



**TOWN OF PORT DEPOSIT
PLANNING COMMISSION
RESOLUTION 06-2020**

**AMENDMENTS TO ARTICLE XV SIGNS, SECTION 264 PERMITTED
SIGNS OF THE PORT DEPOSIT ZONING CODE**

A RESOLUTION BY THE PORT DEPOSIT PLANNING COMMISSION RECOMMENDING APPROVAL BY THE MAYOR AND COUNCIL OF PORT DEPOSIT OF VARIOUS AMENDMENTS TO THE PORT DEPOSIT ZONING CODE

WHEREAS, Article III, Section 22 of the Port Deposit Zoning Code permits the Port Deposit Planning Commission to review and make recommendations on amendments to the Port Deposit Zoning Code; and

WHEREAS, after giving required public notice in a newspaper of general circulation, the Planning Commission conducted a public hearing on May 28, 2020 to receive public comment related to the proposed amendments to the zoning code; and

WHEREAS, The Planning Commission after considering all comments received during public hearing process and the record of this matter, believes it is in the best interest of the Town of Port Deposit for the Mayor and Town Council of Port Deposit to adopt the proposed amendments to the zoning code.

NOW, THEREFORE BE IT RESOLVED THAT, the Port Deposit Planning Commission hereby recommends that the Mayor and Council of the Town of Port Deposit adopt the amendment to the Article XV, Section 264 as follows – add a new number 3.:

3. In the B&I Zone on-site signs are permitted pertaining to the businesses conducted on the property, in conformance with a Master Signage Plan approved by the Planning Commission.
 - a. The Master Signage Plan shall contain the following:
 - (1) An accurate plot plan of the property or properties included, at such scale as the Planning Commission may require;
 - (2) Location of buildings, parking lots, driveways, and landscaped areas on such properties;
 - (3) Computation of the maximum total sign area, the maximum area for individual signs, the height of signs and the number of freestanding signs proposed; and
 - (4) An accurate indication on the plot plan of the proposed location of each present and future sign of any type, whether requiring a permit or not.
 - (5) The Master Signage Plan shall specify standards for consistency among all signs on properties affected by the Plan with regard to:

- i. Color scheme;
 - ii. Lettering or graphic style;
 - iii. Lighting;
 - iv. Location of each sign on the buildings;
 - v. Materials; and
 - vi. Sign proportions.
 - b. A Master Signage Plan including window signs may simply indicate the areas of the windows to be covered by window signs and the general type of the window sign (e.g. Paper affixed to window, painted, etched on glass, or some other material hung inside window) and need not specify the exact dimension or nature of every window sign.
 - c. The Master Signage Plan for all properties with multiple uses or users, shall limit the number of freestanding signs to a total of one (1) for each street on which the properties included in the plan have frontage and shall provide for shared or common usage of such signs.
 - d. The Master Signage Plan shall be included in any development plan, site plan, or other plan required by the Town for the proposed use or development and shall be processed simultaneously with such other plan.
 - e. The Master Signage Plan may be amended by filing a new Master Signage Plan that conforms with all requirements of the ordinance then in effect.
 - f. If any new or amended Master Signage Plan is filed for a property on which existing signs are located, it shall include the existing signs and those signs are subject to the requirements of this ordinance and review by the Planning Commission as part of the Master Signage Plan.
 - g. After approval of the Master Signage Plan, no sign shall be erected, placed, painted or maintained, except in conformance with such plans, and such plan may be enforced in the same way as any provision of this ordinance.
4. In the B&I Zone off-site signs may be permitted as a Special Exception by the Board of Appeals provided:
- a. The off-site sign is approved by the Planning Commission as part of a Master Signage Plan;
 - b. The sign is not nearer than one hundred (100') feet to any residentially zoned property;
 - c. The sign is not closer than twenty-five (25') feet to any property line;
 - d. The sign is not illuminated;
 - e. The sign does not arise above the roof level of any buildings surrounding it; and

- f. The sign is does not exceed one hundred (100) square feet in total size, which size shall include both the front and back of the message areas.

Affirmative 3

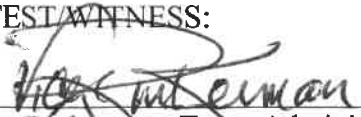
Absent 2

Negative 0

Abstained 0


READ AND PASSED THIS 28th day of May, 2020.

ATTEST/WITNESS:



Vicky Rinkerman, Town Administrator

PLANNING COMMISSION



Jeff Heck, Chair