

ZONING

300 Attachment 4

APPENDIX D SIGNS PERMITTED IN NONRESIDENTIAL ZONES Town of Yorktown Ch. 300, Zoning [Added 5-18-1999 by L.L. No. 7-1999]

Zone	Freestanding (square feet)	Maximum Sign Area	
		Building Signs	Window Signs (See Note 12)
C-1	100	1 square foot for each horizontal linear foot of building front plus .25 square feet for each foot of building setback above the required setback.	25% of each window area
C-2	25	Same as above	Same as above
C-3	35	Same as above	Same as above
C-4	25	Same as above	Same as above
CR	25	Same as above	Same as above
OB-1	35	Same as above	Same as above
OB-2	35	Same as above	Same as above
M-1	50	Same as above	Same as above
M-1A	25	Same as above	Same as above
M-1B	35	Same as above	Same as above
M-2	25	Same as above	Same as above
M-2A	25	Same as above	Same as above

GENERAL CONDITIONS

NOTES:

1. No sign shall overhang a property line or extend over a public right-of-way. Any sign that extends over a pedestrianway must maintain a minimum height clearance of five feet; over vehicle ways, minimum clearance shall be 15 feet.
2. In using the formula for building signs, setback shall be measured from the property line separating the premises from the street to the nearest point of the building.
3. A directory sign may be either a freestanding sign or a building sign. All lettering for directory purposes shall not exceed six inches in height.
4. Generally, only one freestanding sign shall be permitted per site. However, where there are multiple entrances on different streets, additional freestanding signs on those streets are permitted. The total cumulative area of all freestanding signs shall not exceed the tabular value. No freestanding sign shall exceed 16 feet in height or be erected any closer than five feet to a property line or within 50 feet of a residence district boundary.
5. A building sign:
 - (a) Shall not be placed on or attached to a roof nor extend above the roof parapet;
 - (b) Shall not project more than four feet beyond the structure to which it is attached;
 - (c) Shall not extend beyond the ends or top of the wall on which it is attached;
 - (d) When used in conjunction with an awning or canopy, shall not project from or be attached to the awning or canopy, but rather must be integral to the awning or canopy.

6. Signs for uses permitted by special permit in nonresidential zones per § 300-21 (Schedule of Regulations) shall be as indicated in the particular special permit sections. Where there is no specific signage requirements, this article shall apply.
7. Signs in CRC, I-1, C-2A and C-3A Districts may be erected and maintained only pursuant to express approval of approval authority, except that they will be permitted pursuant to Article XX, Signs, and shall not require an amended site plan.
8. Temporary signs shall only be permitted pursuant to § 300-193.5.
9. If an arcade is provided along the front of a series of stores or offices, and one of the permitted signs for each business located on the face of the arcade, then each store or office shall be permitted one additional sign suspended from the underside of the arcade, perpendicular to the store or office front, containing the name of the business. No such sign shall be larger than six square feet.
10. See § 300-193.14 for "master sign plan" requirements for commercial complexes.
11. If a building has multiple street frontage, additional building sign area based on the building sign formula will be allowed, as long as the additional sign area appears on that side of the building which gives rise to the additional frontage.
12. Signs behind windows are exempt from permit requirement per § 300-193.1F.
13. Except in the case where a building has additional street frontage as indicated in Note 11 above, only one building facade may be used in the calculation for allowable sign area will be generally be considered that facade with the greatest exposure to the public view.