

## ARTICLE VIII

### Signs

1. General requirements.

Pursuant to §7-725 of the Village Law and Article X of the Municipal Home Rule Law, the Planning Board is authorized to adopt site development plan rules and regulations which shall include standards for signs and lighting. Signs heretofore validly erected are permitted subject to the provisions of this zoning law.

2. Permit required. (Amended June 23, 1993)

Except as provided in Paragraph (1) of Subdivision A of Section 6 of this Article, no sign, temporary or permanent, shall hereafter be erected, re-erected, constructed, enlarged or altered without a sign permit. No sign permit shall be issued except as shown on an approved site development plan or sign plan approved by the Planning Board. Signs conforming to the New York State Department of Transportation Manual of Uniform Traffic Control Devices and other traffic regulatory signs shown on an approved site development plan or required pursuant to an order of municipal traffic control agencies shall be exempt from the requirement for sign permits. Where required, signs shall

be subject to the provisions of the Architectural Review Board Local Law.

3. Prohibited signs. (Amended June 23, 1993)

Any signs not expressly permitted by this local law are prohibited. These prohibited signs include, but are not limited to the following:

- A. Flashing signs, including any sign or device on which the artificial light is not maintained stationary and constant in intensity and color at all times when in use.
- B. Exterior advertising signs and billboards.
- C. Signs representing or depicting to any degree official traffic signs or signals.
- D. Signs which emit noise, sounds or smoke.
- E. Animated signs, whether by mechanical or electrical processes, including signs with banners, streamers, spinners or other paraphernalia attached to or associated with such signs.

- F. Signs of a prurient nature or advertising businesses, commodities or services of a prurient nature or any unlawful business or undertaking.
- G. Illuminated signs outlining any part of a building, such as a gable, roof, sidewall or corner.
- H. Signs made of cardboard, paper or similar impermanent material.
- I. Signs mounted on parked vehicles or trailers or other similar mobile advertising media, except signs advertising the vehicle for sale.
- J. Signs which project over a street.
- K. Signs obstructing traffic visibility. No freestanding sign shall be erected or maintained in the shaded area shown in "Sketch A" found in Article V, as such shaded area relates to the intersection of two (2) streets or to the intersection of a driveway with a street.

4. Application procedure. (Amended June 23, 1993)

A. No sign permit shall be issued except in accordance with a sign plan approval or a site development plan approval. Applications for sign plan approvals which are not part of a site development plan application shall include, at a minimum, the following:

(1) Free Standing Signs - a drawing showing elevation view, dimensions of sign, sign area, dimensions of support, location of sign on site, method, source and location of illumination, colors, setback from designated street line, materials and text of sign. Only one side of a sign shall be counted in determining sign area (Amended August 18, 2011, Local Law No. 2 of 2011).

(2) Signs on Building Fascia - a drawing showing the height of the sign above grade, the overall sign height, dimensions, area, materials, colors, method of illumination, text of sign.

B. An application for a sign permit shall be made to the Building Inspector on forms prescribed by the Building Inspector and shall contain the information required. All applications shall be accompanied by the required fee in accordance with the Standard Schedule of Fees of

the Village of Chestnut Ridge.

- C. If there is neither a sign plan approval nor site plan approval, the applicant must submit an application to the Planning Board for either site development plan approval or sign plan approval, whichever is applicable. In the case of a sign which is not submitted as part of a site development plan, a sign plan for such sign shall be subject to review and approval by the Planning Board. Upon the granting of a site development plan or a sign plan approval, a copy of the approved plan shall be transmitted to the Building Inspector.

5. Criteria for granting sign approval.

The Planning Board, in promulgating site development plan rules and regulations, shall provide for a limitation on the size of signs, type and characteristics of illumination, number and location, taking into consideration the uses on the site and the reasonable requirement for communicating information to the vehicular or pedestrian public. The Planning Board shall consider the following supplemental use criteria in granting any approvals for signs:

- A. Signs must be clearly accessory to the use or uses upon

the same lot, and such signs and lighting must be shown to be essential to the conduct of the principal use upon the lot.

- B. The size and content of the sign shall be the minimum essential for legibility and for the provision of information to patrons seeking the particular use described on such sign.
- C. The sign content shall not hawk or peddle and must clearly provide only the information necessary to identify the use upon the lot.
- D. The sign shall not be confused with any traffic signal or other safety device nor be composed of elements depicting in exaggerated size or grotesque style the use upon the lot.
- E. All signs, together with their supportings, braces, guys, anchors, etc., shall be kept in repair and in a proper state of preservation. The display surfaces of all signs shall be kept neatly painted or maintained at all times.

6. Types of signs.

A. All residential districts:

- (1) Accessory signs permitted by right without Planning Board approval or sign permit:
  - a) One (1) sign for any residence containing the resident's name, which shall not be more than four (4) square feet in area and, if not mounted or written on mailbox, shall be set back at least ten (10) feet from any designated street line. Illumination, if any, shall be from a constant light.
  - (b) One (1) temporary non-illuminated "For Sale" or "For Rent" sign for any property, which shall not be more than fifteen (15) square feet in area and shall be set back at least fifteen (15) feet from any designated street line. Such sign shall be removed immediately upon the sale or rental of the premises.
  - (c) Temporary "Special Event" signs in connection with a specific event held by a non-profit charitable or educational corporation. Such signs shall be removed immediately upon the termination of such event, but in no case

shall such signs remain on the subject property for a period in excess of ten (10) days after initial installation.

- (2) Conditional use and Special Permit signs shall be subject to Planning Board Approval:

One (1) identification sign accessory to any permitted non-residential establishment. The limitation on the size and setback of such sign shall be as set forth in Subdivision C below. Signs for accessory home professional office or home occupation shall be in accordance with the provisions for a permitted sign for a residence as set forth herein.

- B. Non-residential districts. All signs shall be subject to Planning Board approval.

- (1) Temporary signs:

(a) One (1) non-illuminated "For Sale" or "For Rent" sign which shall not be more than thirty-two (32) square feet in total area. The limitation on the size and setback of such sign shall be as set forth in Subdivision C below. The Planning Board may



increase the size of such sign for good cause shown provided the location and other features of the property warrant such increase.

(b) The permit number and expiration date of the approval shall be set forth on the side of the sign facing the street.

(c) Planning Board approval shall expire six (6) months after the date of issuance.

Applications for renewal shall be made to the Planning Board and may be granted at the discretion of the Planning Board.

(d) Signs shall be removed immediately upon the expiration of the approval therefor, or upon the end of the need for the sign.

(2) All other signs:

Business identification signs in NS, PO, PO-R, LO and PI Districts. The limitation on number, size and setback of these signs shall be as set forth in Subdivision C below.

C. Additional requirements for certain signs.

The following additional requirements and standards

shall apply to the types of signs identified below:

- (1) Identification signs for non-residential establishments in residential districts:
  - (a) One (1) free-standing sign may be permitted, not to exceed twenty (20) square feet in area, located at least ten (10) feet from any designated street line. (Amended August 18, 2011, Local Law No. 2 of 2011)
  - (b) One (1) sign affixed to the front facade of the principal building may be permitted provided it does not exceed five (5) percent of the building facade sign wall area.
- (2) Business identification signs:
  - (a) In the PO, PI and LO districts, and subject to a Conditional Use Permit by the Planning Board, one (1) sign may be located on the building facade facing the frontage street or streets, as determined by the Planning Board, with a total sign area not to exceed ten (10) percent of the sign wall area of the building facade, but in no event more than forty (40) square feet in the PO district or sixty (60) square feet in the LO and PI districts. No

sign shall be erected within fifty (50) feet of any residential district. The message shall be limited to one of the following: the building number, building name, or logo.

- (b) In the NS district, in the case of a building devoted entirely to one use or establishment, one (1) sign may be located on the building facade facing the frontage street or streets, as determined by the Planning Board, with a total sign area not to exceed ten (10) percent of the sign wall area of the building facade, but in no event more than forty (40) square feet. No sign shall be erected within fifty (50) feet of any residential district.
- (c) In the NS district, in the case of a building devoted to more than one use or establishment, one (1) sign for each such use or establishment may be located on the building facade facing the frontage street or streets, as determined by the Planning Board with a total sign length of each such sign not to exceed seventy (70) percent of the building facade length (measured horizontally) associated with each such use

or establishment. No sign shall be erected within fifty (50) feet of any residential district.

(d) No facade signs shall be permitted in PO-R Districts.

(e) The vertical dimension of all business identification signs shall not exceed two and one half (2½) feet.

(f) One (1) free-standing business identification sign may be located on a lot facing each frontage street, as determined by the Planning Board, with a total sign area of each such sign not to exceed forty (40) square feet in the NS, PO, LO and PI Districts nor thirty (30) square feet in the PO-R District and provided that each such sign shall be set back a minimum of ten (10) feet from any designated street line. In the event the frontage of such property is within one hundred fifty (150) feet of a residential district, the total sign area of such sign shall not exceed twenty (20) square feet in the PO-R District, nor thirty (30) square feet in an NS, PO, LO, or PI District. No

dimension of such sign shall exceed eight (8) feet in a PO-R District nor ten (10) feet in an NS, PO, LO, or PI District. Such signs shall not be illuminated by exposed light sources and there shall be no exterior spot lighting or other illumination of any such sign that will cause any glare, or casting of light on adjoining properties or roads.

- (g) Illumination shall be as approved by the Planning Board, and shall be designed to provide the minimum amount necessary to adequately illuminate the sign, with no glare or casting of light on adjoining residential properties or roads. The message shall be limited to one of the following: the building number, building name, or logo.
- (h) Within a multi-building development, directory signs and individual business identification signs shall be only as permitted by the Planning Board in those situations in which the Planning Board has determined that such signs are necessary.
- (i) In the RS District, the following signs are permitted. Lighting, both direct and

indirect, is allowed for all signs, subject to the approval of the Planning Board

(aa) Not more than one directory sign is permitted at each road frontage where there is vehicular access

(aaa) The maximum sign area shall be 80 square feet.

(bbb) The maximum height from grade to top of sign shall be 15 feet.

(ccc) The minimum setback shall be 10 feet from the designated street line placed so that sight distance for entering and exiting vehicles is not affected.

(ddd) The sign shall only identify the name and street address of the project and the names of tenants with leased areas of 10,000 square feet or more. Tenants with smaller spaces may be identified on the directory sign at the discretion of the Planning Board.

(bb) Temporary signs pursuant to Article VIII(6)(B)(1).

(cc) Wall Signs (attached to a building)

(aaa)One wall sign is permitted for each building wall facing a road or driveway where there is vehicular access.

(bbb)Each tenant with exterior frontage shall be permitted to have one wall sign on each exterior frontage identifying the name of the business.

(ccc)Wall signs may cover not more than ten (10%) percent of the wall area, not to exceed eighty (80) square feet in sized and not more than five (5) feet in height except that stores having wall frontages of on hundred feet (100) or more may have wall signs not exceeding one hundred twenty (120) square feet.

(ddd)Signs may be wall or ceiling mounted.

(dd) Hanging shingle/bracket signs.

(aaa) One sign per tenant is permitted under the sidewalk overhang.

(bbb) The maximum size of each sign shall be eight (8) square feet.

(ccc) Signs shall be hung at a height so as not to impede pedestrian traffic, minimum eight (8) foot clearance and positioned perpendicular to the building side.

(ee) Window Signs.

(aaa) Signs may be applied directly to interior of window or hung inside within three (3) feet of the window. Signs are prohibited on the exterior of the window.

(bbb) Window signs shall not exceed fifteen (15%) percent of total window area.



(ccc) Height of sign shall not  
exceed eight (8) inches.

(3) Signs identifying contractor, subcontractor, building, engineer, architect, financing institutions or developer of site under construction are limited to not more than one sign per site, with size limitations in accordance with C. above. An emergency phone number shall be clearly displayed on the sign.

## 7. Enforcement

A. Applicability. Any sign not in conformity with such an approved sign permit shall be deemed a violation of this local law. No sign permit shall hereafter be approved or issued, except in conformity with the requirements of this local law and the site development plan rules and regulations. No permit shall be issued for any sign except in conformity with an approved sign plan or site development plan.

B. Removal of certain signs. Any sign, including all structural supports or frame, now or hereafter existing

which no longer identifies a use on the subject premises, or is not being maintained, shall be taken down and removed by the owner, agent or person having the beneficial use of the building or structure upon which such sign may be found within ten (10) days after written notification from the Building Inspector, and upon failure to comply with such notice within the time specified in such order, the Building Inspector is hereby authorized to cause removal of such sign.

- C. Dangerous signs. Should a sign be or become insecure or in danger of falling or otherwise unsafe in the opinion of the Building Inspector, the owner thereof or person maintaining the same shall, upon receipt of written notice from the Building Inspector and in any cases within five (5) days thereafter, secure the same in a manner to be approved by the Building Inspector. If such order is not complied with, the Building Inspector is hereby authorized to cause removal of such dangerous sign, and any expense incident thereto shall be paid by the owner of the building, structure or premises on which such sign is located. When any sign is in such dangerous condition as to be immediately dangerous to the safety of the public, the Building

Inspector is hereby authorized to take such action as in his opinion shall be necessary to protect the public or property.

8. Nonconforming signs.

Any sign which was in existence prior to the effective date of this local law, and which conformed to the applicable provisions of the Town of Ramapo Zoning Ordinance but which does not conform to the applicable provisions of this local law, shall be deemed nonconforming, and the display of such sign shall be permitted to continue. All other signs which have been erected but fail to comply with the requirements of this local law or the Town of Ramapo Zoning Law shall have six (6) months after the effective date of this local law to be brought into compliance or removed.

