

REPLACED BY SECT 450
10/19/97

Section 413--SIGNS [B.C.Z.R., 1955.]

413.1--The following signs are permitted in any zone, as limited in Section 413.5 (see also Section 14-26 of the Baltimore County Code, 1968, and Section 600 of these Regulations); if illuminated they shall be of an enclosed lamp design, nonflashing, containing no colored illumination, and may also be of the reflector type: [B.C.Z.R., 1955 and Bill No. 172, 1977.]

- A. A sign indicating the name or number of the owner and/or premises or the accessory use of a dwelling for a home occupation or for professional purposes, provided that such sign shall not exceed one square foot in area; [B.C.Z.R., 1955.]
- B. One bulletin board on church, school, or college property, not over 30 square feet in area; [B.C.Z.R., 1955.]
- C. A sign on a farm, noting the sale of articles grown or produced on the premises, provided that such sign shall not exceed 30 square feet in area, shall be at least 10 feet from any public right-of-way and at least 50 feet from the nearest corner of a road intersection; [B.C.Z.R., 1955.]
- D. A sign, not exceeding 15 square feet in area, in connection with an apartment building or project in which a rental office is located; also for a dwelling converted into a tea room or restaurant; [B.C.Z.R., 1955.]
- E. Directional or information signs of a public or quasi-public nature, not exceeding 15 square feet in area. Such signs shall contain no advertising matter, and shall not be illuminated, but may be of the beaded reflector type. They may state: [B.C.Z.R., 1955.]
 1. Name or location of a community or of a public or quasi-public institution or other building, or the name of place of meeting of an official or civic body, such as a Chamber of Commerce or Rotary or Kiwanis Club. [B.C.Z.R., 1955.]
 2. Temporary signs noting an event of general interest such as a county fair, public or general election, horse show, etc. Such sign shall be removed within ten days after the event. B.C.Z.R., 1955.]
 3. Signs--directional, informational, or warning in character, involving no advertising aspect, and each not exceeding 25 square feet in area. [B.C.Z.R., 1955.]

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- F. A temporary real estate sign, not exceeding six square feet in area, advertising sale or lease only of the premises on which such sign is displayed; provided that where parcels of land are offered for sale or lease, having a road frontage of 500 feet or more, a sign or signs totalling not more than 50 square feet in area for each 500 feet of frontage may be posted. The sign shall be removed from the premises within thirty days after the sale or rental thereof. [B.C.Z.R., 1955.]
- G. A temporary real estate sign, not exceeding 100 square feet in area, advertising the opening of a new subdivision within which such sign is located. One additional sign may be erected for each 500 feet of frontage in the same ownership, except that if V-shaped signs are used the distance between signs shall be not less than 1,000 feet. A V-shaped or double-faced sign shall be considered as one sign. The sign shall be set back from every street property line not less than 15 feet, but under no circumstances may such sign be located within 100 feet of any existing principal building on adjoining premises on the same side of the street. The sign shall be removed not later than one year after its date of erection. [B.C. Z.R., 1955.]
- H. Building contractor's and professional persons' temporary signs on buildings under construction, limited to a total area for all such signs of 150 square feet. [B.C.Z.R., 1955; Resolution, November 21, 1956.]

413.2--Business signs as defined in Section 101 are permitted in business and industrial zones under the following conditions, as limited by Section 413.5; however, for business signs in the M.L.R. and M.L. zones, the provisions of subsection 413.6 shall apply: [B.C.Z.R., 1955; Bill No. 7, 1984]

- A. In any business zone, a sign affixed parallel to a wall of a building shall not exceed in square feet four times the length of the wall to which it is affixed, and if it adjoins the eave of the roof, shall extend not more than four feet in height above such eave. [B.C.Z.R., 1955.]
- B. In any business zone a sign affixed to any part of a building including a penthouse shall not extend more than 16 feet in height above any part of the roof or parapet and shall not exceed in square feet four times the length of the front building wall. [B.C.Z.R., 1955; Resolution, November 21, 1956.]

- C.1. A sign attached to the building and projecting approximately at right angles to it shall not exceed a total area of two square feet for every foot of height of the wall to which it is attached. [B.C.Z.R., 1955., Bill No. 147, 1990.]
2. Notwithstanding any provisions of these regulations to the contrary, a sign for a striptease business, as defined in Section 101, Baltimore County Zoning Regulations, shall be attached to the building in which it is located and shall not exceed 25 square feet and shall not be permitted to extend above the roof line. All such signs shall be approved by the zoning commissioner, upon petition by the legal owner, pursuant to Section 500.7, Baltimore County Zoning Regulations, who may impose such other restrictions as would safeguard the health, safety, morals and general welfare of the locality involved. [Bill No. 137, 1990.]
- D. No sign described in 413.2A, B and C above shall project more than 42 inches from the building. [B.C.Z.R., 1955.]
- E. An identification sign for a shopping center or other integrated group of stores or commercial buildings, not exceeding 150 square feet in area. Multiple-faced signs shall be considered as one sign. If the commercial center has access from more than one street, one such identification sign may be allowed for each street provided the latter is officially recognized as a thoroughfare; also provided that no such identification signs shall be located within 100 feet of any existing principal building or adjoining residential premises on the same side of the street. No such sign, however, shall be permitted unless the land on the opposite side of such thoroughfare is zoned commercial from the corner to a point opposite any portion of such sign. [B.C.Z.R., 1955; Resolution, November 21, 1956.]
- F. Other business signs (not exceeding three on any premises) may be used if limited to a total area of 100 square feet in business zones, and 200 square feet in M.H. zones. [B.C.Z.R., 1955; Bill No. 7, 1984.]
- 413.3--Outdoor advertising signs as defined in Section 101 are allowed only in B.L., B.M., M.L., and M.H. zones as special exceptions, under the following conditions, as limited by Section 413.5: [B.C.Z.R., 1955.]

- A. The total surface area of any such sign, exclusive of structural supports, shall not exceed 300 square feet, except that a hand-painted custom-built sign may have a total surface area of not exceeding 500 square feet. The provisions of this subparagraph referring to hand-painted custom-built signs shall permit only one single face unit. [B.C.Z.R., 1955]
- B. No such sign shall be permitted to front on, face or be located within 250 feet of the right-of-way of any expressway or other controlled-access-type highway, or within 100 feet of the right-of-way of any other dual highway. [B.C.Z.R., 1955.]
- C. No such sign shall be located closer to the street right-of-way line than the minimum front yard requirement for a commercial building as determined by these regulations for the zone involved. [B.C.Z.R., 1955.]
- D. No such sign shall be located within 100 feet of any street intersection involving a dual highway, or within 50 feet of any other intersection. [B.C.Z.R., 1955.]
- E. No outdoor advertising sign shall be erected in any B.L. or B.M. zone unless at least 50% of the available frontage between streets, on that side of the street wherein the sign is proposed to be located, is improved with commercial uses. [B.C.Z.R., 1955.]
- F. In any B.L. or B.M. zone, all outdoor advertising signs on vacant land shall be located not less than 500 feet apart; all such signs placed on improved commercial properties shall be spaced not less than 100 feet apart. The 100 foot spacing shall govern when improved and unimproved commercial properties are contiguous. Two signs placed approximately at right angles to the street right-of-way, either back to back or end to end, are permitted. Provisions as to spacing and location of signs shall apply separately to each side of a street. [B.C.Z.R., 1955.]
- G. In any M.L. or M.H. zone, signs shall be placed at least 1,000 feet apart on the same side of the street or highway except that 2 signs may be paired, approximately back to back, totalling 4 signs on one structure, when located approximately at right angles to the right-of-way line. [B.C.Z.R., 1955.]
- H. No outdoor advertising sign erected on a roof may extend more than 16 feet above any part of the roof or parapet, except that the 16 foot limitation shall not apply to any such roof sign existing as of the date of adoption of these regulations.1 [B.C.Z.R., 1955.]

- I. No existing outdoor advertising sign that does not comply with conditions and standards contained in this Section 413.3 shall be permitted to remain on any premises beyond the expiration date of any special permit by the authority of which it was erected, or if erected prior to Jan. 2, 1945, two years after the effective date of adoption of these regulations,² except as noted in Subparagraph H.³ above. [B.C.Z.R., 1955.]

413.4--Miscellaneous temporary signs such as seasonal streamers, banners, and portable signs are permitted subject to the following conditions: [Bill No. 70, 1986.]

- A. No business shall display such signs for more than 30 continuous days nor more than a total of 60 days in any one year.
- B. No such sign shall be displayed unless a use permit therefore has been issued by the zoning commissioner pursuant to Subsection 500.4.
- C. Every such sign for which a use permit has been issued shall be plainly marked with the number and the expiration date of the use permit. The method and location of this identification shall be as specified by the zoning commissioner.
- D. Such signs are not permitted in residential zones, except as allowed by Section 413.1.

413.5--All business or outdoor advertising signs shall be subject to the following conditions: [B.C.Z.R., 1955.]

- A. The surface area of any sign shall include the entire face or faces of the sign, and if the sign is composed of individual letters, figures, or designs, the space between and around such letters, figures or designs. [B.C.Z.R., 1955.]
- B. No sign shall be placed within or project into the street right-of-way. [B.C.Z.R., 1955.]
- C. Any free-standing or projecting sign within 25 feet of a street right-of-way line shall be so placed as to allow clear and ample visual sight lines for driveways leading into a street, and at intersecting streets and alleys. [B.C.Z.R., 1955.]

- D. No sign erected on ground elevated above the level of the street which it abuts shall exceed 25 feet in height. No sign erected on ground below the level of the street which it abuts shall extend more than 25 feet above the level of the street which it abuts, except that in no case shall the total height of the structure exceed 35 feet. [B.C.Z.R., 1955.]
- E. A sign may be illuminated, if illumination is confined to the surface of the sign; the sign shall be so located and arranged as to avoid glare or reflection onto any portion of any adjacent highway, or into the path of oncoming vehicles, or onto any adjacent residential premises. [B.C.Z.R., 1955.]

413.6--Business signs as defined in Section 101 are permitted in the O.T., M.L.R. and M.L. zones under the following conditions and as limited by Section 413.5 except as herein modified. [Bills No. 7, 1984; No. 34, 1984.]

- A. Stationary business signs are permitted on a building, provided that-
 - 1. no sign projects more than twelve (12) inches from the building;
 - 2. no sign extends above the roof line of the building; and
 - 3. the total surface area of signs affixed to each wall of the building does not exceed, in square feet, 1 1/2 times the length of the wall. [Bill No. 7, 1984.]
- B. One stationary freestanding business sign is permitted for each street to which a lot has direct vehicular access, provided that-
 - 1. its surface area does not exceed 25 square feet per face; and
 - 2. no part of the sign is more than six (6) feet above the grade level of the street upon which it faces or six (6) feet above the grade level of the lot on which it is erected, whichever measurement permits the greater elevation of the sign. [Bill No. 7, 1984.]
- C. In addition to the signs permitted in Subsection 413.6, Paragraph A, one stationary identification sign is permitted at each exterior entrance to a use within a building, provided that-
 - 1. it does not project more than two (2) inches from the building; and
 - 2. its surface area does not exceed one (1) square foot. [Bill No. 7, 1984.]

- D. One stationary freestanding sign is permitted at each vehicular entrance to an industrial and/or office park provided that-
1. its surface area does not exceed fifty (50) square feet per face; and
 2. no part of the sign is more than twelve (12) feet above the grade level of the street upon which it faces or twelve (12) feet above the grade level of the lot on which it is erected, whichever measurement permits the greater elevation of the sign. [Bill No. 7, 1984.]
- E. In addition to the signs permitted in subsection 413.6, Paragraphs A, B, C and D, stationary directory signs identifying the names and locations of tenants are permitted for each multi-tenant building, provided that-
1. 75 percent or more of the tenants identified on the sign(s) have independent outside access;
 2. the sign(s) are placed within the buildable area of the site and do not project beyond the required minimum building setback line; and
 3. lettering indicating names and suite numbers of tenants does not exceed one inch in height and all other lettering does not exceed three inches in height.
[Bill No. 7, 1984.]
- F. One stationary freestanding park identification sign is permitted for any industrial and/or office park provided that its surface area does not exceed one hundred fifty (150) square feet per face. [Bill No. 7, 1984.]
- G. The light from any one light source permitted by this subsection shall be shielded or directed so that the light intensity or brightness shall not adversely affect surrounding or facing premises. [Bill No. 7, 1984.]

413.7--Off-premises directional business signs are permitted by special exception for waterfront businesses only. In addition to the provisions of 502.1, the zoning commissioner shall find that the following conditions are met: {Bill 149, 1992.}

- A. The sign shall not exceed six square feet in area and shall display only the name of the business and directional information.
- B. The zoning commissioner shall determine the maximum number of such signs permitted for a single business, based on accessibility to the site. However, the total number of

signs for a single business shall not exceed four. The zoning commissioner shall base this determination on the minimum number required to provide directions to the business, taking into account required turns and the number of access routes. Such signs shall be permitted starting from the closest arterial street.

C. The petitioner shall provide evidence to the satisfaction of the zoning commissioner that the owner of the property where the sign will be posted agrees to the placement of the sign if the special exception is approved.

D. The height of the sign shall not exceed six (6) feet.

Section 414--TRAILER PARKS [B.C.Z.R., 1955.]

414.1--The area of the lot on which such park is to be located shall be not less than 5 acres. [B.C.Z.R., 1955.]

414.2--An area of not less than 3,000 square feet shall be allocated to each trailer, which must be connected to sewer, water, and electricity. [B.C.Z.R., 1955.]

414.3--Each trailer space shall abut or face on a driveway or unobstructed space of not less than 30 feet in width, which space shall have unobstructed access to a public highway. It shall be hard surfaced and adequately lighted. [B.C. Z.R., 1955.]

414.4--No trailer or service building or structure used in connection therewith, shall be placed or permitted within 100 feet of the road or street upon which the lot or area so used for such park fronts, or within 75 feet of any other boundary line of such lot or area. [B.C.Z.R., 1955.]

414.5--There shall be a space of not less than 25 feet between each trailer and also a space of not less than 25 feet between any trailer and any service building or structure used in connection with such park. [B.C.Z.R., 1955.]

414.6--No such trailer park, nor any service building or structure used in connection therewith shall be established or operated without the approval of and subject to the regulations and requirements of the Baltimore County Health Department. Written approval shall be a required condition prior to issuance of a permit. [B.C.Z.R., 1955.]