

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session _____ 1991 _____

Bill No. _____ CB-61-1991 _____

Chapter No. _____

Proposed and Presented by The Chairman (by request -
The Quality Development Steering Committee

Introduced by _____

Co-Sponsors _____

Date of Introduction _____

ZONING BILL

AN ORDINANCE concerning

Signs

FOR the purpose of clarifying and strengthening the sign regulations through new definitions, revised standards and illustrations; shortening the Departure from Design Standards process; adding sign standards in the I-3, M-X-T and Comprehensive Design Zones; establishing a process for coordinating signs in multi-tenant buildings and offices, industrial and retail complexes; and establishing a ten (10) year period within which signs shall be brought into conformance with the new standards.

BY repealing and reenacting with amendments:

Sections 27-107.1,

27-239.1,
27-264,
27-389(b),
27-589,
27-590,
27-591,
27-593,
27-595,
27-596,
27-597,
27-598,
27-599,
27-600,
27-604,
27-606,
27-609,
27-610,
27-613,
27-614,

The Zoning Ordinance of Prince George's County, Maryland,

being also

SUBTITLE 27. ZONING.

The Prince George's County Code

(1987 Edition, 1989 Supplement, as amended

by CB-14-1990, CB-15-1990, CB-20-1990,

CB-38-1990, CB-77-1990, CB-87-1990).

By repealing:

Sections 27-599,

27-601,

27-602,

27-607,

27-608,

27-611,

27-612,

27-615,

27-616,

27-617,

27-617.1,

27-618,

27-619,

27-620,

27-620.1,

27-621,

27-622,

27-623,

27-624,

27-625,

27-626,

27-627,

27-628,

27-629,

27-630,

27-631,
27-632,
27-633,
27-634,
27-634.1,
27-635,
27-636, and
27-637,

The Zoning Ordinance of Prince George's County, Maryland,

being also

SUBTITLE 27. ZONING.

The Prince George's County Code

(1987 Edition, 1989 Supplement).

By repealing:

Figures 23,

24,

25,

64, Parts 1 and 2,

65,

66, Parts 1, 2, 3, 4, and 5,

67, Parts 1, 2, 3,

The Zoning Ordinance of Prince George's County, Maryland,

being also

SUBTITLE 27. ZONING.

The Prince George's County Code

(1987 Edition, 1989 Supplement).

BY adding:

Sections 27-615,
27-616,
27-617,
27-618,
27-619,
27-620,
27-621,
27-622,
27-623,
27-624,
27-625,
27-626,
27-627,
27-628,
27-629,
27-630,
27-631,
27-632,
27-633,
27-634,
27-635,
27-636, and
27-637,

The Zoning Ordinance of Prince George's County, Maryland,
being also

SUBTITLE 27. ZONING.

The Prince George's County Code
(1987 Edition, 1989 Supplement).

BY adding:

Figures 23, Parts 1 and 2,
24,
25,
64, Parts 1 and 2,
65, Parts 1 and 2,
66, Parts 1 and 2,
67, Parts 1 and 2,

The Zoning Ordinance of Prince George's County, Maryland,
being also

SUBTITLE 27. ZONING.

The Prince George's County Code
(1987 Edition, 1989 Supplement).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, sitting as the District Council for that part of the Maryland-Washington Regional District in Prince George's County, Maryland, that Sections 27-107.1, 27-239.1, 27-264, 27-389(b), 27-589, 27-590, 27-591, 27-593, 27-595, 27-596, 27-597, 27-598, 27-599, 27-600, 27-604, 27-606, 27-609, 27-610, 27-613, and 27-614 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, be and the same is/are hereby added/repealed/repealed and reenacted with the following amendments:

SUBTITLE 27. ZONING.

PART 2. GENERAL.

DIVISION 1. DEFINITIONS.

Sec. 27-107.1. Definitions.

(a) Terms in the Zoning Ordinance are defined as follows:

* * * * *

[(7.1)] (8) **Adult Rehabilitation Center:** An establishment, owned and operated by a bona fide nonprofit organization within the County, that provides on-site support for a service population, and also provides facilities for the refurbishing and resale of donated goods to the public by the resident service population. The term shall not include a "Group Residential Facility." "Congregate Living Facility," or "Adult Day Care Center."

[(8) **Advertising Structure:** See "**Sign**".]

* * * * *

(25) **Billboard:** See "**Sign, [Outdoor Advertising] Billboard**".

* * * * *

(33.1) **Building Front:** The length of a wall facing the front of a lot, or the length of a wall containing the principal entrance to a "Building", whichever is greater.

(33.2) **Building Perimeter:** The structural outside wall of a building; does not include non-building elements.

* * * * *

(40) **Canopy:** A rooflike cover extending over an outdoor improvement (such as a sidewalk, a gasoline pump island, or the vehicular surface abutting a "drive-in" service window) for the sole purpose of sheltering persons from sun or precipitation. A "Canopy" is either freestanding, or attached to and projecting from the wall of a building. A "Canopy" is supported only by columns or the wall of a "Building", and is unenclosed on all sides (except in the case of a projecting canopy where it abuts the "Building" wall). A "Canopy" shall not be considered a "Building". A "carport" or covering over a porch, patio, deck, terrace, or stairway shall not be considered a "canopy", but shall be considered a portion of the "Main Building" to which it is attached or, if freestanding, an "Accessory Building". Where an "Accessory Building" is attached to a "Canopy", a "carport", or a covering which is attached to the "Main Building", that building shall not be considered a portion of the "Main Building"; however, that building is subject to the setback requirements of the "Main Building." See "Sign, Canopy".

* * * * *

(51.1) **Common Sign Plan:** A set of specific design standards that unifies sign types associated with a multi-tenant or multiuse building or complex of buildings.

* * * * *

(55.1) **Copy:** Wording on a sign surface.

* * * * *

(95.1) **Frontage:** See "Lot Frontage (Width), Minimum, at front 'Building Line'" and "Lot Frontage (Width), Minimum, at

'Front Street Line'".

* * * * *

165.1) **Nonconforming Sign:** Any sign that does not conform to the current provisions of this Subtitle.

* * * * *

(208.1) **Shopping Mall:** A retail center characterized by a common roof, composed of those individual establishments having interior access to an enclosed common open area and may also include freestanding buildings within the same development.

* * * * *

(210) **Sign:** [Any letter, word, numeral, figure, design, color, illumination, projected image, picture, illustration, decoration, emblem, symbol, trademark, flag, banner, pennant, or other device which is used:

(A) To announce, direct attention to, identify, advertise or otherwise make anything known; or

(B) To attract attention. (See Figure 23)]
A device, fixture, placard, or structure that uses color, form, graphics, illumination, symbols, or writing to advertise, announce, or identify the purpose of a person or entity, or to communicate information of any kind to the public. Specific types of "Signs" are defined as follows (see Figure 23):

(A) **Abandoned:** A "Sign" which identifies or advertises a business or activity no longer in existence, advertises products no longer stocked or sold, and for which no legal owner can be found.

(B) **Banner:** A "Sign" of lightweight fabric, plastic, or similar material mounted on or suspended from a pole, "Canopy", "Building," or other "Structure", at two or more points.

(C) **Billboard:** A " Freestanding Sign" containing "Sign Copy" unrelated to the site upon which it is located, not including off-site, permanent directional signs.

(D) **Canopy:** A "Sign" that is a permanent part of, or attached to, an awning, canopy, or other fabric, plastic, or structural protective cover over a door, sidewalk, window or outdoor service area (see Figure 23, Part 2).

(E) **Changeable Copy:** A "Sign" on which copy may be changed manually or electronically.

(F) **Double-Faced:** A "Sign" with two parallel back-to-back sides or two sides separated by an angle of forty-five degrees (45) or less.

(G) **Flag:** A fabric, banner, or bunting of distinctive design with colors, patterns, or symbols representing a government, political entity, or other non-commercial entity.

(H) **Freestanding:** A permanent "Sign" supported upon the ground by structures or poles that are placed on or anchored in the ground and are independent from any building or other structure.

(I) **Ground-Mounted:** See "**Freestanding**".

(J) **Memorial Tablet:** A "Sign" indicating the name of a building, date of erection or other historical data, engraved into a masonry surface or made of some other permanent material.

(K) **Pennants/Pinwheels/Circus-Like Attractors:**

Lightweight plastic, fabric or other non-permanent material, suspended from a rope, wire or string, usually in series, that may or may not include a message.

(L) **Portable:** A "Sign" not permanently attached to the ground or other permanent structure, such that it can be easily moved or relocated without involving any structural or support changes.

(M) **Projecting:** A "Sign", other than a flat wall sign, which is attached to and projects from a building wall or other structure not specifically designed to support the sign (see Figure 26).

(N) **Public:** A noncommercial "Sign" erected by, or ordered erected by, a public official in the performance of an official duty, or by a governmental agency. A public sign may include, but is not limited to, safety signs, traffic control signs, historical markers, murals, or other artistic displays.

(O) **Roof:** A "Sign" wholly on or over any portion of the roof, eave, or parapet of a building or structure. Roof signs are supported by the roof structure and extends vertically above the highest portion of the roof.

(P) **Roof, Integral:** A "Sign" erected or constructed as an integral part of the roof structure and which is designed so that no part of the "Sign" extends vertically above the highest portion of the roof (see Figure 23, Part 2).

(Q) **Wall:** A "Sign" which is attached to, and within twelve (12) inches of, a building wall or solid fence; may be

painted on the surface of the wall or fence, or attached to and supported by the limits of the outside wall of the building or structure, and on which only one "Sign Face" is displayed.

(R) **Window:** A "Sign" attached to, placed inside, or painted on a window so that it is visible from the exterior of the window (see Figure 27).

(211) **Sign [Business:** "Sign" directing attention to a business, commodity, service, entertainment, event, or similar activity conducted on the premises upon which the "Sign" is located.] **Face:** The area of a sign on which copy is placed.

(212) [**Sign, Incidental:** A "Sign" designating an "Accessory Use", such as a "Medical Practitioner's Office (in a "Dwelling)". "Home Occupation", or similar use, or exclusively advertising the sale of farm products grown or produced on the premises. (See Figure 24)] **Reserved**

(213) [**Sign, Outdoor Advertising (Billboard):** A "Sign" (including "Painted Bulletin" and "Poster Panel") which directs attention to a business, commodity, service, entertainment, event, or other activity conducted, sold, or offered elsewhere than upon the property on which the "Sign" is located. The term also means a permanent "Sign" advertising the sale, lease, rental, or designation of real estate located elsewhere than on the property upon which the "Sign" is located. A "Painted Bulletin" is an "Outdoor Advertising Sign" having an area greater than three hundred (300) square feet. A "Poster Panel" is an "Outdoor Advertising Sign" which generally has panels of poster paper attached to it, and an area not greater

than three hundred (300) square feet. (See Figure 25)] **Reserved**

(214) [**Sign Projecting:** A "Sign" which projects outward or downward from a "Building" or "Canopy" more than twelve (12) inches. (See Figure 26)] **Reserved**

(215) [**Sign, Real Estate:** A "Sign" which advertises the sale, lease, rental, or development of the property which it stands, or directs attention to the opening and location of a new "Subdivision", neighborhood, or community.] **Reserved**

(216) [**Sign, Window:** A "Sign" that is attached to, or painted on, a window so that it can be read from outdoors. (See Figure 27)] **Reserved**

PART 3. ADMINISTRATION.

DIVISION 5. APPEALS AND VARIANCES.

Subdivision 3. Departures from Design Standards.

Sec. 27-239.1. Departures from Design Standards.

(a) Authorization

(1) A departure from the design standards contained in Part 11 or Part 12 of this Subtitle or contained in the Landscape Manual may be permitted by the Planning Board, in accordance with the provisions of this Section.

(b) Procedures

(1) Application

(A) All requests for a Departure from Design Standards shall be in the form of an application filed with the Planning Board. The Planning Board shall determine the contents of the application, and shall provide the application form.

(B) Along with the application, the applicant shall submit six (6) copies of the following information:

(i) [Six (6) copies of a] A site plan, and other graphic illustrations which [are considered necessary to indicate what is being proposed; [and] including the:

(aa) location of the proposed sign;

(bb) location of any existing sign;

(cc) height and area of the proposed sign;

(dd) height and area of existing sign(s),

including permit number(s);

(ee) distance of the proposed sign from the street line;

(ff) amount of street frontage of the property; and

(gg) speed limit in the vicinity of the subject property;

(ii) [Six (6) copies of a] A written explanation by the applicant telling why the proposed design serves the purposes of this Subtitle better than the prescribed Design Standards[.]; the specific requirement from which a departure is sought and the amount of the departure requested; and

(iii) An elevation showing the relationship between the proposed sign, the street, the buildings on the property and any existing signs.

(2) Filing fees

(A) Upon filing the application, the applicant shall pay to the Planning Board a filing fee [of Four Hundred Dollars (\$400.00)] to help defray the costs of processing the application. The filing fee for a Departure from Sign Design Standards application is Two Hundred Dollars (\$200.00). All other departure applications are Four Hundred Dollars (\$400.00). A reduction in the fee may be permitted by the Planning Board when it finds that payment will cause undue hardship upon the applicant.

(B) Sign posting fees

(i) In addition to the filing fee, a fee of Thirty Dollars (\$30.00) shall be paid for posting each public notice sign to be posted by the Planning Board.

(ii) When the application involves a utility right-of-way, the fee shall be Thirty Dollars (\$30.00) each for the first four (4) signs, plus Five Dollars (\$5.00) for each [signs over four (4)] additional sign.

(iii) No part of a fee shall be refunded or waived unless the Planning Board determines that one (1) of the following applies:

(aa) The fee was paid by mistake, and the applicant has requested (in writing) a refund; or

(bb) The application is withdrawn prior to posting the sign. In this case, the entire sign posting fee shall be refunded.

* * * * *

(10) Time limits for action

(A) The Planning Board shall take action on a departure from sign design standards application within seventy (70) days of its filing date.

(B) If no action is taken within seventy (70) days, the departure shall be considered approved.

(C) The applicant may (in writing) waive the seventy (70) day requirement to provide for a longer specified review period.

(11) Appeal

* * * * *

(D) Within sixty (60) days after the close of the Council's hearing, the Council shall affirm, reverse, or modify the decision of the Planning Board, or return the proposed departure to the Planning Board to take further testimony or reconsider its decision. Failure to act within sixty (60) days constitutes confirmation of Planning Board action.

(E) The Council shall give its decision in writing, stating the reason for its decision. Copies of the decision shall be sent to all persons of record and the Planning Board.

* * * * *

DIVISION 8. ENFORCEMENT.

Sec. 27-264. Enforcement procedures.

* * * * *

(d) Signs

(1) Illegal signs shall be removed or made to conform to the current requirements of this Part by the owner or user of the

sign or by the owner of the premises upon which it is located.
Signs for which the District Council has validated a permit issued
in error (Section 27-258) shall not be subject to this requirement.

PART 4. SPECIAL EXCEPTIONS.

**DIVISION 3. ADDITIONAL REQUIREMENTS FOR SPECIFIC
SPECIAL EXCEPTIONS.**

Sec. 27-389. Outdoor advertising sign (billboard).

(b) In the C-S-C Zone, an outdoor advertising sign may be permitted subject to the following:

* * * * *

[(4) The sign shall be permitted only on an undeveloped lot;

(5) Any permit to construct an outdoor advertising sign shall be valid for not more than five (5) years (from the date of issuance of the permit by the Department of Environmental Resources) or until development of the property, whichever occurs first.]

PART 12. SIGNS.

DIVISION 1. GENERAL.

Sec. 27-589. Purposes.

(a) The purpose[s of regulating signs are] of this Part is to regulate the type, number, location and physical dimensions of signs so as to:

(1) [To p]Promote and protect the public health, safety, and welfare [of the present and future inhabitants of the Regional District];

(2) [To encourage and protect the appropriate use of land, buildings, and structures;] Prevent an unrestricted proliferation of signs which may adversely affect property values;

(3) [To regulate unsightly and detrimental signs which could depreciate the value of property, and discourage quality development in the Regional District;

(4) To r]Regulate signs that are a hazard to safe motor vehicle operation;

[(5) To eliminate structurally unsafe signs that endanger a building, structure, or the public;

(6) To prevent the proliferation of signs that could detract from the scenic qualities of the landscape or the attractiveness of development; and

(7) To control the location and size of signs, so as to provide for adequate identification and advertisement in a manner that is compatible with land uses in the Regional District.]

(4) Encourage the efficient use of signs as a means of communication with the public;

(5) Maintain and enhance the scenic qualities of the landscape; and

(6) Enable the fair and consistent enforcement of these sign restrictions.

Sec. 27-590. Applicability.

(a) This Part shall [govern all] regulate signs in all zones, unless otherwise [specifically provided elsewhere in this Subtitle] noted.

(b) The provisions of the Building Code which address signs shall apply, except where in direct conflict with any of the provisions of this Part. This Part does not apply to public signs.

[(c) This Part does not apply to the flag, emblem, insignia, poster, or other display of a nation, state, or other political subdivision; or to an educational, charitable, religious, or similar group's campaign, drive, or event.]

Sec. 27-591. [Sign measurement. (See Figure 64.)] Comprehensive Design, I-3, and M-X-T Zones.

[(a) The area of a sign shall include the entire face of the sign, and any wall work incidental to its decoration. The area shall include the space between letters, figures, and designs, except where they are mounted directly on the architectural face of a building with no other decorative wall work. The actual faces of these letters, figures, and designs on walls shall constitute the sign, and the spaces between them shall not be considered part of the sign. To calculate the area of the faces of these letters, figures, and designs, the square footage of the sign, as would be normally computed, shall be calculated and reduced by fifty percent (50%). This fifty percent (50%) shall be presumed to equal the spaces between the letters, figures, and designs.

(b) All sides of a sign which are visible from any vantage point shall be measured in determining the area of a sign, except that only the larger of two (2) sides shall be measured if the two (2) sides are back-to-back, or separated by an angle of forty-five degrees (45°) or less.]

(a) All signs, including signs for which no permit is required in accordance with Section 27-622 in the I-3, M-X-T and Comprehensive Design Zones, shall be approved by the Planning Board at the time of Detailed Site Plan or Specific Design Plan approval.

(b) If design standards for signs are not approved by the Planning Board in conjunction with the required hearing process, then the design standards in this Part shall also apply to signs in the M-X-T and Comprehensive Design Zones.

Sec. 27-593. Prohibited signs.

(a) The following signs are prohibited:

(1) Any sign not expressly permitted in this [Subtitle] Part;

(2) Any portable exterior sign, including but not limited to A- frames, T-frames, signs on wheels and signs attached to or painted on parked commercial vehicles or trailers visible from public rights-of-way, unless the vehicle is used in the normal day-to-day operations of the business. For purposes of this section, "normal day-to-day operations" shall mean that the vehicle or trailer shall be moved from the parking lot at least once each business day.

[(2)](3) Pennants, pinwheels, streamers and similar circus- or carnival-type attractors [which are] visible from a street or [from] residential property;

(4) Roof signs, unless in conformance with the sign design standards in Division 3 of this Part;

[(3)](5) Signs which obstruct any opening intended to

provide ingress or egress for any building or structure;

[(4)](6) Signs which obstruct the view of traffic control devices;

[(5)](7) Signs which, because of their shape, size, color, or wording, may be confused with any traffic control device (placed by a public authority), or which may mislead motorists;

[(6)] Any sign no longer advertising a business on the premises, or advertising products no longer stocked or sold. These signs shall be removed within thirty (30) days of the date the business or sale of the products ceases;]

(8) Abandoned signs;

(9) Signs with any mechanical moving parts;

[(7)](10) Signs which are not clean, legible, or in a state of good repair;

[(8)] Signs that are no longer in use, effaced, or otherwise obsolete;]

[(9)](11) Signs which are illegal under State or Federal regulations;

(12) Signs which are illegal because they do not conform to the current provisions of this Part or were erected or maintained in violation of the applicable requirements of previously existing ordinances;

[(10)] Signs which are not consistent with the provisions of this Subtitle;]

[(11)](13) Signs which are placed on a municipal, County, or State street right-of-way, except those of, or authorized by,

public authorities or agencies, unless specifically authorized elsewhere in this Part; and

[(12)](14) Signs projecting from the structural housing of a gasoline pump, service appliance, or vending machine.

Sec. 27-595. Required signs.

(a) [Gasoline] Fuel prices

(1) The operator of each gas station shall post a sign that indicates the price (per unit of measurement used, including tax) of [leaded regular and unleaded regular gasoline.] available fuel.

(2) If the sign does not exceed twelve (12) square feet in area and does not contain any advertising [matter] copy, it is exempt from the requirement that a sign permit[s] be obtained but shall [be erected in accordance with Section 27-623. If the sign exceeds twelve (12) square feet in area or contains advertising matter, it is a business sign and is subject to the requirements of Division 3, Subdivision 1.] conform to the sign design standards in Division 3 of this Part.

(3) Not more than one (1) price sign shall be located at each entrance to the station.

(b) Surface mining; sand and gravel wet-processing

(1) The owner of property on which is located a surface mining or sand and gravel wet-processing operation shall post and maintain a permanent, durable sign identifying the use. These signs are exempt from permits, but shall be erected in accordance with Section 27-[629]622.

DIVISION 2. ADMINISTRATION.

Subdivision 1. Permits.

Sec. 27-596. [Application.] Permit application requirements, contents.

(a) [Except as provided in this Part, signs shall not be displayed unless a permit has been issued by the Department of Environmental Resources.

(b) An application for a sign permit shall be submitted on forms provided by the Department of Environmental Resources.

(c) Any sign requiring a permit under this Part shall be issued a sign permit by the Department of Environmental Resources prior to the construction, placement, erection, or modification of the sign in accordance with the following requirements:

(1) Application for a sign permit shall be made on forms provided by the Department of Environmental Resources;

(2) No permit shall be issued for an existing or proposed sign unless such sign is consistent with the requirements of this Subtitle in every respect, including any approved Common Signage Plan in effect for the property;

(3) No permit for a sign shall be issued until a complete application for a Construction, Grading and Use (CGU), Construction and Use (CU), or Use and Occupancy (U&O) permit has been applied for or has been previously issued.

(4) The sign permit number plate shall be displayed on the sign itself, or on its supporting structure. The plate shall be conspicuous and readily visible to the Inspector. The certification

of issuance, containing the permit number and date of issuance, shall be available to a representative of the Department of Environmental Resources (the Inspector) upon request.

(5) Additional permits are also required for the installation of electrical signs, as required by the County Electrical Code.

(b) Each application shall be accompanied by scaled drawings, [plans, sketches, or photographs] which clearly indicate the following:

- (1) Size and proposed location of the sign;
- (2) Design [of the sign;] standards;
- (3) Sign [contents;] message;
- (4) Method of [erecting the] sign erection; and
- (5) Any [0] other information required by the [Director of

the] Department of Environmental Resources [may require] to insure compliance with this Part and other County regulations [of the County].

[(d)] (c) For freestanding signs and billboards, scaled architectural drawings [and design criteria] shall be provided.

Sec. 27-597. Referral to Planning Board.

(a) No sign permit shall be issued after August 31, 1982, until the application has been referred to the Planning Board (or its authorized representative) for review and recommendations [with respect to the requirements of this Subtitle]. Any permit issued without this review and recommendation is invalid.

[(b) No permit shall be recommended for approval until after

the expiration of the specified appeal period from a Planning Board decision concerning the subject property of the permit, unless the right of appeal has been waived; nor shall any permit be recommended for approval during the pendency of any appeal to, or review by, the District Council.]

Sec. 27-598. Issuance.

(a) Permits for signs may only be [obtained] issued by the Department of Environmental Resources when the proposed sign meets the requirements of this Part.

(b) In the I-3 Zone, [the features of] proposed signs, [()except those for directional or informational purposes not containing more than four (4) square feet[]], shall be approved by the Planning Board as a part of its review of the Detailed Site Plan, prior to the issuance of the sign permits.

(c) The Department of Environmental Resources shall not issue any permit for [an outdoor advertising sign (billboard)] a billboard to be located on land zoned I-1, I-2, or I-4 until after expiration of the applicable time period described in Section [27-597.1] 27-624.

(d) No sign permit shall be issued by the Department of Environmental Resources until after the expiration of the specified appeal period from a Planning Board decision concerning the subject property of the permit, unless the right of appeal has been waived; nor shall any permit be issued during the pendency of any appeal to, or review by, the District Council.

Sec. 27-600. Revocation of permits.

(a) [All s]Sign permits are only licenses, and are revocable at any time by the Director of the Department of Environmental Resources for failure to meet any of the requirements of this Part.

The failure to comply with any of the regulations, or a valid order by the Director of the Department of Environmental Resources, shall subject the owner or user of the sign to the penalties prescribed by Part 3, Division 8.

Sec. 27-604. Signs within proposed rights-of-way.

(a) When not otherwise allowed [by Section 27-616(b)] in this Part, t]The District Council may authorize the issuance of a sign permit for any sign on land located within the right-of-way, property, or acquisition lines of a proposed street, rapid transit route, or rapid transit facility, or proposed relocation or widening of an existing street, rapid transit route, or rapid transit facility, as shown on the General Plan, a Master Plan or Functional Master Plan of Transportation. The requirements for this authorization are the same as those for authorizing the issuance of a building permit for a structure on land located within a proposed right-of-way (Section 27- 259).

Subdivision 2. Nonconforming Use Signs and Nonconforming Signs.

Sec. 27-606. [Alteration.] Nonconforming signs.

[(a) **Applicability**

(1) The nonconforming signs identified in Section 27-608(b) as being covered by the amortization procedures may only be altered, replaced, or relocated in conformance with this Section. Other provisions of this Subtitle relating to nonconforming

buildings, structures, and uses (Part 3, Division 6) do not apply to these nonconforming signs.

(2) Other nonconforming signs (including outdoor advertising signs) may be maintained, structurally altered, repaired, replaced, or relocated in conformance with Part 3, Division 6.

(3) This Section does not apply to signs for which a departure from Design Standards (Subdivision 4, below) has been granted; nor to any sign for which the District Council granted a waiver under prior regulations.

(b) **Requirements**

(1) Nonconforming signs which are covered by the amortization procedures (Section 27-608) may be altered or replaced only in a manner which reduces the degree of nonconformity with the current provisions of this Part. These signs may be relocated only if the relocation brings the signs into conformance with the requirements of this Part.

(2) Nonconforming signs (except outdoor advertising) which are not covered by the amortization procedures (Section 27-608) shall be structurally altered, relocated, or expanded only in compliance with the requirements of this Part which apply to new signs, or in conformance with Part 3, Division 6.]

(a) Any sign legally erected prior to December 31, 1991 that does not conform to the sign design standards of this Part, is considered nonconforming. Such signs may continue for a period of ten (10) years, after which, such signs must be removed or made to

conform to the current requirements.

(b) Nonconforming signs may be altered or replaced only in a manner which reduces the degree of nonconformity or brings the signs into full conformance with the current requirements of this Part.

(c) If, prior to the expiration of the ten (10) year period mentioned in (a) above, a change of use occurs on a site with a nonconforming sign, such sign must be made to adhere to the current requirements of this Part.

Subdivision 3. Enforcement.

Sec. 27-609. Unsafe signs; [M]aintenance or removal [of unsafe signs].

(a) [Whenever] If the Director of the Department of Environmental Resources (or [his designated representative] designee) determines that a sign is unsafe, he shall (in writing) order that the sign be made safe or removed or made safe. The order shall be complied with by the person owning or using the sign or, in the case of a gateway sign, the Homeowners' Association or other entity responsible for maintenance, within five (5) days after the person, Homeowners' Association, or entity receives the order. [In the event of an emergency situation (when there is] If the sign poses an immediate [danger] threat to public safety[)], the unsafe sign shall be removed or made safe [or removed] without [any] delay or any written order.

(b) If the unsafe sign is not removed or maintained in accordance with the written order, the Director of the Department of Environmental Resources shall have the sign removed. The cost of

removal shall be borne by the owner, user, Homeowners' Association, or entity responsible for the sign.

(c) The penalties [prescribed] noted in [Section 27-611] Part 3, Division 8 of this Subtitle may be invoked if the sign is not removed or maintained in accordance with the written order.

(d) The maintenance of an entrance feature, including gateway signs and associated landscaping, shall be the responsibility of a Homeowner's Association or any other entity or person designated in a maintenance arrangement approved by the Department of Environmental Resources. Any entrance which has not been maintained in a safe and attractive manner may, for the purpose of this Section, be deemed by the Department of Environmental Resources to be an unsafe sign.

Sec. 27-610. Violations[.], penalties, extension of grace period.

(a) If a sign violates any [of the] requirement[s] of the applicable ordinances existing at the time of its erection, the Director of the Department of Environmental Resources (or [his designated representative]designee) shall send a written order to the owner or user of the sign requiring [order (in writing)] that the sign be removed or made to conform to the requirements of this Part. The order shall be complied with by the owner or user of the sign within fifteen (15) days (or a different time period if so stated in the order).

(b) If the order is [not complied with] ignored, the Director [may] shall have the sign removed. The cost of removal shall be borne by the owner or user of the sign.

(c) The penalties [prescribed] noted in [Section 27-611] Section 27-265 may be invoked if the [order is not complied with.] sign is not removed in accordance with the written order.

(d) The Board of Zoning Appeals may grant additional time to correct a violation, in accordance with Part 3, Division 5 of this Subtitle.

Subdivision 4. [Departures from Design Standards.] Common Sign Plans.

Sec. 27-613. [Authorization.] Mandatory and Voluntary Common Sign Plans.

[(a) Departures from the design standards of Subdivision 1, 2, and 3 of Division 3, below, may be permitted by the Planning Board, in accordance with the provisions of Section 27-239.1.]

(b) No departures from the design standards for outdoor advertising signs shall be approved if the departure would violate a state or federal regulation.

(c) No departures from Design Standards shall be permitted for any sign erected in violation of this Subtitle, and for which a sign permit was not obtained at the time the sign was erected.]

(a) Mandatory Common Sign Plan

(1) Mandatory Common Sign Plans are required for commercial or industrial establishments containing more than one (1) principal building (not including accessory buildings), shopping centers, malls, and office parks on a single lot or combination of lots under common ownership. A Mandatory Common Sign Plan is required only for developments for which no previous sign permit has

been issued for any existing or proposed establishments, except as specified in subparagraph (2) below. For a development where a Common Sign Plan is required, no sign permit shall be issued for a sign requiring a permit unless a Common Sign Plan for the development on which the sign will be erected has been submitted and approved by the Planning Director or designee.

(2) For the types of development named in subparagraph (1), above, and for new signs proposed in connection with exterior renovation or rehabilitation of sixty percent (60%) or more of the establishments in the development, a Common Sign Plan for the lot on which the sign will be erected shall be submitted and approved by the Planning Director or designee prior to the issuance of any sign permits for establishments within the development.

(3) Signs for establishments not included in the initial exterior renovation or rehabilitation shall be exempt from the Common Sign Plan until such sign needs to be improved, rehabilitated or changed for any reason or within seven (7) years of the approval of the Common Sign Plan, whichever occurs earlier.

(4) No permit shall be issued for an individual sign requiring a permit unless a Common Sign Plan for the lot or parcel for which the sign will be erected has been submitted and approved by the Planning Director, or designee.

(b) Voluntary Common Sign Plan

(1) The owners of two (2) or more contiguous lots (disregarding intervening streets and alleys) on which there is existing development may submit to the Planning Director or designee

for those lots a Common Sign Plan conforming with the provisions of this Division. A ten percent (10%) increase in the maximum sign area shall be granted, providing there is full participation in the Voluntary Common Sign Plan. This bonus shall be allocated within each lot as the owner(s) elects, provided there is full participation.

Sec. 27-614. [Reserved.] Common Sign Plans, General Requirements.

(a) Contents

(1) All Common Sign Plans shall contain the following information:

(A) Computation of the maximum sign area for the lot(s) involved;

(B) Computation of the bonus sign area for any lot(s) covered by a voluntary Common Sign Plan;

(C) Maximum area of individual signs, the height of signs and the number of freestanding signs allowed on the lot(s) included in the Common Sign Plan based on all other applicable provisions of this Part.

(2) Common Sign Plans shall specify standards for consistency among all signs within the development.

(b) Requirements

(1) All Common Sign Plans shall comply with the following requirements:

(A) Lighting standards and materials must be consistent among all signs on the parcel or parcels.

(c) One (1) of the following design options must be selected:

(1) OPTION ONE

(A) Color scheme

(i) Limited to four (4) colors, including black and white.

(ii) Federal or state registered trademarks or logos are allowed provided they do not exceed nine (9) square feet and three (3) feet in any dimension.

(iii) Background colors and lettering on all signs shall be identical.

(B) Any one of the following design elements must also be the same:

(i) Letter size (except logo);

(ii) Letter style or font (except logo); and

(iii) Relative location of each sign on the buildings.

(2) OPTION TWO

(A) Color scheme

(i) Limited to six (6) colors, including black and white.

(ii) Federal or state registered trademarks or logos are allowed provided they do not exceed nine (9) square feet and three (3) feet in any dimension.

(iii) Background colors and lettering on all signs shall be identical.

(B) All of the following design elements must also be the same:

(i) Letter size (except logo);
(ii) Letter style or font (except logo); and
(iii) Relative location of each sign on the
buildings.

(d) Window signs in Common Sign Plans

(1) A Common Sign Plan which includes window signs shall
indicate the areas of windows to be covered by window signs and the
type of window signs (including paper, painted, etched, neon or some
other material hung inside the window).

(e) A Common Sign Plan may contain other restrictions as the
owners of the parcels may reasonably determine.

(f) Consent

(1) Common Sign Plans shall be signed by all owners or
their authorized agents in such form as the Planning Director shall
require.

(g) Inclusion with other plans

(1) Common Sign Plans may be included in any Detailed
Site Plan, Comprehensive Design Plan, or Specific Design Plan and
will, if included, be processed simultaneously and approved by the
Planning Board at the time the other plan is approved.

(h) Amendment

(1) Any approved Common Sign Plan may be amended by
filing a new Common Sign Plan that conforms with all requirements of
this Part.

(i) Applicability

(1) Once a Common Sign Plan is approved, any additional

sign or alteration to an existing sign shall conform with the provisions of that Plan.

(j) Binding effect

(1) After approval of a Common Sign Plan, no sign shall be erected, placed, painted, or maintained, except in conformance with such Plan, and such Plan may be enforced in the same way as any provision of this Subtitle.

(2) Mandatory and Voluntary Common Sign Plans shall be equally binding among all signatories and future owners.

(3) In case of any conflict between the provisions of such a Common Sign Plan and any other provision of this Subtitle, the provisions of this Subdivision shall control.

(4) Should all participants of a voluntary Common Sign Plan decide to terminate the terms of agreement, a written statement signed by all parties must be submitted to the Planning Board or its designee. Any bonus in sign area granted by virtue of voluntary participation in a Common Sign Plan shall be forfeited.

SECTION 2. BE IT FURTHER ENACTED that Sections 27-592, 27-594, 27-597.1, 27-599, 27-601, 27-602, 27-607, 27-608, 27-611, 27-612, Sections 27-615 through 27-637, inclusive, and Figures 23, 24, 25, 64 Parts 1 and 2, 65, 66 Parts 1, 2, 3, 4, and 5, and 67 Parts 1, 2, and 3 of the Prince George's County Code be and the same are hereby repealed:

SUBTITLE 27. ZONING.

PART 12. SIGNS.

DIVISION 1. GENERAL.

[Sec. 27-592. Illumination.

(a) The light from any illuminated sign shall be shaded, shielded, or directed so that the light intensity does not adversely affect surrounding areas.

(b) Signs which flash, blink, or have varying intensity of illumination are prohibited, except for signs indicating time or temperature changes on not less than a five (5) second cycle.

(c) The illumination or glare from a sign shall not shine directly onto a street so as to constitute a hazard to motorists.

(d) In the I-3 Zone, the exterior spot lighting of signs is allowed, provided the lighting is directed only to the sign.]

[Sec. 27-594. Portable signs.

(a) Signs which are portable are subject to all the regulations of this Part.]

DIVISION 2. ADMINISTRATION.

Subdivision 1. Permits.

[Sec. 27-597.1. Outdoor advertising sign (billboard) applications.

(a) For applications for outdoor advertising sign (billboard) permits that involve land zoned I-1, I-2, or I-4, the Planning Board (or its authorized representative) shall notify the District Council of a recommendation for approval. The District Council may, on its own motion, vote to review the sign permit application in order to make a determination under Subsection (a) of this Section, within thirty (30) days after the Clerk notifies the Council of receipt of the recommendation.

Editor's note. -- The reference to "Subsection (a)," above, should really be "Subsection (e)."

(b) If the Council does not elect to review the recommendation, the Planning Board (or its authorized representative) shall transmit its recommendations to the Department of Environmental Resources upon expiration of the thirty (30) day period provided above.

(c) The Clerk of the Council shall notify the Planning Board (or its authorized representative) of the Council's decision to review the application. Within seven (7) calendar days after receiving this notice, the Planning Board (or its authorized representative) shall transmit to the Council all materials submitted to it in connection with the permit application.

(d) The District Council shall schedule a public hearing on the application. The Clerk of the Council shall give at least fourteen (14) calendar days' notice of the hearing in the newspapers of record.

(e) The District Council shall hear testimony and make its decision recommending approval of the application only if it finds that erection of the sign will not contribute to a proliferation of outdoor advertising signs (billboards) in any particular geographic region or transportation corridor, taking into account the number, size, height, and location of other outdoor advertising signs (billboards) in the area.

(f) Within forty-five (45) days after the close of the Council's hearing, the Council shall decide whether to direct the

issuance or denial of the permit. Failure of the Council to take action within forty-five (45) days of the close of the hearing shall constitute a direction to issue the permit.]

[Sec. 27-599. Display of issuance certificate; number plate.

(a) The sign permit number plate shall be displayed on the sign itself, or on its supporting structure. The plate shall be conspicuous and readily accessible to the Inspector. The certificate of issuance, containing the permit number and date of issuance, shall be shown to a representative of the Department of Environmental Resources (the Inspector) upon verbal request. Instead of displaying individual permits, a certificate (issued by the Department of Environmental Resources) describing all authorized signs on the premises may be used.]

[Sec. 27-601. Other permits required.

(a) Permits are also required for the installation of electrical signs, in accordance with the provisions of the County Electrical Code.]

[Sec. 27-602. Signs exempt from sign permit.

(a) Types of signs exempt from sign permit, when all applicable Design Standards of Division 3, Subdivision 4, of this Part are met:

(1) **Contractor's signs:** Temporary real estate signs which announce pertinent information about the contractor constructing the building or structure on the property.

(2) **Farm products (wayside stand):** Incidental signs advertising the sale of farm products grown or produced on the

premises.

(3) **Gasoline prices:** Signs solely indicating the price of gasoline (and containing no advertising matter).

(4) **Gateways:** Permanent signs at gates or entrances stating the name of a community or residence. Such signs may also contain the name of the developer and an identifying insignia for the community or residence, or an identifying insignia for the development company, but shall contain no other advertising matter.

(5) **Home occupation:** Signs identifying a home occupation.

(6) **Incidental building identification:** Signs indicating the name or number of a building or premises.

(7) **Reserved**

(8) **Integral:** Signs forming an integral part of a gasoline pump, service appliance, or vending machine.

(9) **Interior:** Signs located within a building, enclosed shopping mall, industrial center, or apartment complex, and not readily visible from outside these developments.

(10) **Memorial, tablets:** Memorial signs which are engraved on buildings or tablets, and which indicate names of buildings, dates of erection, or other historical data.

(11) **Motor vehicle inspection:** Signs identifying an approved motor vehicle inspection station.

(12) **Surface mining or sand and gravel wet-processing operations identification:** Signs identifying surface mining or sand and gravel wet-processing operations, where required by Section 27-

595(b).

(13) **Offices (business or rental) in multifamily dwelling:**

Incidental signs identifying business or rental offices located in a multifamily dwelling that have a direct outside entrance.

(14) **Professional uses:** Signs identifying a professional use in a dwelling.

(15) **Public:** Signs of a noncommercial nature which are erected by, or ordered to be erected by, a public official in the performance of official duty, or by a governmental agency, such as: safety signs; traffic control signs; signs of historical interest; murals, paintings, or other artistic displays; and names or locations of cities, towns, and villages.

(16) **Public interest events:** Temporary signs indicating events of widespread public interest, such as the opening of a shopping center or a political campaign.

(17) **Real estate, directional:** Temporary signs containing a directional arrow and advertising real estate for sale or lease, not located on the premises being advertised.

(18) **Real estate, identification:** Temporary signs advertising the prospective sale or lease of real estate, located on the premises being advertised.

(19) **Regulatory, on private property:**

(1) Traffic control signs;

(2) Directional signs (entrance, exit, and similar signs; signs at a shopping center intended to direct traffic to businesses not readily visible from access points);

(3) Parking signs; and

(4) Warning or regulatory signs (such as danger, no hunting, no trespassing, no drinking, no smoking, no dumping).

(20) **Temporary uses:** Signs indicating temporary uses which are allowed in accordance with Sections 27-260 and 27-261.

(21) **Theater bills and changeable copy:** The changing of bills of acts and features of theaters on frames for which a permit has been issued, and changing the copy of any changeable copy sign.

(22) **Window signs:** Signs painted on windows to identify the occupants of buildings in Commercial or Industrial Zones, and in Commercial Zones, temporary signs located in or on the interior side of windows which indicate the products or services offered in the building.

(b) The erection or continued existence of the signs listed above shall require conformance with the following:

(1) An electrical permit shall be obtained, where applicable;

(2) A building permit shall be obtained, where applicable;

(3) The signs shall be maintained in accordance with the requirements of this Part for all signs; and

(4) The requirements of Division 3, Subdivision 4, below, shall be followed.

(c) Unless otherwise specified within the regulations for the individual zones, in the I-3, M-X-T, and Comprehensive Design Zones, these signs shall be approved by the Planning Board at the time of

Detailed Site Plan or Specific Design Plan approval.]

Subdivision 2. Nonconforming Use Signs and Nonconforming Signs.

[Sec. 27-607. Illegal signs.

(a) An illegal sign is a sign which: (1) does not conform to the current provisions of this Part; and (2) was erected or maintained in violation of the applicable requirements of previously existing ordinances. These signs shall be removed, or made to conform to the current requirements of this Part by the owner or user of the sign or by the owner of the premises upon which it is located. Signs for which the District Council has validated a permit issued in error (Section 27-258) shall not be subject to this requirement.]

[Sec. 27-608. Amortization.

(a) **Purpose**

(1) The purpose of this Section is to provide reasonable standards for the removal of nonconforming signs, while preventing unreasonable loss.

(b) **Requirements**

(1) Any sign (except an outdoor advertising sign) in existence on December 24, 1975, which: (A) does not conform to the current requirements of this Part; but (B) was erected in accordance with the applicable requirements of previously existing ordinances, which may be continued for the periods shown in the following table.

The period begins on July 1, 1976. These signs may be continued only if they are maintained in accordance with this Subtitle and

other County ordinances.

| Original Cost of Sign | Continuance Period |
|------------------------------|---------------------------|
| \$1 - \$300..... | 6 months |
| \$301 - \$1,000..... | 1 year |
| \$1,001 - \$3,000..... | 2 years |
| \$3,001 - \$5,000..... | 3 years |
| \$5,001 - \$10,000..... | 4 years |
| \$10,001 - \$15,000..... | 5 years |
| \$15,001 - \$20,000..... | 6 years |
| More than \$20,000..... | 7 years |

(2) After the continuance period has passed, the sign shall be removed.

(3) The continuance period shall remain the same, if the sign is altered or replaced.

(4) Other requirements of this Subtitle relating to nonconforming buildings, structures, or uses shall not apply to signs being amortized.]

Subdivision 3. Enforcement.

[Sec. 27-611. Penalties.

(a) See Section 27-265.]

[Sec. 27-612. Extension of grace period.

(a) See Section 27-266.]

DIVISION 3. DESIGN STANDARDS.

Sections 27-615 through 27-637, inclusive.

DIAGRAMS

Figures 23; 24; 25; 64 Parts 1 and 2; 65; 66 Parts 1, 2, 3, 4 and 5;
67 Parts 1, 2 and 3.

SECTION 3. BE IT FURTHER ENACTED that new Sections 27-604.1 and 27-615 through 27-637, inclusive, and Figures 23 Parts 1 and 2, 24, 25, 64 Parts 1 and 2, 65 Parts 1 and 2, 66 Parts 1 and 2, 67 Parts 1 and 2, be and the same are hereby added to the Prince George's County Code as follows:

SUBTITLE 27. ZONING.

PART 12. SIGNS.

DIVISION 2. ADMINISTRATION.

Subdivision 1. Permits.

Sec. 27-604.1. Departures from sign design standards.

(a) Departures from the sign design standards set forth in Division 3 of this Part may be permitted by the Planning Board in accordance with the provisions of Section 27-239.1 of this Subtitle.

(b) No departures from the design standards for billboards shall be approved if the departure would cause a violation of any state or federal regulation.

(c) Departures shall not be granted for any sign erected in violation of this Subtitle or for which a sign permit was not obtained at the time the sign was erected.

DIVISION 3. DESIGN STANDARDS.

Subdivision 1. General Requirements.

Sec. 27-615. Computations.

(a) The following computations shall regulate sign area and sign height:

(1) Sign area

(A) Sign area is measured as the smallest rectangle,

circle, or semi-circle or combination thereof that encompasses the extreme limits of the writing, symbol or other display, together with any material or color forming an integral part of the display or used to differentiate the sign from the backdrop or structure against which it is placed. All sides of rectangles shall be either parallel or perpendicular to all other rectangles. Ornamental attachments and inter-connecting links are included in this calculation but not any supporting base, framework, or decorative wall or fence when such wall or fence otherwise meets Zoning Ordinance requirements and is clearly incidental to the display itself (see Figure 64, Part 2).

(B) Where signs are directly mounted on the architectural face of a building with no other decorative wall work, sign area shall be calculated as in subsection (A), above, and reduced by fifty percent (50%) to compensate for the spaces between the lettering, figures and designs.

(C) The sign area for signs with two parallel back-to-back sides or two sides separated by an angle of 45 degrees or less, with identical copy and which are not more than forty-two (42) inches apart, shall be calculated by counting one sign face. If one side is larger, the larger sign area shall be measured. If the back-to-back sign has different copy on each side, both sides are used to determine total sign area.

(D) For signs with three (3) or more faces, sign area shall be computed by adding together the area of all sign faces visible from any one vantage point.

(2) Sign height

(A) The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign (see Figure 16). Normal grade shall be defined as the newly established grade at the base of the sign. If the base of the sign is located in a depression, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street, private street or internal drive (see Figure 65, Part 1).

Sec. 27-616. Illumination.

(a) The light from any illuminated sign shall be shaded, shielded, or directed so that the light intensity does not adversely affect surrounding areas.

(b) Signs which flash, blink, or have varying intensity of illumination are prohibited, except for signs indicating time or temperature changes on not less than a five (5) second cycle.

(c) The illumination or glare from a sign shall not shine directly onto a street so as to constitute a hazard to motorists.

(d) The exterior spotlighting of signs is allowed, provided the lighting is directed only to the sign.

Sec. 27-617. Changeable copy.

(a) Changeable copy is allowed without a permit for required gasoline price signs.

(b) Changeable copy is allowed for time and temperature displays, theater signs, and religious, educational and public

institutions in accordance with all other requirements of this Part.

(c) For all other uses, changeable copy is allowed as part of that users' permanent freestanding or ground mounted sign. The size of the changeable copy may not exceed twenty-five percent (25%) of the maximum allowed freestanding signage.

(d) Electrically or electronically changeable copy is permitted only if the sign is located along an arterial street or road of a higher classification.

Sec. 27-618. Permanent and temporary signs.

(a) No sign shall be allowed except as provided in the following table. All signs not listed shall be prohibited. In the Table, the following applies:

(1) The letters "PR" indicate that the subject sign is allowed and a sign permit is required.

(2) The letter "X" indicates that the subject sign is not allowed.

(3) The letters "PNR" indicate that the subject sign is allowed and a sign permit is not required.

| <u>Sign Type</u> | <u>Status Code</u> | <u>Reference</u> |
|---|--------------------|-------------------------|
| <u>Balloons, tethered</u> | <u>PR</u> | <u>27-621</u> |
| <u>Banner</u> | <u>X</u> | <u>27-593</u> |
| <u>Banner, temporary streetscape</u> | <u>PR</u> | <u>27-621</u> |
| <u>Billboard</u> | <u>PR</u> | <u>27-623, 624, 625</u> |
| <u>Building entrance identification</u> | <u>PNR</u> | <u>27-622</u> |
| <u>Canopy, freestanding</u> | <u>PR</u> | <u>27-621</u> |

| | | |
|---|------------|--------------------|
| <u>Canopy, attached to a building</u> | <u>PR</u> | <u>27-619</u> |
| <u>Contractor's</u> | <u>PR</u> | <u>27-622</u> |
| <u>Construction</u> | <u>PNR</u> | <u>27-620</u> |
| <u>Directional, on-site permanent</u> | <u>PNR</u> | <u>26-622</u> |
| <u>Directional, off-site permanent</u> | <u>PR</u> | <u>27-620</u> |
| <u>Directional for institutional uses</u> | <u>PNR</u> | <u>27-620</u> |
| <u>Farm products</u> | <u>PNR</u> | <u>27-622</u> |
| <u>Flag, U.S.</u> | <u>PNR</u> | <u>27-622</u> |
| <u>Flag, commercial</u> | <u>PR</u> | <u>27-622</u> |
| <u>Freestanding or ground-mounted</u> | <u>PR</u> | <u>27-619</u> |
| <u>Fuel price</u> | <u>PNR</u> | <u>27-595, 622</u> |
| <u>Gas station</u> | <u>PR</u> | <u>27-620</u> |
| <u>Gateway, residential</u> | <u>PNR</u> | <u>27-622</u> |
| <u>Institutional</u> | <u>PR</u> | <u>27-620</u> |
| <u>Integrated shopping center</u> | <u>PR</u> | <u>27-620</u> |
| <u>Memorial tablet</u> | <u>PNR</u> | <u>27-622</u> |
| <u>Menu board</u> | <u>PNR</u> | <u>27-622</u> |
| <u>Motor vehicle inspection</u> | <u>PNR</u> | <u>27-622</u> |
| <u>Multifamily permanent identification</u> | <u>PNR</u> | <u>27-620</u> |
| <u>Offices in multifamily</u> | <u>PNR</u> | <u>27-622</u> |

| | | |
|---------------------------------------|------------|--------------------|
| <u>dwelling</u> | | |
| <u>Portable</u> | <u>X</u> | <u>27-593</u> |
| <u>Professional identifica-</u> | <u>PNR</u> | <u>27-622</u> |
| <u>tion/home occupation</u> | | |
| <u>Projecting</u> | <u>PR</u> | <u>27-621</u> |
| <u>Public interest events/</u> | <u>PNR</u> | <u>27-622</u> |
| <u>political campaign</u> | | |
| <u>Public signs on private</u> | <u>PNR</u> | <u>27-622</u> |
| <u>property</u> | | |
| <u>Real estate, on-site</u> | <u>PNR</u> | <u>27-622</u> |
| <u>identification or construction</u> | | |
| <u>Real estate, temporary</u> | <u>PR</u> | <u>27-620</u> |
| <u>advertising</u> | | |
| <u>Real estate, temporary</u> | <u>PR</u> | <u>27-620</u> |
| <u>directional</u> | | |
| <u>Real estate, weekend</u> | <u>PNR</u> | <u>27-622</u> |
| <u>directional</u> | | |
| <u>Roof</u> | <u>X</u> | <u>27-593</u> |
| <u>Roof, integral</u> | <u>PR</u> | <u>27-619</u> |
| <u>Shopping mall</u> | <u>PR</u> | <u>27-620</u> |
| <u>Surface mining</u> | <u>PNR</u> | <u>27-595, 622</u> |
| <u>Tourist homes/country Inns</u> | <u>PNR</u> | <u>27-620</u> |
| <u>Wall</u> | <u>PR</u> | <u>27-619</u> |
| <u>Window, neon, painted, paper</u> | <u>PNR</u> | <u>27-622</u> |

Subdivision 2. Sign Design Standards.

Sec. 27-619. Standards for signs requiring permit.

(a) Area requirements

(1) The total maximum permissible sign area of freestanding and building-mounted signs, and the maximum sign area of any individual freestanding or building-mounted sign, shall be as shown in the following table (except where area requirements for either specific types of signs or signs for specific uses are provided in Sections 27-620 and 27-621 which follow). Any number of such signs shall be permitted so long as the sum total of all such sign area does not exceed the total maximum area allowed.

| <u>Zone</u> | <u>Total Maximum Sign Area</u> | <u>Maximum Area of any Freestanding Sign</u> | <u>Maximum Area of any Wall Sign</u> |
|--|--|---|--|
| C-O, M-X-T, C-D-Z, all Indus- trial except | .75 sq. ft. per lineal foot of building front, or of total of all building fronts within multiple building complexes | 25 sq. ft. per face for indivi- dual building; 50 sq. ft. per face for office building complex | 100 sq. ft. per face |
| I-1 I-1 and All Com- mercial Zones, except C-O | 2.5 sq. ft. per lineal foot of lineal foot of, all building fronts within multiple building complexes | 200 sq. ft. per face maximum | 12% of the area of the wall to which the sign is attached; or 60 sq. ft. per face, whichever is greater |

(2) Signs on canopies attached to a building are included as part of the total sign area calculations.

(3) Freestanding business signs shall be permitted only if the property has a minimum of forty (40) linear feet of street frontage and a minimum building setback of forty (40) linear feet. However, integrated shopping and industrial centers or office building complexes only require a minimum of forty (40) linear feet

highest point of the roof, except that attached building signs may be attached to enclosed structures (with or without a roof) which extend above the lowest point of the roof whose sole purpose is to enclose mechanical equipment, elevators and stairs. Signs attached to such structures may not extend above the top of the structure (see Figure 65, Part 2). Fences are not allowed.

(B) An attached wall mounted sign may not extend above the flat wall surface to which it is attached.

(c) Content

(1) Freestanding signs

(A) Except for the required signs identified in Section 27-595, and that portion of a freestanding sign devoted to changeable copy, freestanding signs are for identification purposes only. Such signs shall not contain advertising copy and are limited to the name and/or symbol of the business conducted on the premises.

(B) In the R-10 and R-H Zones, where general business and professional offices are allowed by Special Exception, the contents of signs shall be approved as a part of the Special Exception approval.

(2) Attached signs

(A) In the C-O, C-D-Z, M-X-T and all Industrial Zones except I-1, signs shall contain only the name and/or symbol of the business conducted on the premises.

Sec. 27-620. Additional standards for specific uses.

a) The following table identifies design standards for signs that apply to specific uses:

Specific Uses

Design Standards

(1) Construction

o Residential (R-S, R-M, R-U, R-M-H)

o Valid only while project is under construction
o One sign per project plus one per additional street on which the property fronts.

o Must be located on the building or premise under construction.

o Each sign may not exceed twenty- four (24) square feet plus twelve (12) square feet for each additional acre in the projects above two (2) acres, to a maximum of one hundred (100) square feet.

o Commercial/Industrial (L-A-C, M-A-C, E-I-A, M-X-T)

o May not exceed one hundred twenty (120) square feet in area.

(2) Gas station

o In calculating total sign area for a gas station, the linear building frontage of the canopy or building, whichever is greater, is used.

o The forty (40) linear feet of building footage requirement for freestanding signs does not apply to fuel price signs, over or under twelve (12) square feet.

(3) Institutional

o Sign area may not exceed forty- eight (48) square feet in area per sign.

o Freestanding or ground-mounted signs may not exceed eight (8) feet in height.

o May be a freestanding or attached sign; one (1) per street on which the property

fronts.

- o Must be at least fifteen (15) feet from land in any residential zone.
- o Directional
 - o If located within the street right-of-way, area is limited to four (4) square feet.
 - o If located on commercial or industrial property, area may not exceed sixteen (16) square feet.
 - o Copy shall not contain advertising matter.
 - o Signs shall not be illuminated.
- (4) Integrated shopping center
 - o Total sign area is calculated in accordance with Section 27-619.
 - o Freestanding signs shall be limited to one (1) for the first fifteen hundred (1,500) linear feet of street frontage and one (1) additional freestanding sign for each additional one thousand (1,000) linear feet of street frontage.
- (5) Multifamily, permanent identification
 - o May not exceed forty-eight (48) square feet in area per sign.
 - o One (1) sign is allowed for the first one hundred (100) dwelling units; one (1) additional sign is allowed for each one hundred (100) units, up to a maximum of four (4) signs.
 - o Must be located on the building or premise.
 - o Copy limited to the name and

street number of the
apartment or complex.

(6) Real Estate, temporary advertising

- o Residential and R-M-H Zones
 - o Maximum twenty-four (24) square feet for each sign, plus twelve (12) square feet for each additional acre advertised above two (2) acres. May not exceed one hundred (100) square feet.
 - o One (1) per property advertised; plus one (1) per additional street on which the property fronts.
 - o Must be located on the building or premise advertised.
 - o Temporary sign permit valid for six (6) months or until construction is completed. May be renewed for six month periods.
- o Commercial and Industrial Zones
 - o Each sign may not exceed a maximum area of one hundred twenty (120) square feet.
 - o One (1) per property advertised; plus one (1) for each additional street on which the property fronts.
 - o Must be located on the building or premise advertised.
 - o Temporary sign permit valid for six (6) months or until construction is completed. May be renewed for six (6) month periods at the discretion of the Director of the Department of Environmental Resources.
- o Directional
 - o May not exceed fifty (50) square feet in area per

project; on residentially zoned land each individual sign may not exceed five (5) square feet.

- o May not exceed eight (8) feet in height on residentially zoned land.
- o Limited to four (4) signs per project.
- o Must be located so as not to obstruct views of vehicular traffic in any direction. Must be located within four (4) street miles of project; must be setback at least fifteen (15) feet from a public street.
- o Copy limited to the name of the developer and project, telephone number, identifying symbol or logo and any directional information.
- o Valid for renewable six (6) month periods.

(7) Shopping mall

- o One (1) square foot of sign for one (1) linear foot of "Building Perimeter" of the mall. Signs may be distributed in any manner on the site, subject to the following limitations:

-
- o no freestanding sign face may exceed 200 square feet.

 - o no building attached sign may exceed 12% of the area of the wall to which it is attached.

(8) Tourist homes, country inns

- o May not exceed six (6) square feet in area.
- o One (1) sign allowed per

home or inn.

- o May be located anywhere on the premises.
- o Must be setback a minimum of five (5) feet from the streetline.
- o Limited to the name of the establishment and proprietor, and vacancies, charges; copy may not contain advertising matter.
- o No neon, red or flashing lights; illumination confined to face of the sign.

Sec. 27-621. Additional standards for specific sign types.

(a) The following table identifies design standards that apply to specific types of signs.

- | | |
|--|--|
| <u>(1) Balloons, tethered</u> | <ul style="list-style-type: none"> o <u>Permitted on a temporary basis up to one (1) week every six (6) months.</u> o <u>Permit obtained through DER on a walk-through basis.</u> |
| <u>(2) Banner, temporary streetscape</u> | <ul style="list-style-type: none"> o <u>Allowed only in the public right-of-way</u> o <u>Streetscape banners may not exceed thirty (30) inches by ninety-five (95) inches in size</u> o <u>May not contain advertising copy</u> o <u>Permit valid for renewable four (4) month periods</u> |
| <u>(3) Canopy, freestanding</u> | <ul style="list-style-type: none"> o <u>A canopy sign may not contain advertising matter. The name of the establishment or business is permitted.</u> |

- o Only one (1) canopy sign may face each direction of traffic.
 - o Canopy signs are calculated as part of the total sign area.
 - o Setback requirements for canopies are found in Section 27-619.
- (4) Directional, off-site permanent
 - o May not exceed twenty-five (25) square feet; however, the total sign area for the property on which the sign is located may not exceed the maximum allowable.
 - o Copy limited to directional information which may include the name or logo of an establishment.
 - o May be located on an undeveloped or developed property.
 - o May not exceed eight (8) feet in height.
- (5) Projecting signs (other than attached canopy signs) (see Figure 67)
 - o Projecting signs shall not extend more than forty-two (42) inches from the vertical plane of a wall to which they are attached. Projecting signs shall not be attached to freestanding canopies).
 - o Projecting signs may extend over public property only where existing buildings do not meet the required building setback. These signs shall have a minimum clearance of ten (10) feet above the finished grade of a public sidewalk, and eighteen (18) feet above driveways or alleys.

- o Projecting signs shall maintain a two (2) foot setback from the vertical plane of the curb line.
- o Only one (1) projecting sign shall be permitted on a building.
- o Projecting signs are prohibited on the side of a building facing a side street, if the majority of the street frontage in that block is zoned for residential use.

(5) Roof, integral

- o May not extend above the roof line.
- o May not project more than eighteen (18) inches from the roof structure in any direction.

Sec. 27-622. Standards for signs not requiring permits.

(a) The following table identifies signs exempt from permit requirements, provided that they conform to the applicable design standards contained in this Section and any other applicable requirements in this Subtitle:

(1) Building entrance identification

- o May not exceed two (2) square feet in area.
- o Illumination shall be enclosed or reflector. May not flash or contain red illumination.
- o Copy limited to the name or number of the building.

(2) Contractor's

o All types

- o Copy limited to relevant information regarding the building or premises under

construction.

- o Valid only while project is under construction.
- o May erect one (1) sign per project plus one (1) additional sign for each street the project fronts.
- o Must be located on the building or premise under construction.

o Residential

- o May not exceed twenty-four (24) square feet per sign.

o Commercial/Industrial

- o May not exceed one hundred twenty (120) square feet per sign.

(3) Directional, on-site permanent

- o May not contain any advertising matter. Copy limited to directions or facility information which may include the name or logo of an establishment.
- o May not exceed three (3) square feet in area per sign.
- o May not exceed three (3) feet in height.
- o Limited to one (1) sign per street frontage, maximum four (4) per property.

(4) Farm products

- o Copy limited to sale of farm products grown on the premises.
- o Must be located at least ten (10) feet behind street line and at least fifty (50) feet from the nearest corner of any street intersection.
- o Illumination must be confined to the face of the sign and shall not glare

into adjacent property or streets.

o Must be removed by the end of the sale.

(5) Flags

o The U.S., State and municipal flags or any other flags of a recognized fraternal, political or religious organization are not considered signs, and are not subject to the design standards in this Part. Flags less than two (2) feet by three (3) feet are prohibited for all nonresidential uses. Commercial flags are considered as signage, subject to the standards set forth in Division 2. Commercial flags, as are other signs, are limited to twenty-five (25) feet in height.

o To calculate the sign area of a flag, the flag size shall be used. Only one (1) side shall be used in this calculation.

(6) Fuel price

o Copy limited to the price of fuel with no advertising matter.

o Must not exceed twelve (12) square feet in area, otherwise considered a business sign which requires a permit. The size or letters and numbers must conform with Article 56, Section 157, Annotated Code of Maryland.

(7) Gateway, residential

o Copy limited to name of community and/or logo to identify a subdivision or multifamily complex.

o Maximum twelve (12) square

feet of lettering area. Name of developer may be included, not to exceed twenty percent (20%) of the sign area or eight (8) inches in height.

- o Plastic signs with internal illumination are prohibited.
- o May not exceed six (6) feet in height.
- o Located at the entrance of a residential community, must be set back to maintain clear lines of vision five hundred (500) feet in all directions.

(8) Memorial tablet

- o Copy limited to the building name, date of construction or historical data.
- o Must be cut or etched into masonry or other durable material.

(9) Menu board

- o May not exceed fifteen (15) square feet in area. May contain a commercial message if related to the goods or services offered on the site. If copy is readable or if the sign is oriented off-site, the sign is considered as a business sign, subject to permit requirements and total sign area calculations.

(10) Motor vehicle inspections

- o Copy shall not advertise services or products.
- o Sign must be erected in accordance with the requirements of the Maryland State Motor Vehicle Administration.
- o Signs must be conspicuous and legible.

- (11) Offices (business or rental) in multifamily dwelling
 - o Copy limited to identifying a business or rental office in a multifamily dwelling with a direct entrance outside.
 - o May not exceed four (4) square feet in area.
 - o Sign must be attached to the building.
- (12) Professional identification/home occupation
 - o Copy limited to identification; may not contain advertising matter.
 - o May not exceed two (2) square feet in area.
 - o Illumination shall be enclosed or reflector. May not flash or contain red illumination.
- (13) Public interest events/political campaign
 - o Must be located at least ten (10) feet behind the street line and at least fifty (50) feet from the nearest corner of any street intersection.
 - o A temporary sign with copy limited to information of a widespread public interest.
 - o May not be erected more than twenty (20) days in advance of the event and must be removed no later than ten (10) days after the event.
- (14) Public signs on private property
 - o Residential and R-M-H Zones
 - o May not exceed six (6) square feet in area.
 - o Commercial and Industrial Zones (except I-3)
 - o May not exceed twelve (12) square feet in area.
 - o I-3 Zone
 - o May not exceed eight (8) square feet in area.
 - o May not extend above the

- o M-X-T, CDZ
- (15) Real estate, on-site identification or construction
 - o lowest point of the roof.
 - o Size determined by the Planning Board during final site plan review.
 - o A temporary sign with advertising copy regarding the sale or lease of real estate on which the sign is located.
 - o May not exceed six (6) square feet in area.
 - o Must be placed on the property the sign is advertising.
 - o May not exceed one (1) sign for each street frontage.
- (16) Real estate, weekend directional
 - o All types
 - o Copy limited to the name of the developer and project, telephone number, identifying logo, and directional information.
 - o May not exceed ten (10) per property.
 - o At any intersection only one (1) sign may face each direction of traffic.
 - o May not exceed three (3) feet in height above finished grade at base of sign.
 - o A temporary sign, valid only between noon Friday and noon the following Monday.
 - o If a police officer or Department of Environmental Resources inspector finds that a sign poses a hazard to traffic, the sign may be removed.

- o Located in right-of-way o May be placed within public street rights-of-way under County jurisdiction and within twenty-five (25) feet of the corner of any street intersection.
- o May not be located on a tree, public utility poles, or State or County road regulation signs.
- o The sign face shall be constructed from a rigid material such as metal, cardboard or plastic, not to exceed one and one-half (1-1/2) square feet in area.
- o The sign face shall be attached to a metal rod, wooden stake, or angle iron of sufficient diameter and strength to provide stability for the sign, and which shall be of sufficient length to permit proper anchoring of the sign but shall not permit the sign to exceed three (3) feet in height above the curb line of the street where erected.
- o Signs may be single-faced or double-faced.
- o Lettering on the sign face shall be restricted to such phrases as "Open House", "Model Homes", "For Sale", "Model Apartment", or "Lease" and may include the subdivision or development name, real estate firm name, or other appropriate identification. The lettering shall not exceed four (4) inches in height.
- o An arrow shall be displayed on the sign pointing in the direction of the property

where a salesperson is in attendance.

- o If not otherwise identified, the business name of the realty firm shall be printed on the lower right edge of the sign face.

(17) Surface mining; sand and gravel wet-processing identification

- o Area may not be less than nine (9) or more than sixteen (16) square feet.
- o May not be less than four (4) or more than eight (8) feet in height above the finished grade of an improved street.
- o Copy shall not contain any advertising but must include the type of operation, size of the property (in acres), name of the property owner and facility operator, legal description of the property and instructions for obtaining additional information about the operation.
- o These standards apply to both conforming and nonconforming operations.

(18) Window - neon, painted and/or temporary paper

- o May not exceed twenty-five percent (25%) of the total window area.
- o Copy limited to goods or services offered on the premises.

Subdivision 3. Billboards (Outdoor Advertising Signs).

Sec. 27-623. Application.

(a) The sign permit application for a billboard must include a Forest Stand Delineation limited to a rectangular area with the

following dimensions: two hundred (200) feet along the right-of-way on either side of the proposed location of the billboard by the distance from the streetline to the sign plus fifty (50) feet.

(b) The application shall be reviewed by the Planning Board or designee.

(c) The Planning Board or designee may require the relocation of the proposed billboard within the confines of the Forest Stand Delineation with the express purpose of preserving specimen or high quality woodlands.

Sec. 27-624. Procedures for approval.

(a) For applications for billboard permits that involve land zoned I-1, I-2, or I-4, the Planning Board (or its designee) shall notify the District Council of a recommendation for approval. The District Council may, on its own motion, vote to review the sign permit application in order to make a determination under Subsection (e) of this Section, within thirty (30) days after the Clerk notifies the Council of receipt of the recommendation. (See Part 4 of this Subtitle for procedures for approval of billboards subject to Special Exception requirements.)

(b) If the Council does not elect to review the recommendation, the Planning Board (or its designee) shall transmit its recommendations to the Department of Environmental Resources upon expiration of the thirty (30) day period provided above.

(c) The Clerk of the Council shall notify the Planning Board (or its designee) of the Council's decision to review the application. Within seven (7) calendar days after receiving this notice,

the Planning Board (or its designee) shall transmit to the Council all materials submitted to it in connection with the permit application.

(d) The District Council shall schedule a public hearing on the application. The Clerk of the Council shall give at least fourteen (14) calendar days' notice of the hearing in the newspapers of record.

(e) Within forty-five (45) days after the close of the Council's hearing, the Council shall decide whether to direct the issuance or denial of the permit. Failure of the Council to take action within forty-five (45) days of the close of the hearing shall constitute a direction to issue the permit.

Sec. 27-625. Standards.

(a) Sign area

(1) The main area of the sign shall not exceed six hundred seventy-five (675) square feet. An additional twenty percent (20%) of the main sign area or one hundred twenty-five (125) square feet (whichever is less) may be used for embellishments or extensions which project away from the main sign.

(b) Location

(1) Billboards may only be located on undeveloped parcels in the I-1, I-2, I-4, C-S-C and C-M Zones.

(2) No billboard may be erected within two hundred (200) linear feet of property in a Residential Zone or land proposed for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any

approved Conceptual or Detailed Site Plan in any direction.

Billboards larger than three hundred (300) square feet may not be erected within five hundred (500) linear feet of any property in a Residential Zone or land proposed for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P- C Zone, or any approved Conceptual or Detailed Site Plan in any direction.

(3) Billboards of any size must be located at least twenty (20) feet behind the street line. Billboards larger than three hundred (300) square feet must be located at least fifty (50) feet behind the streetline.

(4) No billboards may be erected within five hundred (500) linear feet of any existing billboard in any direction.

(5) No billboards may be located where it obstructs a motorist's view of traffic controls or signs.

(6) Billboards may not be erected on an outlot.

(c) Illumination

(1) Billboards may be illuminated provided that no flashing, intermittent or red illumination is used. Illumination shall be confined to the area of the sign and shall not pose any traffic safety hazards.

(d) Height

(1) The height of the billboard shall not exceed forty-five (45) feet above the finished grade at the base of the sign. Signs oriented toward an abutting elevated street may not exceed thirty (30) feet above the pavement of that street.

(e) State and Federal regulations.

(1) Billboards shall adhere to all applicable State and Federal regulations.

(f) Refacing

(1) A billboard may be repainted or repapered without a permit.

(2) The supporting structures may not be altered unless a new permit is issued.

Sec. 27-626. Reserved.

Sec. 27-627. Reserved.

Sec. 27-628. Reserved.

Sec. 27-629. Reserved.

Sec. 27-630. Reserved.

Sec. 27-631. Reserved.

Sec. 27-632. Reserved.

Sec. 27-633. Reserved.

Sec. 27-634. Reserved.

Sec. 27-635. Reserved.

Sec. 27-636. Reserved.

Sec. 27-637. Reserved.

DIAGRAMS

Figures 23 Part 1 and 2; 24; 25; 64 Parts 1 and 2; 65 Parts 1 and 2; 66 Parts 1 and 2; 67 Parts 1 and 2.

SECTION 4. BE IT FURTHER ENACTED that this Ordinance shall take effect on December 31, 1991.

Adopted this _____ day of _____, 1991.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

BY: _____
Richard J. Castaldi
Chairman

ATTEST:

Maurene W. Epps
Acting Clerk of the Council

KEY:

Underscoring indicates language added to existing law.
[Brackets] indicate language deleted from existing law.
Asterisks *** indicate intervening existing Code provisions that
remain unchanged.