

HILLIARD PLANNING AND ZONING BOARD MEETING

Hilliard Town Hall / Council Chambers
15859 West County Road 108
Post Office Box 249
Hilliard, FL 32046

BOARD MEMBERS

Wendy Prather, Chair
Charles Reed, Vice Chair
Josetta Lawson
Harold "Skip" Frey
Dallis Hunter

ADMINISTRATIVE STAFF

Janis Fleet, AICP
Land Use Administrator

TOWN ATTORNEY

Christian Waugh

AGENDA

TUESDAY, JANUARY 11, 2022, 7:00 PM

NOTICE TO PUBLIC

Anyone wishing to address the Planning & Zoning Board regarding any item on this agenda is requested to complete an agenda item sheet in advance and give it to the Land Use Administrator. The sheets are located next to the printed agendas in the back of the Council Chambers. Speakers are respectfully requested to limit their comments to three (3) minutes. A speaker's time may not be allocated to others.

PLEDGE OF CIVILITY

WE WILL BE RESPECTFUL OF ONE ANOTHER
EVEN WHEN WE DISAGREE.
WE WILL DIRECT ALL COMMENTS TO THE ISSUES.
WE WILL AVOID PERSONAL ATTACKS.
"Politeness costs so little." – ABRAHAM LINCOLN

CALL TO ORDER

PRAYER & PLEDGE OF ALLEGIANCE

ROLL CALL

CHAIR To call on members of the audience wishing to address the Council on matters not on the Agenda.

REGULAR MEETING

ITEM-1 Additions/Deletions to Agenda

ITEM-2 Planning and Zoning Board approval of the Minutes from the December 14, 2021, Workshop and Public Hearing & Regular Meeting.

ITEM-3 Planning and Zoning Board to appoint the Planning and Zoning Board Chair and Vice Chair for the 2022 Calendar Year.
Janis K. Fleet, AICP – Land Use Administrator

ITEM-4 Planning and Zoning Board Review of Land Development Regulations
Article VII - Signs
Janis K. Fleet, AICP - Land Use Administrator

ADDITIONAL COMMENTS

PUBLIC

BOARD MEMBERS

LAND USE ADMINISTRATOR

TOWN ATTORNEY

ADJOURNMENT

The Town may take action on any matter during this meeting, including items that are not set forth within this agenda.

TOWN COUNCIL MEETINGS

The Town Council meets the first and third Thursday of each month beginning at 7:00 p.m., unless otherwise scheduled. Meetings are held in the Town Hall Council Chambers located at 15859 West County Road 108. Video and audio recordings of the meetings are available in the Town Clerk's Office upon request.

PLANNING & ZONING BOARD MEETINGS

The Planning & Zoning Board meets the second Tuesday of each month beginning at 7:00 p.m., unless otherwise scheduled. Meetings are held in the Town Hall Council Chambers located at 15859 West County Road 108. Video and audio recordings of the meetings are available in the Town Clerk's Office upon request.

MINUTES & TRANSCRIPTS

Minutes of the Town Council meetings can be obtained from the Town Clerk's Office. The Meetings are usually recorded but are not transcribed verbatim for the minutes. Persons requiring a verbatim transcript may make arrangements with the Town Clerk to duplicate the recordings, if available, or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be at the expense of the requesting party.

TOWN WEBSITE & YOUTUBE MEETING VIDEO

The Town's Website can be access at www.townofhilliard.com.
Live & recorded videos can be access at www.youtube.com _search - Town of Hilliard, FL.

ADA NOTICE

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Town Clerk's Office at (904) 845-3555 at least seventy-two hours in advance to request such accommodations.

APPEALS

Pursuant to the requirements of Section 286.0105, Florida Statutes, the following notification is given: If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

PUBLIC PARTICIPATION

Pursuant to Section 286.0114, Florida Statutes, effective October 1, 2013, the public is invited to speak on any "proposition" before a board, commission, council, or appointed committee

takes official action regardless of whether the issue is on the Agenda. Certain exemptions for emergencies, ministerial acts, etc. apply. This public participation does not affect the right of a person to be heard as otherwise provided by law.

EXPARTE COMMUNICATIONS

Oral or written exchanges (sometimes referred to as lobbying or information gathering) between a Council Member and others, including staff, where there is a substantive discussion regarding a quasi-judicial decision by the Town Council. The exchanges must be disclosed by the Town Council so the public may respond to such exchanges before a vote is taken.

2022 HOLIDAYS

TOWN HALL OFFICES CLOSED

1. Martin Luther King, Jr. Day	Monday, January 17, 2022
2. Memorial Day	Monday, May 30, 2022
3. Independence Day Monday	Monday, July 4, 2022
4. Labor Day	Monday, September 5, 2022
5. Veterans Day	Friday, November 11, 2022
6. Thanksgiving Day	Thursday, November 24, 2022
7. Friday after Thanksgiving Day	Friday, November 25, 2022
8. Christmas Eve	Friday, December 23, 2022
9. Christmas Day	Monday, December 26, 2022
10. New Year's Eve	Friday, December 30, 2022
11. New Year's Day	Monday, January 2, 2023

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Dallis Hunter

ADMINISTRATIVE STAFF

Janis Fleet, AICP
Land Use Administrator

TOWN ATTORNEY

Christian Waugh

MINUTES

TUESDAY, DECEMBER 14, 2021, 6:00 PM

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CALL TO ORDER

PRAYER & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chair Wendy Prather
Vice Chair Charles A. Reed
Planning & Zoning Board Member Josetta Lawson
Planning & Zoning Board Member Harold "Skip" Frey

ABSENT

Planning & Zoning Board Member Dallis Hunter

WORKSHOP

ITEM-1 Planning and Zoning Board Review of Land Development Regulations
Article I – Section 62-1 Definitions
Janis K. Fleet, AICP, Land Use Administrator

Land Use Administrator Fleet reviews Section 62-1: Definitions. She asks the Board if they will review the chart that was provided at the November 9, 2021, Workshop, and provide any comments to her before the end of the year. She also states the next review will be held at the Tuesday, January 11, 2022, at 7:00 p.m., Regular Meeting and that will hopefully finalize the review.

ADDITIONAL COMMENTS

No comments to the Board.

ADJOURNMENT

Motion to adjourn at 6:51 p.m.

Motion made by Vice Chair Reed, Seconded Planning & Zoning Board Member Frey.

Voting Yea: Chair Prather, Vice Chair Reed, Planning & Zoning Board Member Lawson,
Planning & Zoning Board Member Frey

Approved this _____ day of _____, _____ by the Hilliard
Planning & Zoning Board, Hilliard, Florida.

Wendy Prather, Chair
Hilliard Planning & Zoning Board

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MINUTES

TUESDAY, DECEMBER 14, 2021, 7:00 PM

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CALL TO ORDER

PRAYER & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Chair Wendy Prather
Vice Chair Charles A. Reed
Planning & Zoning Board Member Josetta Lawson
Planning & Zoning Board Member Harold "Skip" Frey

ABSENT

Planning & Zoning Board Member Dallis Hunter

CHAIR

To call on members of the audience wishing to address the Council on matters not on the Agenda.

No public wish to address the Board.

PUBLIC HEARINGS

ITEM-1 Special Exception No. 20211025 - Allow Chickens, Roosters, and Ducks at
37246 West Third Street.
Parcel ID No. 08-3N-24-2380-0058-0011

Applicant: Christina Morgan, Property Owner

Disclosure of Ex Parte Communication

Planning and Zoning Board Member Skip Frey discloses that he visited Mrs. Morgan regarding her chickens and roosters as a citizen, not as Planning and Zoning Board member, as three people in the neighborhood also had chickens and roosters and the chickens and roosters had been keeping him up at night.

Open Public Hearing
Call for Public Comment

Mrs. Christina Morgan, 37246 West Third Street, Hilliard, Florida, speaks and explains that she has chickens, roosters, and ducks and wishes to keep them on her property.

Mr. Kevin Burnette, 37231 West Third Street, Hilliard, Florida, states he is in support of Special Exception No. 20211025

Ms. Vivian Armstrong, 37390 Oxford Street, Hilliard, Florida, states she is in support of Special Exception No. 20211025

Mrs. Renee Herring and Mr. Wilbur Herring, 37204 West Third Street, Hilliard, Florida, states they are in support of Special Exception No. 20211025

Ms. Nancy Mager representing the Congregation of Bethany Episcopal Church, 15860 County Road 108, Hilliard, Florida, states she and the congregation are in support of Special Exception No. 20211025

Close Public Hearing on Special Exception No. 20211025

Motion made by Vice Chair Reed, Seconded by Planning & Zoning Board Member Lawson.

Voting Yea: Chair Prather, Vice Chair Reed, Planning & Zoning Board Member Lawson, Planning & Zoning Board Member Frey

REGULAR MEETING - Planning & Zoning Board Action

Land Use Administrator Fleet reads the staff recommendation.

Planning and Zoning Board Members discuss with Mrs. Morgan how many chickens, roosters, and ducks she currently has and if she is opposed to being limited to how many of each she can have. Mrs. Morgan agrees to a total not to exceed 15 birds.

Motion to grant Special Exception No. 20211025 to allow a maximum of 15 birds total with no more than 2 roosters and 2 ducks and granting the Special Exception meets the requirements of Section 62-157 1-9 of the Hilliard Town Code.

Motion made by Vice Chair Reed, Seconded by Planning & Zoning Board Member Lawson.

Voting Yea: Chair Prather, Vice Chair Reed, Planning & Zoning Board Member Lawson, Planning & Zoning Board Member Frey

REGULAR MEETING

ITEM-2 Additions/Deletions to Agenda

No additions or deletions to the agenda.

ITEM-3 Planning & Zoning Board approval of the Minutes from the November 9, 2021, Workshop and Regular Meeting.

Motion made by Planning & Zoning Board Member Lawson, Seconded by Vice Chair Reed.

Voting Yea: Chair Prather, Vice Chair Reed, Planning & Zoning Board Member Lawson, Planning & Zoning Board Member Frey

ITEM-4 Planning and Zoning Board approval of Site Plan Application #2021116 – Busy Bee Laundromat Property Owner – Colleen Bell, Manager, Tuffy Properties, LLC Parcel ID No. 08-3N-24-2380-0019-0042 **Janis K. Fleet, AICP – Land Use Administrator**

Land Use Administrator Fleet reads the staff recommendation.

Board Member asked the applicant the parking lot was going to be paved and if the underground tanks had been removed.

Ms. Bell responded that they will repaving and upgrading the parking lot and that the underground tanks had been removed from the site. She stated that Phase 1 environmental study has been performed on the site and no environmental issues were identified.

Motion made to approve Site Plan Application No. 2021116 with conditions in the staff report.

Motion made by Planning & Zoning Board Member Frey, Seconded by Planning & Zoning Board Member Lawson.

Voting Yea: Chair Prather, Vice Chair Reed, Planning & Zoning Board Member Lawson, Planning & Zoning Board Member Frey

- ITEM-5 Planning and Zoning Board approval of Site Clearing/Site Work Application #20211122 – Whisper Ridge Planned Unit Development
Property Owner – LGI Homes – Florida, LLC (Brian Martin)
Parcel ID Nos. 04-3N-24-0000-0006-0010 and 04-3N-24-0000-0004-0100
Janis K. Fleet, AICP – Land Use Administrator

Mr. Ed Kassik of LGI Homes is present and serves as Land Development Manager. LGI Homes is set to break ground at the first of the year.

Motion made to approve Site Clearing/Site Work Application No. 20211122 with conditions in the staff report.

Motion made by Planning & Zoning Board Member Frey, Seconded by Vice Chair Reed with the conditions in the staff report.

Voting Yea: Chair Prather, Vice Chair Reed, Planning & Zoning Board Member Lawson, Planning & Zoning Board Member Frey

- ITEM-6 Planning & Zoning Board recommendation of Board reappointment to the Town Council of Board Members Charles A. Reed and Harold "Skip" Frey for an additional three-year term.

Motion made by Planning & Zoning Board Member Lawson, Seconded by Chair Prather.

Voting Yea: Chair Prather, Vice Chair Reed, Planning & Zoning Board Member Lawson, Planning & Zoning Board Member Frey

ADDITIONAL COMMENTS

PUBLIC

No public comments.

BOARD MEMBERS

Planning and Zoning Member Skip Frey states he thinks granting the Special Exception No. 20211025 was the right thing to do.

LAND USE ADMINISTRATOR

Land Use Administrator Fleet advised the Planning and Zoning Board that a meeting on development was held between with Town staff and the Town's Consulting engineers to discuss infrastructure requirements for developers. She stated that a workshop will be scheduled with the Town Council in January of 2022 to discuss the adoption of standards and policies for the construction of infrastructure to serve new development. She also wishes everyone a Merry Christmas and Happy New Year.

TOWN ATTORNEY

Not requested at meeting.

ADJOURNMENT

Motion to adjourn at 7:55 p.m.

Motion made by Planning & Zoning Board Member Frey, Seconded by Planning & Zoning Board Member Lawson.

Voting Yea: Chair Prather, Vice Chair Reed, Planning & Zoning Board Member Lawson,
Planning & Zoning Board Member Frey

Approved this _____ day of _____, _____ by the Hilliard
Planning & Zoning Board, Hilliard, Florida.

Wendy Prather, Chair
Hilliard Planning & Zoning Board



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Regular Meeting Meeting Date: January 11, 2020

FROM: ***Janis K. Fleet. AICP – Land Use Administrator***

SUBJECT: Planning and Zoning Board Election of Chair and Vice Chair

BACKGROUND: The Board annually elects a Chair and Vice Chair for the Planning and Zoning Board.

FINANCIAL IMPACT: None

RECOMMENDATION: Elect a Chair and Vice Chair of the Planning and Zoning Board for 2022



AGENDA ITEM REPORT

TOWN OF HILLIARD, FLORIDA

TO: Planning and Zoning Board Workshop Meeting Date: January 11, 2022

FROM: ***Janis K. Fleet, AICP, Land Use Administrator***

SUBJECT: Planning and Zoning Board Review of Land Development Regulations
Article VII - Signs

BACKGROUND: The Planning and Zoning Board has been reviewing the Land Development Regulations. Attached is proposed revisions to Article VII, Signs.

FINANCIAL IMPACT: None

RECOMMENDATION: No recommendation, for review and comment only.

ARTICLE VII. - SIGNS

Sec. 62-411. - Definitions.

Sign means any structure or device which is erected, constructed or maintained outside of enclosed buildings, or structures for the purpose of display, information, advertisement, or attraction of the attention of persons, and includes among others, posters, pictures, pictorial or reading matter, and any letter, word, model, device or representation used in the nature of any advertisement, announcement, attraction or direction.

~~Definitions for purposes of sign regulation under this article are set out in section 62-1, under "sign."~~

~~(Code 1997, § 62-411; Ord. No. 87-119, § 11-1, 12-29-1987)~~

Sec. 62-412. - Scope and intent.

The provisions of this article shall govern the number, sizes, location, character, and maintenance of signs which may be permitted as a main or accessory use. Increased numbers and sizes of signs as well as certain types of lighting can be distracting to the motoring public and create potential traffic hazards. Haphazard location, construction and maintenance of signs seriously detract from the natural beauty of the town and, in turn, injuriously affect the economic well-being of the citizenry. It is the intent of this article to authorize the size and location of signs which carry out their purpose without unduly interfering with motorists, causing unsafe conditions, and without injuriously affecting the value of property. Flashing signs are prohibited.

~~(Code 1997, § 62-412; Ord. No. 87-119, art. 11, 12-29-1987)~~

Sec. 62-413. - Measurement of sign area.

The surface area of a sign shall be computed as including the entire area within a regular, geometric form or combinations of regular geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not being advertising matter shall not be included in computations of surface area.

~~(Code 1997, § 62-413; Ord. No. 87-119, § 11-5, 12-29-1987)~~

Sec. 62-414. - Governmental signs excluded.

For the purpose of these regulations, the term "sign" does not include signs erected and maintained pursuant to and in discharge of any governmental function, or required by any law, ordinance or governmental regulations.

~~(Code 1997, § 62-414; Ord. No. 87-119, § 11-3, 12-29-1987)~~

Sec. 62-415. - Nonconforming signs.

Signs which are nonconforming or become nonconforming through zone changes shall be removed or made to conform with this article within the following specified time periods, whichever is shorter:

- (1) After the end of the fifth year the sign has become nonconforming.
- (2) ~~Flashing signs which are nonconforming must be removed or brought into conformity within one year from the enactment of the ordinance from which this article is derived.~~

~~(Code 1997, § 62-415; Ord. No. 87-119, § 11-13, 12-29-1987)~~

Sec. 62-416. - Removal of signs.

- (a) ~~Grounds for removal.~~ All signs permitted under this article are revocable for violations of this article and ~~maybe removed~~ for reasons of safety of persons or property, faulty construction, lack of maintenance or unsightly appearance, ~~including all surfaces which are to be painted and maintained in good condition or in cases where the need no longer exists.~~
- (b) ~~Repair/removal of Unsafe Signs time frame.~~ A citation shall be issued for any unsafe sign or a sign in disrepair. Any sign for which a citation has been issued or is in violation of this chapter must be repaired or removed within 30 days after receiving due notice. In case the objectionable sign is not removed, the town shall then have the right to enter upon the property, remove the sign and assess such cost against the property.
- (c) ~~Abandoned signs.~~ Any abandoned sign shall be removed within 30 days from the date of its abandonment. Any such sign not removed within the required period shall constitute a nuisance and shall be subject to removal by the Town, as prescribed in subsection (b) of this section.
- (d) ~~Unsafe signs.~~ Unsafe signs shall be removed in accordance with applicable town ordinances.

~~(Code 1997, § 62-416; Ord. No. 87-119, § 11-14, 12-29-1987)~~

Sec. 62-417. - Construction requirements.

All signs or similar advertising matter shall be governed in their construction or erection and maintenance by applicable the town ordinances, Code and the Florida Building Code

~~(Code 1997, § 62-417; Ord. No. 87-119, § 11-2, 12-29-1987)~~

Sec. 62-418. - General requirements for all signs and districts.

The following ~~regulations contained in this section~~ shall apply to all signs and all use districts:

- (1) Any illuminated sign or lighting device ~~shall employ only a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving light or lights.~~ In no event shall an illuminated sign or lighting device be placed or directed or beamed upon a public thoroughfare, highway, sidewalk or adjacent premises, so as to cause glare or reflection that may constitute a traffic hazard or nuisance.
- (2) No sign shall employ any parts or elements which revolve, rotate, whirl, or spin ~~or otherwise make use of motion to attract attention.~~
- (3) All wiring, fittings and materials used in the construction, connection and operation of electrically illuminated signs shall be in accordance with the ~~provisions of the local electrical code in effect~~ Florida Building Code.
- (4) No sign shall be erected or maintained from the front or face of a building of more than two feet, including those projecting from the face of any theater, hotel or motel marquee.
- (5) No sign shall be placed on the roof of any building.
- (6) No temporary sign shall be placed on the front or face of a building or on any premises, ~~except as expressly provided in this chapter.~~
- (7) No sign erected or maintained in the window of a building, visible from any public or private street or highway, shall occupy more than 20 percent of the window surface.

- (8) No sign of any classification shall be installed, erected or attached in any form, shape or manner against a building, which would prevent ingress and egress through any door or window required or designed for access to any building, nor shall any sign or over street graphic obstruct a fire escape or any door or window giving access to any fire escape.
- ~~(9) All signs hung and erected shall be plainly marked with the name of the person responsible for maintaining the sign and the permit date and number, if necessary.~~
- (10) Should any sign be or become unsafe or be in danger of falling, the owner thereof or the person maintaining the sign shall, upon receipt of written notice from the ~~land-use administrator~~ Town, proceed at once to put such sign in a safe and secure condition or remove the sign.
- (11) No sign shall be placed in any public right-of-way, except publicly-owned signs, such as traffic control signs and directional signs. Signs directing and guiding traffic and parking or indicating private property, but bearing no advertising matter, shall be permitted on any property. No sign shall overhang or infringe upon the right-of-way of any street, road or public way.
- (12) No sign or other street graphic may use the words "stop," "look," "drive-in," "danger" or similar word, phrase, symbol or character, nor simulate a traffic control device, nor may red, amber or green lights be used, within ten feet of a public right-of-way or 200 feet of a traffic control device.
- (13) No sign shall be attached to a tree or any vegetation.

~~Subsections (1) and (2) of this section shall not apply to any sign performing a public service function indicating time, temperature, stock market quotations or similar services.~~

~~(Code 1997, § 62-418; Ord. No. 87-119, § 11-4, 12-29-1987)~~

Sec. 62-419. - Signs permitted in all districts.

The following signs shall be permitted in all districts:

- (1) Not more than one sign advertising the sale, lease or rental of the premises upon which the sign is located, not exceeding 32 square feet in area, except in all residential districts the area of the sign shall not be more than six square feet.
- (2) Professional nameplates not exceeding two square feet in area.
- (3) Signs denoting the name and address of the occupants of the premises, not exceeding two square feet in area.
- (4) Non-advertising directional signs or symbols (entrance, exit, slow) located and pertaining to a parcel of private property, not to exceed two square feet in area.
- (5) Signs or bulletin boards customarily incidental to places of worship, libraries, museums, social clubs or societies located on the premises of such institution, not to exceed 15 square feet in area.
- (6) Subdivision entrance or identifying signs shall not exceed 40 square feet.

~~(Code 1997, § 62-419; Ord. No. 87-119, § 11-6, 12-29-1987)~~

Sec. 62-420. - Signs permitted in commercial and industrial districts; wall-mounted ~~projecting~~ and marquee signs.

- (a) In a commercial or industrial district, each business shall be permitted one ~~flat or building~~ on-site sign. Permanent on-site signs for any single-business enterprise may have an area equivalent to 1½ square feet of sign area for each lineal foot of building width or part of a building occupied by such

enterprise, but shall not exceed a maximum area of 100 square feet. The height of signs shall not exceed 12 feet in height.

~~(b) Projection of wall signs shall not exceed two feet, measured from the face of the building.~~

~~(Code 1997, § 62-420; Ord. No. 87-119, § 11-7, 12-29-1987)~~

Sec. 62-421. - Temporary signs.

(a) Temporary stationary signs, not exceeding 50 square feet in area, announcing special public or institutional events, the erection of a building, the architect, the builders, or contractors may be erected for a period of 60 days plus the construction period. Such temporary signs shall be nonilluminated and shall conform to the general and setback requirements ~~as set forth in this article and, in addition, shall meet such other requirements as may be set by the land use administrator to accomplish the interest of this section.~~

~~(b) Temporary illuminated mobile signs announcing the opening of a new business or ownership shall be limited to 30 days and shall not be located closer than ten feet from the right-of-way.~~

~~(Code 1997, § 62-421; Ord. No. 87-119, § 11-8, 12-29-1987)~~

~~Sec. 62-422. - Wall signs pertaining to nonconforming uses.~~

~~On-site wall signs pertaining to a nonconforming use shall be permitted on the same site with such use, provided the area of the sign does not exceed 12 square feet.~~

~~(Code 1997, § 62-422; Ord. No. 87-119, § 11-9, 12-29-1987)~~

Sec. 62-423. - Signs on public property.

No sign, other than official signs shall be posted on any public property.

~~(Code 1997, § 62-423; Ord. No. 87-119, § 11-10, 12-29-1987)~~

Sec. 62-424. - Sign setback requirements.

(a) ~~Except as modified in this section, e~~On-site signs, ~~where permitted,~~ shall be set back from the established right-of-way line of any thoroughfare at least ten feet. Less than ten feet setback may be allowed where a building is less than ten feet from the right-of-way provided it does not obstruct visibility and cause a traffic safety hazard.

(b) For every square foot by which any on-site sign exceeds 50 square feet, the setback shall be increased by one-half foot, but need not exceed 100 feet.

(c) All types of signs and bulletin boards for a church, school or any other public, religious or educational institution may be erected not less than ten feet from the established right-of-way line of any street or highway, provided such sign or bulletin board complies with the clear sight triangle, ~~as defined.~~

(d) On-site signs, ~~where permitted,~~ shall be erected or placed in conformity with the side and rear yard requirements of the district in which they are located, except that in any residential district, on-site

signs shall not be erected or placed within 12 feet of a side or rear lot line. If the requirement for a single side yard in the appropriate zoning district is more than 12 feet, the latter shall apply.

~~(e) Signs located on public rights of way shall have clear unobstructed cross visibility between the height of two feet and eight feet above the gradeline of the right-of-way.~~

~~(Code 1997, § 62-424; Ord. No. 87-119, § 11-11, 12-29-1987; Ord. No. 97-93, § 13, 4-6-1998)~~

~~Sec. 62-425. Off-site signs permitted by special exception.~~

~~For the purpose of this chapter, outdoor advertising off-site signs shall be classified as a business use and be permitted in all commercial and industrial districts by special exception after site plan review excluding neighborhood commercial districts. Off-site signs shall be limited in size as determined by the planning and zoning board, but in no case shall any off-site sign exceed a maximum size of 32 square feet in area. No more than two signs shall be permitted per parcel. Off-site signs may advertise on one or both sides, advertising products or services produced or sold in the town. No off-site signs shall be permitted in other zoning districts. All types of off-site signs shall comply with all applicable federal and state laws.~~

~~(Code 1997, § 62-425; Ord. No. 87-119, § 11-12, 12-29-1987; Ord. No. 2006-04, § 1, 6-15-2006)~~

