

Up to 10	0.0305
20	0.0153
30	0.0102
40	0.0076
50	0.0061
60	0.0051

514.8 DUST AND SMOKE. All regulations of the State of New Jersey shall be complied with regarding dust and smoke.

§ 515 Signs.

515.1 PURPOSE. The purpose of this section is to encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic environment and the City's ability to attract economic development and growth, to improve pedestrian and vehicular safety and the circulation thereof, to minimize the adverse effects of uncontrolled signs on public and private property, and to enable the fair and consistent enforcement of sign regulations.

515.2 GENERAL REGULATIONS.

A. Accessory Uses. Signs shall be permitted as accessory uses in all zoning districts provided that any sign hereafter erected in the City of Lambertville conforms with the provisions of this section and any other ordinance or regulation of the municipality, or the State or Federal government relating to the erection, alteration, or maintenance of signs. In the event of conflicting regulations, the most restrictive shall apply.

B. Sign Permit. A permit shall be required for the installation of all signs, unless exempted from such requirements under §515.2.M. The structural safety requirements governing construction and erection of all signs and the issuance of permits shall be controlled by the Uniform Construction Code (UCC) of the City of Lambertville, but this section

shall supersede the UCC with respect to areas wherein signs are erected, their location, size, design, illumination, and all such characteristics which relate to zoning regulation.

- C. Maintenance. All signs shall be kept in a proper state of repair, in accordance with pertinent regulations. Signs which fall into such a state of disrepair as to become unsightly or to pose a threat to public safety may be removed by the City thirty (30) days following notice by certified mail to the owner of record and the City shall have the right to recover from said owner the full costs of the removal and disposal of such signs.
- D. Rights-of-Way. No sign other than traffic control or official governmental signs shall be erected within or project over the right-of-way of any public street or sidewalk, except as hereinafter provided.
- E. Imitation of Official Signs. No sign shall be erected that is of such character, form, shape or color that it imitates or resembles any official traffic sign, signal or device, or that has any characteristics which are likely to confuse or dangerously distract the attention of the operator of a motor vehicle on a public street.
- F. Sight Triangles. No sign shall be erected at the intersection of any streets improved for vehicular traffic within the triangular area formed by the right of way lines, and a line connecting them at points thirty (30) feet from their intersection, unless the topmost portion of said sign is less than two and one half (2.5) feet high or attached to a building. In no case shall any sign be so erected that it dangerously impedes the vision of motorists or pedestrians, or otherwise endangers their safety.
- G. Prohibited Placement. No sign shall be placed on any tree, telephone pole, electric light, public utility pole, wall, fence, or vacant building (excepting for sale or rent signs), or upon

rocks or other natural features.

- H. Permitted Uses. No sign shall be erected containing a message that states or implies that a property may be used for any purpose not permitted in the zoning district in which said sign is located under the provisions of this Ordinance.
- I. Public Property. Any sign installed or placed on public property, except in conformance with the requirements of this section, shall be forfeited to the public and subject to confiscation. In addition to other remedies that may be imposed under this Ordinance, the City shall have the right to recover from the owner or person placing such sign the full costs, including legal costs, of removal and disposal of such sign.
- J. Illumination. Signs exempt from permits in accordance with §515.2.M shall not be illuminated, unless otherwise excepted. Any other sign may be illuminated, unless otherwise prohibited.
- K. Computation of Sign Area. For the purposes of this section, "sign area" shall mean the area expressed in square feet, within a rectangle enclosing the extreme limits of writing, symbols, logos, letters, figures, emblems, or other representations plus all material or color forming an integral part of the sign or used to differentiate the sign from the background against which it is placed, provided that:
1. In the event a sign is designed with more than one (1) face, the area shall be computed by including only the maximum message display area visible from any one point, provided that the message is the same on each face;
  2. The supports, uprights, or other structure on which any sign is attached shall not be included in the calculation of sign area unless such structure is designed in such a manner as to form an integral part

- of the sign's message or otherwise conveys meaning;
3. The area of lamps, neon tubing, or other artificial illumination visible on a sign shall be counted as part of the total allowable sign area.
- L. Prohibited Signs. Any sign that is not permitted by the provisions of this section is hereby prohibited, with the following signs specifically prohibited:
1. Flashing, blinking, twinkling, animated, moving, or projected signs of any type, with the exception of time and temperature displays as otherwise permitted.
  2. Banners, pennants, streamers, or similar devices constructed of cloth, fabric, cardboard or other like material; vehicle signs; portable signs; balloon signs, or other inflated signs; and searchlights, displayed for the purpose of attracting the attention of pedestrians and motorists; unless otherwise excepted.
  3. Any sign so erected, constructed, or maintained as to obstruct any fire escape, window, door, or other opening used as a means of ingress and egress.
  4. Any message or advertisement which uses a series of two (2) or more signs placed in a line parallel to a street each of which contains part of such message or advertisement.
  5. Any signs that emit smoke, vapor, vibration, or noise. Any sign that emits electromagnetic radiation outside the wavelengths of visible light discernible beyond the property boundary.
  6. Any sign which, when applying contemporary community standards, has a dominant theme or purpose which appeals to prurient interests.
  7. Any sign attached to the roof of a building, or a facade

sign that projects above the lowest level of a roof or beyond the corner of a wall.

8. Off-premise signs, except as specifically permitted.

M. Signs Exempt From Permits. The following signs are exempt from the need to secure permits:

1. Official governmental signs. Such signs may be illuminated.
2. Historical markers. Building markers that may contain the building name, date of construction, restoration award, historical data, or other pertinent information provided that such marker does not exceed two (2) square feet and is made of cast, cut or etched masonry, metal, or similar durable material.
3. Trespassing and hunting. Signs that relate to the control of trespassing and hunting on property, provided they do not exceed two (2) square feet in area nor are spaced closer than fifty (50) feet to each other.
4. Emergency. Emergency warning signs erected by a governmental agency, public utility, pipeline company, or contractor doing such work authorized or permitted by such agency, utility, or company. Such signs may be illuminated.
5. Public notice. Any public notice required by a valid and applicable federal, state, or local law, regulation, or ordinance.
6. Interior signs. Any sign within a building, not attached to a window or door, that is not legible from the lot line on which is located said building.
7. Incidental. Incidental signs shall be permitted provided they do not exceed one (1) square foot in area.

8. Residential. Residential facade signs shall be permitted provided that the size of the sign does not exceed four (4) square feet in area.
9. Project development. Project development signs shall be permitted where final approval of a site plan or subdivision has been granted by the Board of jurisdiction and which may indicate the name of the development, developer, financier, architect, or contractors. Such signs shall not exceed thirty-two (32) square feet in sign area or eight (8) feet in height. No more than one (1) sign per street frontage shall be permitted up to two (2) such signs per project. All such signs shall be removed within fourteen (14) days of the issuance of a conditional Certificate of Occupancy that permits the occupation of a building, in the case of a non-residential development, or when seventy-five percent (75%) of the dwelling units in a residential development have been issued Certificates of Occupancy.
10. Change in the copy of a changeable copy sign, once a permit for that sign has been issued.
11. Traffic control. Traffic control devices on private property, such as "stop", "yield" and other such signs, provided that the face of the sign meets the standards of the New Jersey Department of Transportation for such signs, do not contain a commercial message of any type, and provided that their location has been approved by the Planning Board or the Zoning Board of Adjustment, as the case may be.
12. Flags. Flags of the United States, the States, county, or municipality, foreign nations having diplomatic relations with the United States, and any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction, provided that such flag shall not exceed one hundred twenty (120) square feet in area and shall not be flown from a pole that exceeds

forty (40) feet in height. Other flags shall be considered freestanding signs and shall be governed by such regulations that may apply in the applicable zoning district in which such flag is located. Flags may be illuminated.

13. Name and address. Name and address signs attached to the facade of a building or on a mailbox, provided that the size of the sign does not exceed one (1) square foot. Address lettering shall be a minimum of three (3) inches in height in order to be legible to emergency personnel.
14. Temporary signs. The following temporary signs only shall be permitted:
  - a. Banners. Banners, provided they are erected by a governmental authority or have been approved by such authority for non-profit or charitable organizations. No banner with the same message may be displayed for more than thirty (30) consecutive days. Banners may project over a right-of-way.
  - b. Election signs. Such signs may not exceed thirty-two (32) square feet in area; may not be erected more than forty-five (45) days prior to the day of the election, referendum, or other plebiscite; and shall be removed within seven (7) days after such election, referendum, or other plebiscite. No more than one (1) sign shall be permitted on any one (1) property, however, different messages may be combined on one sign provided the area limitation is not exceeded.
  - c. Grand opening and business relocation signs. Grand opening and business relocation signs shall be permitted for a period of time not to exceed thirty (30) days from the initial opening of a business or a change in the ownership of the

premises on which the sign is located. Grand opening signs may be facade signs, freestanding signs, or banners. Business relocation signs may be facade or window signs. Grand opening and business relocation signs shall not exceed the total sign area permitted on the premises for permanent facade signs. Grand opening signs shall be permitted in addition to any permanent signage allowed.

- d. Real estate and contracting. Temporary real estate signs and signs of contractors, mechanics, painters, paperhangers and/or artisans, on the lot on which the real estate for rent or sale is located, or the lot on which the contracting work is being performed shall be permitted. Said signs shall not be larger than six (6) square feet in area nor more than four (4) feet high for residential uses and twenty-four (24) square feet in area nor more than six (6) feet high for institutional, commercial or industrial uses. They shall be removed within seven (7) days of the completion of the sale or rental of the premise; or, completion of the work to which the sign relates.
- e. Window signs. The total area of all window signs shall not exceed twenty-five percent (25%) of the glass area of the window in which placed. No window sign with the same message shall be displayed for more than thirty (30) days. Signs of a permanent nature in windows, such as gilded name or neon signs, shall be considered facade signs within the meaning of this section and shall require a sign permit. Incidental signs in windows shall not be included in the area calculation.
- f. Yard or garage sales. Such signs shall not exceed four (4) square feet; shall not be erected more than seven (7) days prior to such sale; and shall



be removed within forty-eight (48) hours after the sale. No premise shall be permitted to erect such signs more than four (4) times in any calendar year.

N. Non-conforming Signs.

1. All signs erected prior to the enactment of this section or subsequent amendments, which are not in conformity with the provisions thereof, shall be deemed non-conforming signs. Non-conforming signs may continue provided that such signs comply with the maintenance standards of §515.2.C.
2. Any change in a non-conforming sign or a conforming sign installed prior to the enactment of this section shall be made in strict compliance with its provisions.

O. Abandoned Signs. No person shall maintain or permit to be maintained on any premises owned or controlled by him or her, a sign which has been abandoned. An abandoned sign for the purpose of this section is a sign located on, and/or related to the use of a property which becomes vacant and unoccupied; any sign which was erected for an occupant or business unrelated to the present occupant in business; or any sign which related to a time, event, or purpose which is past. Any such sign shall be abated by the owner or person controlling the property within (30) days of the date of abandonment as herein defined. Any sign identifying an abandoned use, as provided for by this Ordinance, shall itself be considered to be abandoned.

P. Sign Permit Procedures. The following procedures shall apply to the issuance of sign permits:

1. Application for a sign permit shall be made to the Zoning Officer on the forms provided by the City.
2. The application shall be accompanied by an accurate plot plan of the lot, scaled not greater than 1" = 10' nor

less than 1" = 50', that indicates the location of buildings, parking lots, driveways, landscaped areas, and other pertinent data if a freestanding sign is proposed. On the plot plan shall be drawn the location of each existing or proposed sign. A color photograph, not less than 3" x 5" nor larger than 8" x 10" shall be submitted for each sign presently existing on the site and/or the facade of any sign proposed to be attached thereof. A drawing to scale of each proposed sign, including the dimensions, colors, materials, and method of attachment shall be submitted.

3. Applications for signs in the CBD Central Business District zone shall be reviewed by the Planning Board and shall be considered minor site plans for the purposes of this section; however, the submission requirements shall be limited to the information in subparagraph -2 above. Applications for signs in other districts shall be reviewed by the Zoning Officer. If the sign applied for complies with the requirements of this section, the Zoning Officer shall issue such permit within fourteen (14) days of application.

515.3 REGULATIONS PERTAINING TO SPECIFIC SIGN TYPES.

- A. Freestanding Signs. Freestanding signs, except for directional signs, shall comply with the following requirements:
  1. Freestanding signs shall be permitted only in the front yard.
  2. No freestanding sign shall be erected closer to the curb line or edge of paving than ten (10) feet or five (5) feet from a public sidewalk, whichever is more, except as otherwise provided herein.
  3. A freestanding sign shall not be used in conjunction with a canopy sign.

4. No freestanding sign shall exceed six (6) feet in height in a residential district.
- B. Facade signs. Facade signs shall comply with the following requirements:
1. No facade sign shall extend more than twelve (12) inches from the surface upon which it is attached.
  2. Facade signs attached to the lower slope of a mansard roof or to a pent roof shall be attached flat to the roof or within an architecturally compatible dormer.
- C. Awning signs. Awning signs shall comply with the following requirements:
1. Signs on awnings shall be limited to the lower vertical fringe of the awning; or, on curved awnings, the lower one-third.
  2. Lettering on awnings shall not exceed six (6) inches in height.
  3. Awning signs shall be permitted in lieu of facade signs and shall comply with the size limitations of facade signage.
- D. Canopy Signs. Canopy signs shall comply with the following requirements:
1. Canopy signs are only permitted in conjunction with gasoline service stations and similar commercial uses where the canopy is required to provide cover and protection for outdoor equipment and service areas.
  2. No more than one canopy sign shall be allowed per canopy fascia, and no more than two (2) such signs per canopy shall be permitted.
  3. No part of the canopy sign shall be less than twelve

(12) feet nor more than eighteen (18) feet above ground level.

4. The area of a canopy sign shall not exceed fifty percent (50%) of the area of the canopy fascia or thirty (30) square feet, whichever is less.

E. Changeable Copy Signs. Changeable copy signs shall comply with the following requirements:

1. All such signs shall be permanently affixed to the ground or to a structure.
2. Copy shall be changed electronically or by means of moveable lettering and shall not be changed more than once every twenty-four (24) hours. Changeable copy signs that are changed more frequently shall be considered animated signs.
3. Changeable copy signs may not be located in any residential zoning district, excepting institutional uses.
4. Changeable copy signs may be either freestanding, canopy, or facade signs.
5. Changeable copy signs for commercial uses shall be limited to the advertising of live performances and motor fuel prices.

F. Directional Signs. Directional signs shall comply with the following requirements:

1. Directional signs that are freestanding shall not exceed two and a half (2.5) feet in height and may be located at the streetline, provided that such signs do not obscure the vision of motorists.
2. Directional signs shall not exceed three (3) square feet in area.

3. Directional signs shall contain no commercial message.
- G. Directory Signs. Directory signs shall comply with the following requirements:
1. The sign shall be located within the site or complex so as to allow motorists to leave the flow of traffic and safely read the directory; or, shall be placed at the main entrance to a building.
  2. The sign may contain a map or floor plan diagram, as the case may be, indicating the location of the buildings or offices listed on the directory.
  3. Any such sign shall not exceed eight (8) square feet in sign area.
  4. A freestanding directory sign shall not exceed five (5) feet in height.
- H. Projecting Signs. Projecting signs shall comply with the following requirements:
1. Projecting signs may extend over the right-of-way line.
  2. The plane of the sign's message shall be perpendicular to the surface of the building to which it is attached.
  3. No portion of the sign may be lower than nine (9) feet when located above a street, sidewalk, or other pedestrian way.
- I. Time and Temperature Signs. Time and temperature signs shall comply with the following requirements:
1. Time and temperature signs shall be permitted in any district in which commercial uses are permitted, provided that they do not encompass more than 20% of the allowable sign area for the type of sign upon which they are placed.

2. Time and temperature signs shall be permitted in addition to any other allowable signage for the property.
3. The time and temperature display may alternate, provided that the period of time that one display is shown is not less than one (1) second.

515.4 SIGNS IN THE R-C, R-L, R-1, R-2, AND R-3 RESIDENTIAL DISTRICTS. In the R-C, R-L, R-1, R-2 and R-3 Residential Districts the following signs only shall be permitted:

A. Signs for Residential and Institutional Uses.

1. One (1) residential facade sign shall be permitted per premise.
2. One (1) freestanding sign identifying a multi-family housing development shall be permitted on each street frontage that provides direct access to the property, provided that such sign does not exceed thirty-two (32) square feet in sign area.
3. One (1) freestanding sign identifying an institutional use shall be permitted on each street frontage that provides direct access to the property, provided that such sign does not exceed thirty-two (32) square feet in sign area. The freestanding sign may contain a changeable copy portion not to exceed twenty-four (24) square feet in area, provided that the total sign area does not exceed thirty-two (32) square feet.

B. Signs in accordance with §515.2.M of this section, excepting window signs.

C. Signs for non-residential uses. Non-residential uses in residential districts, excepting institutional uses hereinabove, shall be permitted signs in accordance with §515.5.

- 515.5 SIGNS IN THE CBD CENTRAL BUSINESS DISTRICT. In addition to those signs otherwise allowed in residential districts, the following signs shall be permitted for non-residential uses in the CBD Central Business district:
- A. Freestanding Sign. One (1) freestanding sign may be erected not to exceed twelve (12) square feet in area nor six (6) feet in height.
  - B. Facade or Projecting Sign. One (1) facade or one (1) projecting sign may be erected facing each street frontage. The permitted sign area shall be five percent (5%) of the total facade area, or a maximum of sixteen (16) square feet, whichever is less.
  - C. Changeable Copy. Changeable copy signs shall be permitted for institutional uses, establishments booking live performances, and for service stations selling motor fuel. Such signs shall not exceed twelve (12) square feet in area and shall be integrated with permanent copy freestanding or facade signs as otherwise permitted.
  - D. Directory Signs. One (1) directory sign shall be permitted attached to the facade at a main entrance, rear entrance, or stair access to upper floors. One (1) additional directory sign shall be permitted at the entrance to a main driveway for any lot exceeding one (acre) in size.
  - E. Menu Signs. Restaurants or other eating establishments may erect one (1) additional facade sign for the placement of a menu or other bill of fare, provided the sign does not exceed four (4) square feet in area.
  - F. Awning Signs. Signs on awnings shall be permitted; however, any such sign shall be considered a facade sign for the purposes of this section and shall adhere to the sign limitations thereof.
  - G. Signs in accordance with §515.2.M.

H. Time and Temperature. One (1) time and temperature sign shall be permitted per commercial premises.

515.6 SIGNS IN C-2, SERVICE COMMERCIAL, C-3, GENERAL COMMERCIAL AND O OFFICE DISTRICTS. In the C-2, C-3, and O districts the following signs only shall be permitted:

- A. Freestanding Sign. One (1) freestanding sign may be erected on each street frontage that contains a minimum of one hundred (100) feet of lot frontage and with direct vehicular access from that street. The permitted sign area shall be one-half ( $\frac{1}{2}$ ) square foot of sign area for each linear foot of building frontage, or a maximum of forty (40) square feet, whichever is less. No such freestanding sign shall exceed twelve (12) feet in height. Freestanding signs shall contain only one commercial message.
- B. Facade Sign. One (1) facade sign may be erected facing each street frontage with direct vehicular access from that street. The permitted sign area shall be five percent (5%) of the total facade area, or a maximum of twenty (20) square feet, whichever is less. For retail centers with multiple tenants, each individual store shall be permitted one (1) facade sign not to exceed one-half ( $\frac{1}{2}$ ) square feet of sign area per linear front foot of store or sixteen (16) square feet, whichever is less.
- C. Canopy Sign. One (1) sign each on opposite ends of a canopy fascia may be permitted as otherwise allowed under §515.3.D.
- D. Changeable copy signs shall be permitted only for institutional uses.
- E. Directional signs shall be permitted provided each sign does not exceed three (3) square feet in area.
- F. Directory Signs. One (1) directory sign not to exceed six (6) square feet shall be permitted at a main entrance.



- G. Menu Signs. Restaurants or other eating establishments may erect one (1) additional facade sign for the placement of a menu or other bill of fare, provided the sign does not exceed four (4) square feet in area.
- H. Signs in accordance with §515.2.M.
- I. Time and Temperature. One (1) time and temperature sign shall be permitted per commercial premises.

515.7 SIGNS IN P&R PARKS AND RECREATION DISTRICT. In the P&R district the following signs only shall be permitted:

- A. Freestanding Sign. One (1) freestanding sign may be erected on each street frontage not to exceed thirty-two (32) sf. in area.
- B. Changeable copy signs shall be permitted only for institutional uses.
- C. Directional signs shall be permitted provided each sign does not exceed three (3) square feet in area.
- D. Directory Signs. One (1) directory sign not to exceed six (6) square feet shall be permitted at a main entrance.
- E. Signs in accordance with §515.2.M.

515.8 DESIGN STANDARDS FOR SIGNS.

Signs erected in the City of Lambertville shall conform to the following design guidelines and standards. In this section, guidelines are overall principles to be used in the design of signs. Standards are to be followed in the placement and design of signs unless specifically waived by the Planning Board.

- A. Design Guidelines.
  - 1. Signs should strengthen the architectural diversity of

the City's buildings. Signs which obscure or ignore a building's architecture should be avoided.

2. Signs should be appropriate for the era in which the building was constructed.
3. Signs should not alter the way in which a building functions. Signs should not block light into a building.
4. Signs should be integrated with a building's architecture in terms of form, materials, and size.
5. Designers should strive for creativity in the form and variety of signage within the size limitations set forth herein.
6. Designers should include symbols, images, and other objects to convey the type of establishment using the sign.
7. The typeface used to represent words should convey the character of the establishment and the era of the building.

B. Design Standards.

1. Facade sign locations. The following facade sign locations are recommended.
  - a. Single story commercial buildings. The parapet wall above the glass storefront.
  - b. Two or more story commercial buildings. The wall above the glass storefront but below the window sills of the second floor. If there are projecting cornices or beltlines separating the first and second stories, the facade sign should be placed below them.
  - c. Commercial buildings converted from residences.

Next to the first floor doorway or window, below any porch or added mansard or pent roof between the first and second floors.

2. Freestanding sign location. Freestanding signs should be set back from the sidewalk five feet, or ten feet from the curbline if there is no sidewalk.
3. Projecting sign locations. Projecting signs for first floor establishments should be just below the second floor windows. Projecting signs for second floor or higher establishments should be located above the second story windows.
4. Contrast. The contrast of a sign's lettering and symbols with its background should be sharp to convey legibility.
5. Sign complexity. Facade and freestanding signs oriented towards motorists should convey no more than seven items of information. More complex signage should be limited to projecting signs oriented towards pedestrians.
6. Sign materials. Sign materials should relate to the architectural style of the building. Where modern buildings are designed to evoke an earlier era, signage should reflect that age. The following standards are recommended:
  - a. Pre World War I: Painted or carved, smooth surfaced wood; carved stone; cast brass; tinned and forged metal; and gold-leafed lettering.
  - b. World War I to 1940: Any of the above, plus individual wood or metal letters on building facade.
  - c. 1940 to 1960: Any of the above, plus neon signs.

- d. 1960 to present: Any of the above, plus internally illuminated plastic faced signs, internally illuminated individual letters, and sandblasted wooden signs.

Consideration will be given to other sign materials or to more modern signage materials for older buildings provided that the purposes of the design guidelines are maintained.

- 7. **Illumination.** In general, unless the building belongs to the present era, internally illuminated signs are discouraged. Illumination should be accomplished through external floodlights trained on the sign face.

[Ord. 2001-07]

**516 Site Plan Review.**

**516.1 SITE PLAN APPROVAL REQUIRED.** Except as hereinafter provided, no building permit shall be issued for any building or use or enlargement of any building or use or development unless a site plan is first submitted and approved by the City of Lambertville Planning Board or Zoning Board of Adjustment as the law permits, and no certificates of occupancy shall be issued unless all construction conforms to the approved plan.

**516.2 EXEMPTIONS FROM SITE PLAN REVIEW.** Site plan review and approval shall not be required for:

- A. Building permits for individual lot applications involving only a detached one- or two-dwelling unit building.
- B. Accessory buildings as otherwise permitted for subsection 516.2.A. uses.
- C. Other buildings incidental to residential uses.
- D. The alteration or repair of an existing building which is not either a detached one- or two-dwelling unit building upon determination by the Zoning Officer that the alterations or