

ZONING

175 Attachment 6

City of Hackensack

**Table 1: Permitted Signs for Particular Uses and Zone Districts**

District/Use Type	Permitted Sign Type	Max # of Signs	Max Sign Area	Other Reqs.
Residential uses (any zone) - fewer than 10 dwelling units	Residential nameplate	1	2 square feet	For identifying street address and/or family name
	Professional nameplate	1	2 square feet	<ol style="list-style-type: none"> <li>1. Permitted for legally existing home occupation</li> <li>2. Wall-mounted or projecting-shingle type permitted</li> <li>3. Illumination extinguished no later than 7:00 p.m.</li> <li>4. Where dwelling and home occupation have separate entrances, professional nameplate to be located nearest to home-occupation entrance</li> </ol>
Residential uses (any zone) - 10 or more dwelling units	Freestanding or monument	1 per vehicular entrance	8 square feet	<ol style="list-style-type: none"> <li>1. Height not to exceed six feet</li> <li>2. Setback not less than 10 feet from street rights-of-way</li> <li>3. Monument signs to be perpendicular to street for visibility</li> <li>4. Only permitted to identify name of development or project</li> </ol>
	Facade	1/frontage	18 square feet	<ol style="list-style-type: none"> <li>1. Permitted for buildings with 10 or more dwelling units.</li> <li>2. Not more than two colors</li> <li>3. Not permitted in conjunction with awning or canopy sign</li> <li>4. Not permitted above floor line of second story</li> <li>5. Only permitted to identify name of development or project</li> </ol>
	Awning	1	75% of sign valance	<ol style="list-style-type: none"> <li>1. Shall only identify building address</li> <li>2. Letters not to exceed height of 8 inches</li> <li>3. Bottom of sign at least 8.5 feet above top of curb</li> <li>4. Not permitted on the same facade as a facade-mounted sign</li> </ol>

HACKENSACK CODE

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	Professional nameplate	1	2 square feet	<ol style="list-style-type: none"> <li>1. Permitted for permitted ground-floor professional offices</li> <li>2. Wall-mounted or projecting-shingle type permitted</li> <li>3. Illumination extinguished no later than 7:00 p.m.</li> <li>4. Where dwellings and professional offices have separate entrances, professional nameplate to be located nearest to office entrance</li> </ol>
B and M Districts	Wall-mounted sign	1 per building or storefront*	1 square feet per 1 feet of building width or 0.5 square feet per 1 feet of storefront width, but in any case $\leq$ 24 square feet	<ol style="list-style-type: none"> <li>1. Not permitted in conjunction with awning signage.</li> <li>2. On a one-story building, not more than 50% of any sign partially attached to a roof parapet may be above the roof line.</li> </ol> <p>* Sign permitted on principal street-facing side. A second wall-mounted sign, subject to the same restrictions as the first sign, is permitted under following circumstances:</p> <ol style="list-style-type: none"> <li>a. Building having an exterior wall with an approved pedestrian entrance and facing an off-street parking area or railroad station platform</li> <li>b. Building on corner lot</li> </ol> <p>Provided that the second wall sign is mounted on the wall having the second entrance, facing the parking area or railroad station platform, or faces the secondary street frontage.</p>
Nonresidential Uses	Freestanding sign	1	12 square feet	<ol style="list-style-type: none"> <li>1. Only permitted where principal structure is set back at least 40 feet from public ROW</li> <li>2. Top of sign not to exceed 16 feet above grade</li> <li>3. Sign to be set back <math>\geq</math> 5 feet from any property line</li> <li>4. All illumination to be extinguished not later than 10:00 p.m. prevailing time</li> </ol>
One business tenant per entrance	Window sign, illuminated	1	Lesser of 24 square feet or 20% of total window area	<ol style="list-style-type: none"> <li>1. Refers to directly illuminated signs w/in six feet of window or glass door or indirectly illuminated signs w/in two feet of window/glass door</li> <li>2. Shall be considered principal sign and preclude use of</li> </ol>
One business tenant per entrance				

ZONING

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				wall-mounted sign identifying the same business
	Window sign, nonilluminated	1	Lesser of 36 square feet or 20% of total window area	1. Refers to signs located w/in two feet of, or painted/mounted upon the window or glass door
	Awning	1	75% of sign valance	1. Shall only identify building address 2. Letters not to exceed height of 8 inches 3. Bottom of sign at least 8.5 feet above top of curb 4. Not permitted on the same facade as a facade-mounted sign
	Canopy (attached)	1	0.5 square feet per linear foot of canopy*	1. Only lettering may be illuminated 2. Sign and canopy shall be at least 8.5 feet above top of curb 3. Not permitted in conjunction with awning, projecting, or blade signage 4. Lettering not to exceed eight inches tall *Sign area permitted up to 1 square feet per linear foot of canopy in absence of a wall-mounted sign
	Blade	1 per tenant/store front	4 square feet	1. 8.5 feet of clearance above top of curb. 2. No internal illumination. 3. No closer than 10 feet to any other blade or projecting sign nor closer than 5 feet to the nearer of the property line or next business storefront. 4. Not to project more than two feet from the storefront or be mounted above any roof eave, awning, or canopy, or project from a roof parapet. 5. Not to be used in conjunction with wall or awning signage for the same business. 6. Lettering not to exceed six inches tall.
	Projecting sign for building	1	18 square feet	1. May be mounted above the second story on any building five or more stories in height.

HACKENSACK CODE

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	identification			2. No part of the sign may be closer than five feet to the nearer of the property line or the adjacent building.
B and M Districts Nonresidential Uses	Wall-mounted	1 per tenant plus 1 building identification sign	2 square feet sign or placard per tenant plus 5 square feet sign identifying building address.	1. Each tenant sign not to exceed eight inches in height 2. Tenant signs to abut each other on one portion of the facade 3. Each tenant sign and building address sign to be uniform in appearance and shall be made of the same materials with the same background and contain the same letter type, style and materials as all other similar signs used by tenants in the building.
One entrance for multiple business tenants			Combined sign area not to exceed 24 square feet	
Special districts (UN, HRO, O)	Freestanding or monument	1	24 square feet	1. Height not to exceed eight feet above grade 2. Signs to be angled in relation to the road to maximize visibility for motorists
	Wall-mounted	1	20 square feet	1. Maximum letter size not to exceed two feet in height 2. Not more than 50% of any sign partially attached to a roof parapet may be above the roof line
Automobile service stations (wherever permitted)	Freestanding sign	1	32 square feet per side	1. May include company or brand name, insignia or emblem, and fuel prices 2. Set back at least 10 feet from all property and right-of-way lines 3. Not to exceed 20 feet in height, with at least 10 feet of open space between the bottom of the sign and the ground
	Fuel pump sign	1 per pump	2 square feet per pump	1. Limited to an emblem or insignia, brand name of gasoline, lead warning sign, price indicator, and any other sign required by law

ZONING

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				2. Shall be stationary
	Wall sign	1 per street frontage	12 square feet	1. Signs shall not project more than 6 inches from building wall nor be mounted lower than eight feet above top of curb
	Canopy sign	1 per side of canopy over pump islands	10% of canopy face	1. Limited to an emblem or insignia, brand name of gasoline, lead warning sign, price indicator, and any other sign required by law
Institutional uses (places of worship, hospitals, nursing homes, continuing care facilities, schools, or other similar public or semipublic uses)	Freestanding sign	1 per public street frontage	12 square feet	1. Minimum setback equal to half of minimum principal building setback 2. Maximum sign height of eight feet