

Town of Alfred, ME
Monday, April 23, 2012

§ 160-104. Signs.

[Amended 3-11-1995 ATM by Art. 18; 5-11-1998 STM by Art. 4; 3-8-2003 ATM by Art. 26; 3-11-2006 ATM by Art. 24]The standards and requirements for signs as stated in this section take precedence over all other references to signs in this chapter. This section governs all signs in the Town of Alfred. Signs are defined as in Article 11 of this chapter.

A. General.

- (1) All signs must comply with these requirements unless there is a specific exception in Subsection E, below.
- (2) No sign may be positioned so as to prevent or block the free ingress to or egress from any door, window, or fire escape, or in a manner which confuses, impedes or impairs traffic movement or visibility.
- (3) No sign, including any flag or banner, may be erected adjacent to any public way in such a manner as to obstruct clear and free vision of roadways or where, by reason of its position, shape, color, illumination or wording, it interferes with, obstructs the view of, or is confused with any authorized traffic sign, signal, or device or where it otherwise constitutes a hazard to pedestrian or vehicular traffic.
- (4) The owner of the land upon which a sign is located is responsible for its safe construction, installation, and maintenance.
- (5) Except for state business directional signs which are regulated by the Town of Alfred Official Business Directional Signs Ordinance, *Editor's Note: See Ch. 142, Signs.* all signs must relate to goods and services available on the premises where the sign is located, or to the availability of the premises themselves for sale, rent or lease.
- (6) No roof-mounted signs are permitted.

B. Signs allowed without a permit include:

- (1) Signs erected by the State of Maine or the Town of Alfred, within street rights-of-way or on other public properties, to direct traffic, indicate parking rules, or offer directions.
- (2) Commercial real estate "For Sale" or "For Lease" signs, provided they are no larger than six square feet in surface area. One sign per agent, per property is permitted. Such signs must be removed when the property is sold.
- (3) Rental vacancy signs for residential properties, which are no larger than three square feet in total surface area. One sign per property is permitted, and may be displayed only while vacancies exist.
- (4) Temporary political signs erected for a period from six weeks prior to an election until seven days after said election.

[Amended 3-9-2007 ATM by Art. 25]

- (5) Temporary signs for noncommercial public or private special events. Signs for noncommercial public events sponsored by the Town of Alfred may be erected for no longer than 31 days. Signs for other noncommercial public or private special events may not be erected earlier than 30 days prior to the commencement of the event and must be removed within 24 hours of the closure of the event. Temporary noncommercial special event signs may be no larger than 32 square feet in the aggregate.

[Amended 3-27-2010ATM by Art. 20]

- (6) Signs which post land with respect to allowing or not allowing trespassing and/or hunting, not to exceed three square feet.
- (7) Signs erected for public safety and welfare by the Town, county, or other public agencies.
- (8) Private residential signs which are used to convey the inhabitants' names, property name, and safety or caution messages. Signs may be surface mounted or freestanding but may not exceed three square feet in surface area.
- (9) Private residential signs which are used to advertise a yard sale shall not exceed three square feet.

C. Signs which may be authorized by the Code Enforcement Officer.

- (1) Temporary signs for special commercial sales are limited to six per year and may be displayed for only seven consecutive days. Such signs may not be larger than 16 square feet in surface area. Written application to the Code Enforcement Officer is required.
- (2) Educational and religious uses may display one sign for each building not exceeding 32 square feet in total surface area per sign.
- (3) A home occupation sign relating only to goods or services available on premises, which may be surface mounted or freestanding but may not exceed three square feet in surface area and the top edge six feet in height. Only one home occupation sign is permitted per lot. Any home occupation sign displayed inside a window is considered a sign and is counted in the sign area allowed for home occupations.
- (4) Commercial signs related to goods or services available on the premises.
 - (a) Commercial wall signs shall meet the following standards:
 - [1] A commercial wall sign or wall signs shall be mounted flat against the building surface.
 - [2] The total area of such a wall sign or wall signs shall not cover more than 10% of the gross surface area of the building face on which they are mounted, but in no event shall they exceed 32 square feet in area.
 - [3] In a nonresidential building occupied by multiple businesses, only one wall sign per business occupancy may be affixed to the building exterior. The total area

of all walls signs for individual business occupancies shall not exceed the maximum set forth in Subsection C(4)(a)[2] above.

- [4] If a commercial building is located on a lot with frontage on two public ways, an additional allocation of wall signage may be utilized on the second building wall facing the second public way, with the area limited and allocated according to the standards of Subsection C(4)(a)[2] and [3] above.
- [5] If a commercial wall sign or wall signs are utilized, a perpendicularly mounted building sign or signs may not be utilized on the same wall, unless the sum of the area of the wall signage and the area of the perpendicularly mounted building signage is less than 10% of the gross surface area of the building face on which they are mounted, but in no event shall the sum of the areas exceed 32 square feet.

(b) Commercial freestanding signs and perpendicularly mounted building signs shall meet the following standards:

- [1] Commercial signs that are mounted perpendicular to a building face, or that are freestanding, may not exceed 32 square feet in sign area.
- [2] Both sides of freestanding or perpendicularly mounted building signs are counted in calculating the sign area.
- [3] Brackets, posts, or other means of support for them must be designed to be as inconspicuous as possible.
- [4] In reviewing sign designs, the Board or Code Enforcement Officer may include oversize support systems as part of the sign area.
- [5] Each commercial building shall be limited to one freestanding sign, except that:
 - [a] Where one occupant occupies more than one building per lot or combination of lots mutually adjoining and in common ownership, only one freestanding sign is permitted.
 - [b] Two freestanding signs are permitted on a corner lot, with one facing each right-of-way, provided that:
 - [i] Both signs are no less than 40 feet from the right-of-way corner; and
 - [ii] The corner lot has at least the minimum required lot frontage for the district in which it is located, along each right-of-way.
- [6] The top edge of any freestanding sign may not be higher than 15 feet above the street grade nearest the sign supports. Freestanding signs may not be closer than 10 feet to the street right-of-way nor closer than 12 feet to either side lot line.
- [7] Flags and banners, other than those exempted under Subsection D below, shall be considered as signage regulated by this ordinance and their area shall be counted towards the maximum square footage area of perpendicularly mounted

building signs allowable for the property.

- (c) Notwithstanding any of the size requirements above, no sign within the Shoreland Zone may have a sign area exceeding six square feet.

D. Illumination of signs.

- (1) No sign may be illuminated with flashing, moving, or animated-type lights.
- (2) Externally illuminated signs may be illuminated with white lights only.
- (3) Internally illuminated signs are permitted, and may have graphics or text in any color.
- (4) Outdoor neon signs are prohibited. Indoor neon signs are permitted, but shall count towards the maximum square footage for commercial wall signs set forth above, if they are visible from the public way, and are located within 12 inches from any window, door, or building opening.

E. Exceptions. The following types of signs are exempted from the regulations in Subsections B through D above:

- (1) Flags and insignia of any government and "OPEN" flags, with maximum dimensions of three feet by five feet.
- (2) Legal notice, identification, information, or directional signs erected or required by government bodies.
- (3) Little League sponsorship signs located on municipal recreational facilities. Said signs shall adhere to the following specifications:
 - (a) Maximum size of each sign not to exceed four feet by eight feet.
 - (b) Signs will be painted green on both the front and back, with lettering only on the side facing the inside of the baseball field.
 - (c) Signs may only be hung on the Little League outfield fence between the foul posts.
 - (d) Signs must be kept in good repair by the Little League organization.
 - (e) Signs may hang only between May 1 and Labor Day.

F. Restoration or replacement.

- (1) This chapter allows the normal upkeep and maintenance of existing nonconforming signs and repairs, renovations, and maintenance which does not involve enlargement of existing nonconforming signs.
- (2) Any existing nonconforming sign which is hereafter damaged or destroyed by a cause other than the willful act of the owner or the owner's agent may be restored or reconstructed within one year of the date of said damage or destruction.