and other aspects of the proposed sign will be in harmony with the orderly development of the area and will not alter the essential characteristics of the area,
- b. The landscaping, lighting, materials and design elements of the proposed sign are attractive and suitable in relation to site characteristics, the architecture of the building and the style of other buildings in the immediate area, and
- c. One or more special circumstances or conditions, which are unique to the premises and not shared by other premises in the neighborhood, diminish recognition of the business conducted therein; limit easy identification of a commercial complex; or create a potential traffic

hazard. Such special circumstances or conditions shall include, but not be limited to the location of the building on the lot; location of buildings on adjacent lots; topography; or the configuration of the lot.