

COUNTY ORDINANCE NO. 04-26

A BILL ENTITLED

AN ACT CONCERNING Sign Standards in the TC, GVC, SHVC, GNC and SIBE Districts under the Queen Anne's County Zoning Ordinance, Title 18 of the Code of Public Local Laws of Queen Anne's County (1996 Ed.) ("the Code");

FOR THE PURPOSE of providing sign performance standards for permanent freestanding wall and projecting signs in the Town Center (TC), Suburban Industrial Business Employment (SIBE), Grasonville Village Commercial (GVC), Stevensville Historic Village Center (SHVC) and Grasonville Neighborhood Commercial (GNC) Districts under Title 18 of the Code.

BY AMENDING Section 18-1-81(a)(10) of Title 18 of the Code.

SECTION I

BE IT ENACTED BY THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, MARLYLAND that Section 18-1-81(a)(10) of Title 18 of the Code be hereby repealed and reenacted to read as follows:

*§18-1-81 General Requirements*

(a) . . .

(10) Sign performance standards for permanent freestanding, wall, and projecting signs.

(i) The number of freestanding signs allowed is as follows.

1. In the UC, TC, SC, SI, SIBE, LIHS, VC, GVC, SHVC, and GNC districts, a nonresidential development site (single or multiple use site) is allowed one (1) freestanding sign or, if the site has more than five hundred (500) feet of road frontage on a single road or has frontage on two or more adjoining roads, two (2) freestanding signs. If a site has adjoining frontage on multiple roads, only one (1) freestanding sign is allowed on each frontage unless that frontage exceeds five hundred (500) feet. In no case shall a development site have more than two (2) freestanding signs with a total combined freestanding sign surface area exceeding that which is allowed under this Subtitle.

2. In the AG, CS, E, SE, SR, UR, and NC districts, a legally permitted nonresidential development site (single or multiple use site) is allowed one freestanding sign.

(ii) The freestanding sign surface area is as follows.

1. In the UC, TC, SC, SI, SIBE, LIHS, VC, GVC, SHVC, and GNC districts, the total maximum freestanding sign surface area for a nonresidential development site (single or multiple use site) shall be determined in accordance with the following table.

Development Site	Maximum Freestanding Sign Surface Area
0 - 24,999 sq. ft. gfa or 0 - 299 ft. linear road frontage	150 sq. ft.
25,000 - 49,999 sq. ft. gfa or 300 - 499 ft. linear road frontage	200 sq. ft.
50,000 sq. ft. gfa or 500 or more ft. linear road frontage	250 sq. ft.
gfa = gross floor area	

2. In the AG, CS, E, SE, SR, UR, and NC districts, a legally permitted nonresidential development site (single or multiple use site) is allowed a maximum of thirty-five (35) square feet of total freestanding sign surface area.

(iii) Freestanding sign height, setback, and base restrictions are as follows.

1. In the UC, TC, SC, SI, SIBE, LIHS, VC, GVC, SHVC, and GNC districts, the maximum height of a freestanding sign shall be determined in accordance with the following table.

Distance of Sign to Nearest Property Line	Maximum Height
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At property line - 24 feet	20 ft.
25 - 49 ft. setback	25 ft.
50 ft. setback or larger	30 ft.

2. In the AG, CS, E, SE, SR, and NC districts, the maximum height of a freestanding sign is ten (10) feet.
3. No portion of a freestanding sign may extend beyond a property line of the development site onto another property or public right-of-way.
4. All freestanding signs shall have an architectural base or a landscaped area consisting of low shrubs, ornamental grasses, or similar vegetation at the base of the sign that is at least as long as the sign face area and a minimum of four (4) feet in width. A freestanding sign support may not consist of bare poles or posts entering the ground.

(iv) Wall or projecting sign surface area restrictions are as follows.

1. A nonresidential development (single or multiple use site) is allowed a maximum wall or projecting sign surface area per use. The maximum total area can be used solely for wall signs, solely for projecting signs, or for a combination of wall and projecting signs.
2. In the case of a nonresidential development site with multiple uses on a parcel of record, wall or projecting sign permits may be issued in the name of the parcel owner or the owner's agent rather than in the name of individual businesses requesting a particular sign. The property owner or agent may proportionately allocate total wall or projecting sign area among various uses or tenants. The County is not responsible for enforcing any provisions of an owner's allocation formula, lease arrangements, or other private contractual restrictions.
3. In the UC, TC, SC, SI, SIBE, LIHS, VC, GVC, SHVC, or GNC districts, total maximum wall or projecting sign surface area per nonresidential use shall be determined in accordance with the following table.

Gross Floor Area of	Maximum Wall or
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Individual Uses	Projecting Sign surface area
0 - 24,999 sq. ft.	60 sq. ft.
25,000 - 49,999 sq. ft.	80 sq. ft.
50,000 or larger sq. ft.	100 sq. ft.

4. In cases where a property owner or agent has devised and submitted an allocation formula for a multiple use development site, wall or projecting sign area for a specific use may exceed that allowed in the above table provided that the overall total wall or projecting sign surface area for the entire multiple use development is not exceeded.

(v) In the AG, CS, E, SE, SR, UR, and NC districts, a legally permitted nonresidential development site is allowed twenty (20) square feet of wall or projecting sign area per use.

(vi) As long as total wall or projecting sign surface area is not exceeded, there is no limit on the total number of wall or projecting signs.

(vii) A property owner may increase total wall or projecting sign surface area by transferring up to 25% of the development site's total freestanding sign surface area to wall signage if a reduced size freestanding sign is used. If no freestanding sign is used, a property owner may transfer up to 50% of the development site's total freestanding sign surface area to wall signage.

## SECTION II

BE IT FURTHER ENACTED that this Ordinance shall be effective on the forty-sixth day following its passage.

INTRODUCED BY: Commissioner Ransom

DATE: 6-15-04

PUBLIC HEARING HELD: 8-17-04

VOTE: 5 Yea \_\_\_\_\_ Nay

DATE OF ADOPTION: 9-7-04