

*Borough of Park Ridge, NJ
Monday, November 26, 2018*

Chapter 101. Zoning

Article X. Signs

[Added 12-26-1991 by Ord. No. 91-18; amended 5-14-1992 by Ord. No. 92-15; 8-8-1995 by Ord. No. 95-12; 7-11-2000 by Ord. No. 2000-8; 9-14-2004 by Ord. No. 2004-10; 9-13-2005 by Ord. No. 2005-19; 4-6-2011 by Ord. No. 2011-015; 8-23-2011 by Ord. No. 2011-025; 2-11-2014 by Ord. No. 2014-001; 5-27-2014 by Ord. No. 2014-010]

§ 101-33. Definitions.

As used in this article, the following terms shall have the following meanings:

ALTERATION

A change in the size or shape of an existing sign, provided that a change in the copy or color of an existing sign or the changing or replacing of a sign face or pane on an existing sign, without any change in the size or shape of the sign, is not an alteration.

ANIMATED SIGN

A sign employing actual motion, the illusion of motion, or light and/or color changes achieved through mechanical, electrical or electronic means, which are differentiated from changeable signs as defined and regulated by this Code, including the following types:

A. ENVIRONMENTALLY ACTIVATED

Animated signs or devices motivated by wind, thermal changes, or other natural environmental input. Includes spinners, pinwheels, pennant strings, and/or other devices or displays that respond to naturally occurring external motions.

B. MECHANICALLY ACTIVATED

Animated signs characterized by repetitive motions and/or rotations activated by a mechanical system powered by electric motors or other mechanically induced means.

C. ELECTRICALLY ACTIVATED

Animated signs producing the illusion of movement by means of electronic, electrical or electromechanical input and/or illumination capable of simulating movement through employment of the characteristics of one or both of the classifications noted below:

(1) FLASHING

Animated signs or animated portions of signs whose illumination is characterized by a repetitive cycle in which the period of illumination is either the same as or less than the period of nonillumination. For the purposes of this article, flashing will not be defined as occurring if the cyclical period between on-off phases of illumination exceeds four seconds.

(2) **PATTERNED ILLUSIONARY MOVEMENT**

Animated signs or animated portions of signs whose illumination is characterized by simulated movement through alternate or sequential activation of various illuminated elements for the purposes of producing repetitive light patterns designed to appear in some form of constant motion.

AWNING

An architectural projection or shelter projecting from and supported by the exterior wall of a building and composed of a covering of rigid and/or nonrigid materials and/or fabric on a supporting framework that may be either permanent or retractable.

AWNING SIGN

A sign displayed on or attached flat against the surface or surfaces of an awning.

BANNER SIGN

A flexible substrate on which copy or graphics may be displayed.

BUILDING FACADE

A portion of any exterior elevation of a building extending vertically from grade to the top of a parapet wall or eaves and horizontally across the entire width of the building elevation.

BUILDING SIGN

A sign that is applied or affixed to a building.

CANOPY (ATTACHED)

A multisided overhead structure or architectural projection supported by attachment to a building on one or more sides and either cantilevered from such building or also supported by columns at additional points.

CHANGEABLE SIGN

A sign with the capability of content change by means of manual or remote input, includes the following types:

A. **MANUALLY ACTIVATED**

Changeable signs whose message copy or content can be changed manually on a display surface.

B. **ELECTRICALLY ACTIVATED**

Changeable sign whose message copy or content can be changed by means of remote electrically energized on-off switching combinations of alphabetic or pictographic component arranged on a display surface. Illumination may be integral to the components, such as characterized

by lamps or other light-emitting devices, or it may be from an external light source designed to reflect off the changeable component display.

CONFORMING SIGN

A sign that is legally installed in conformance with all prevailing jurisdictional laws and ordinances.

DIRECTIONAL SIGN

Any sign that is designed and erected for the purpose of providing direction and/or orientation for pedestrian or vehicular traffic.

DISPLAY TIME

The amount of time a message and/or graphic is displayed on an electronic message sign.

DOUBLE-FACED SIGN

A sign with two faces, back to back.

ELECTRONIC MESSAGE CENTER OR SIGN (EMC)

An electronically activated changeable sign whose variable message and/or graphic presentation capability can be electronically programmed by computer from a remote location.

EXTERNALLY ILLUMINATED SIGN

A sign characterized by the use of artificial light reflecting off its surface(s)

EXTERIOR SIGN

Any sign placed outside a building.

FLASHING SIGN

See "animated," "electrically activated."

FOOTCANDLE

An English unit of measurement of the amount of light falling upon a surface (illuminance). One footcandle is equal to one lumen per square foot.

FREESTANDING SIGN

A sign principally supported by one or more columns, poles or braces placed in or upon the ground.

ILLUMINANCE

The amount of light falling upon a real or imaginary surface, commonly called "light level" or "illumination." Measured in footcandles (lumens/square foot) in the English system and lux (lumens/square meter) in the SI (metric) system.

ILLUMINATED SIGN

Any sign which has characters, letters, figures, designs or outline illuminated by electric lights or luminous tubes, or LED (light-emitting diode) technology as a part of the sign proper.

INTERNALLY ILLUMINATED SIGN

A sign characterized by the use of artificial light projecting through its surface(s).

MULTIFACED SIGN

A sign containing three or more faces.

NONCONFORMING SIGN

A sign that was legally installed by permit in conformance with all municipal sign regulations and ordinances in effect at the time of its installation, but which no longer complies with subsequently enacted laws and ordinances having jurisdiction relative to the sign.

ON-PREMISES SIGN

A sign erected and maintained for the purposes of the display of commercial or noncommercial messages appurtenant to the use of products sold on, or the sale or lease of the property on which it is displayed.

OFF-PREMISES SIGN

A permanent sign erected, maintained, or used in the outdoor environment for the purpose of the display of commercial or noncommercial messages not appurtenant to the use of, products sold on, or the sale or lease of, the property on which it is displayed.

PORTABLE SIGN

Any sign not permanently attached to the ground and that can be removed without the use of tools.

PROJECTING SIGN

A sign other than a wall sign that is attached to or projects from a building face or wall or from a structure whose primary purpose is other than the support of a sign.

PYLON SIGN

See "freestanding sign."

ROOF SIGN

A sign mounted on the main roof portion of a building or on the uppermost edge of a parapet wall of a building and which is wholly or partially supported by such building. Signs mounted on mansard facades, pent eaves, and architectural projections such as canopies or marquees shall not be considered to be a roof sign.

SIDEWALK SIGN

A portable sign located on private property in front of the business it advertises.

SIGN

Any device visible from a public place whose essential purpose and design are to convey either a commercial or noncommercial message by means of graphic presentation or alphabetic or pictorial symbols or representations.

SIGN AREA

The area upon which the lettering, illustration or display is presented, included within the frame or edge of a sign, including the frame. Where the sign has no such frame or edge, the area shall be computed as specified in Attachments 6, 7 and 8.^[1] The area of any double-sided or V-shaped sign shall

be the area of the largest sign face only. The area of a sphere shall be computed as the area of a circle. The area of all other multiple-sided signs shall be computed as 50% of the sum of the area of all faces of the sign.

TEMPORARY SIGN

A sign intended to display either commercial or noncommercial messages only displayed for a brief permitted time frame. Portable signs or any sign not permanently embedded in the ground, or not permanently affixed to a building or sign structure that is permanently embedded in the ground, are considered temporary signs.

WALL SIGN

A sign that is in any manner affixed to any exterior wall of a building or structure and that projects not more than 18 inches from the building or structure wall. Signs affixed to architectural projections that are parallel to the facade are also wall signs.

WAYFINDING SIGNS

A sign specifically design to provide directional or destination information.

WINDOW SIGN

A sign affixed to the surface of a window with its message intended to be visible to the exterior environment.

[1] *Editor's Note: Attachments 6, 7 and 8 are included as attachments to this chapter.*

§ 101-34. Sign permit application, issuance and fees; exceptions.

- A. No sign shall be erected, altered, located or relocated within the municipality except upon application and the issuance of a permit as hereinafter provided.
- (1) Application for a permit for residential signs. Permits shall not be required for a permitted conforming sign for premises used for single-family residential purposes. Applications for a permit for a sign for multifamily residential/attached residential use shall be made, in writing, to the Zoning Officer and presented with the appropriate filing fee. Such application shall be sufficient to describe the premises and location at which the sign is to be affixed, together with a rendering of the sign, inclusive of its dimensions, design and color. There shall be provided a statement as to the means by which said sign shall be constructed.
 - (2) Application for a permit for nonresidential signs. Any sign associated with a change in occupancy or ownership requires an application for a sign permit. Application for a permit for a permitted nonresidential sign conforming to the regulations set forth herein shall be made, in writing, to the Zoning Officer, except applications for a freestanding sign shall be submitted to the approving authority. Such application shall be sufficient to describe the site and location at which the sign is to be affixed and shall include, at minimum, the following.
 - (a) The name and address of the applicant.

- (b) The name and address of the owner of the premises.
 - (c) A statement indicating the owner's consent to the application if the applicant is other than the owner.
 - (d) A rendering, to scale, of the sign, reflecting its composition, colors, dimensions, elevation from grade level and lighting; the address of the premises; specification and location of all existing signs; the sight distances, in the case of freestanding signs, with relation to accessways to the premises on which such sign is to be located and adjacent premises; the information to be stated on the sign; the method by which said sign shall be secured; and any landscaping which exists or is proposed in the proximity of the sign.
- (3) Application for a permit for a sign which does not comply with the provisions of this article, or which is part of a site plan, including any nonconforming signs associated with a change in occupancy or ownership, shall be submitted to the appropriate approving authority. Such application shall be in writing and, upon notice and a public hearing where the same is required by law, submitted at least 21 days before the next meeting preceding the succeeding public meeting date of the appropriate authority, together with a filing fee as hereinafter set forth. Such application shall be in triplicate and accompanied by no less than 15 sketch plats, in the case of an application for a freestanding sign, and 15 building elevations where the application is for other than a freestanding sign, each of which shall be drawn to scale and reflect the sign location and designation. In addition, on such drawing or separate sheet, the information set forth in § 101-34A shall be provided.

B. Issuance of permit.

- (1) A permit shall be issued by the Zoning Officer for signs complying with the provisions of this article, or upon the favorable action of the approving authority for signs requiring variances, subject to any other applicable governmental regulations, or as otherwise provided herein.
- (2) A permit for the replacement of an existing sign may be issued by the Zoning Officer without the necessity of Board approval only upon satisfaction of all of the following conditions:
 - (a) There is no physical alteration or expansion to the existing sign beyond the limits permitted herein.
 - (b) The sign conforms in all respects to the ordinance provisions specified herein.
 - (c) No other signage is proposed to be added to the premises beyond that which is permitted herein.
- (3) The applicant shall notify the Zoning Officer for a final inspection within five days following the installation of the sign.
- (4)

Nothing herein shall be deemed to eliminate the need for an applicant to secure building, electrical or other municipal permits for sign construction.

- C. Exceptions. The provisions and regulations of this section shall not apply to the following signs, as regulated herein:
- (1) Bulletin boards or signs not over 16 square feet in area for public, charitable or religious institutions when same are located on the premises of said institutions.
 - (2) A sign identifying the architect, engineer or contractor, when placed upon a work site under construction, only after a building permit for the construction has been issued. Said sign shall not exceed 16 square feet in area, provided that the sign is set back at least 15 feet from any property line, and further provided that same are removed within 24 hours after the final certificate of occupancy is issued.
 - (3) Memorial signs or tablets and date of building construction when cut into any masonry surface or when constructed of bronze or other incombustible materials.
 - (4) Traffic or other municipal signs, legal notices, railroad crossing signs, danger signs and such temporary, emergency or nonadvertising signs or signs of any governmental agency deemed necessary to the public welfare.
 - (5) Flags of the United States, State of New Jersey or other governmental or quasi-public agencies, provided that the following requirements are met:
 - (a) The maximum height of a freestanding flagpole shall be 40 feet, provided that flagpoles on roofs shall be no more than 15 feet above the rooftop on which it is situated.
 - (b) One freestanding flagpole shall be permitted per lot.
 - (c) All freestanding flagpoles shall be located no closer to the property line than a distance equal to the height of the flagpole. In addition, flagpoles located in the front yard shall not be closer to the street than the rear half of the required front yard setback.
 - (6) Holiday decorations and lights on residential premises.
 - (7) Signs erected to control the movement of traffic on a premises, provided that these signs shall provide traffic directions only and shall not be used for any advertising purpose. These signs shall not exceed four square feet in area and shall have been approved by the appropriate approving agency.
 - (8) Election or political signs, provided that said signs are placed entirely on private property and do not exceed 16 square feet in area.

D.

Fees. Every applicant, before being granted a permit hereunder, shall pay to the Borough of Park Ridge the permit fee for each such sign or other advertising structure regulated by this chapter as established in the current schedule of fees for the Borough of Park Ridge.

§ 101-35. General sign regulations.

The following regulations apply to signs in all zoning districts in the municipality:

- A. Any sign not specifically permitted is hereby prohibited. In addition, the following signs are specifically prohibited: signs attached to a tree, utility pole or fence.
- B. No roof signs shall be permitted, nor shall any portion of a sign extend or project above the highest elevation of the wall to which it is attached.
- C. No sign shall be, in whole or part, moving mobile or revolving.
- D. No sign shall be erected so as to interfere with the movement of vehicular or pedestrian traffic. This includes the prohibition of signs located in ADA required pathways and vehicular sight triangles.
- E. There are no restrictions on the number of colors permitted on one sign.
- F. Paper or banner window signs are not permitted, except if temporary.
- G. All animated signs which are environmentally or mechanically activated are prohibited.

§ 101-36. Sign regulations for specific uses.

All signs shall comply with the regulations set forth in 101 Attachment 6,^[1] annexed hereto and made part hereof. Additionally, signs for the following uses must also comply with the regulations below:

- A. Institutional uses. Signs associated with houses of worship, hospitals, nursing homes, continuing-care facilities, schools or other similar public or semipublic uses, as permitted by this chapter, may be erected with the following provisions:
 - (1) One freestanding sign for each public street frontage shall be permitted.
 - (2) Freestanding signs shall be a maximum 12 square feet with a maximum height of eight feet, measured in accordance with associated diagrams.
 - (3) The minimum setback required is 1/2 of the minimum required building setback for the zone in which the use is located.
- B. Residential district. Signs for residential land uses shall comply with the following regulations:

- (1) Professional nameplates not exceeding two square feet in area for lawful occupants of the premises under this chapter.
 - (2) Signs for multifamily developments shall be an identification sign only, limited to the name of the development or project on site.
- C. Upper level commercial uses. In zones where commercial uses are permitted and located above the first floor of a building commercial uses are permitted to have window signs. The subject sign must comply with the window sign regulations set forth for that district.
- D. A-frame/sidewalk signs. Portable sidewalk signs are permitted, in accordance with 101 Attachment 6,^[2] on private property during business hours of the associated business. These signs must not block ADA accessible routes or vehicle site triangles.

[2] *Editor's Note: 101 Attachment 6 is included as an attachment to this chapter.*

[1] *Editor's Note: 101 Attachment 6 is included as an attachment to this chapter.*

§ 101-37. Nonconforming signs.

- A. Any sign existing at the time of the passage of this article and which violates any provisions thereof shall be deemed a nonconforming use and may be continued, maintained and repaired upon the present premises or location; provided, however, that such sign was lawful under any prior ordinance. Any nonconforming sign, which is associated with a change in occupancy or ownership, shall necessitate an application to the approving authority. Any sign unlawful under any prior ordinance shall remain unlawful unless it complies with the provisions of this article and there is issued by the Construction Official a sign erection permit.
- B. Any sign which has been damaged to the extent that the cost of repairs shall exceed 50% of the current value of said sign shall be deemed as destroyed, and the owner thereof shall not be permitted to erect or restore said sign except in accordance with this article.

§ 101-38. Temporary signs.

Temporary signs for such events as grand openings, sales, fairs, bazaars, auctions and similar special activities shall comply with the following:

- A. All temporary signage, except as specifically exempted under this article, shall require a permit. Said permit shall be issued by the Zoning Officer and shall be valid for a period not to exceed 30 days from the issuance thereof and may be renewed for a period of 30 days not to exceed 60 days in total.
- B. Signs associated with a one-day event shall not be permitted to be posted more than 31 days prior to the date of the event and shall be removed not more than 10 days after the date of such activity.

- C. Streamers of flags or pennants and banners shall be permitted as temporary signs for commercial uses.

§ 101-39. Illuminated signs.

No sign shall be an illuminated sign except as provided herein.

- A. Illuminated signs may use internal light sources, LED (light-emitting diode) and neon technology, and external light fixtures. All light sources shall be designed to minimize glare.
- B. No sign shall be illuminated externally by more than one floodlight per surface of said sign. Such lighting shall be at grade and properly directed and shielded so as not to produce glare or offensive light off the property.
- C. Illuminated tubing outlining roofs, doors windows or wall edges of a building are prohibited.
- D. No sign shall be artificially illuminated after 11:00 p.m. or before 7:00 a.m. unless said premises are occupied and attended.
- E. Light sources shall not be visible from outside the sign, and the light from the light source shall be diffused to eliminate hot spots.
- F. Exterior lighting must be placed or designed to focus all illumination on a building or sign. Gooseneck lighting as a device to focus illumination is specifically permitted.
- G. LED illuminated wall and freestanding signs that comply with the regulations set forth in this chapter are permitted; provided, however, that they are not permitted to be animated as defined in § 101-33 of this chapter.
- H. LED illuminated window signs are permitted and are permitted to be animated as long as they are not flashing, as defined in the "animated sign" definition.
- I. LED changeable signs for pricing are permitted as long as they comply with all applicable regulations for signs as set forth in the Borough Code.
- J. Internally illuminated monuments are prohibited in all residential districts and the RP District.

§ 101-40. through § 101-41. (Reserved)

ZONING

101 Attachment 7

Borough of Park Ridge

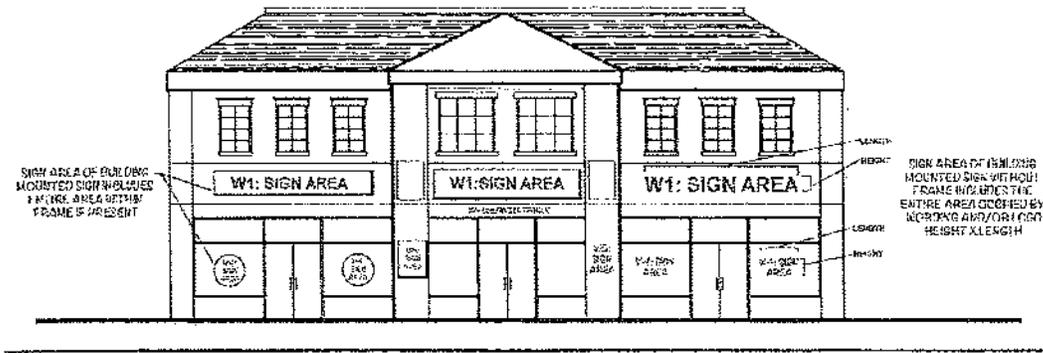
Building-Mounted Signs

[Added 5-27-2014 by Ord. No. 2014-010]



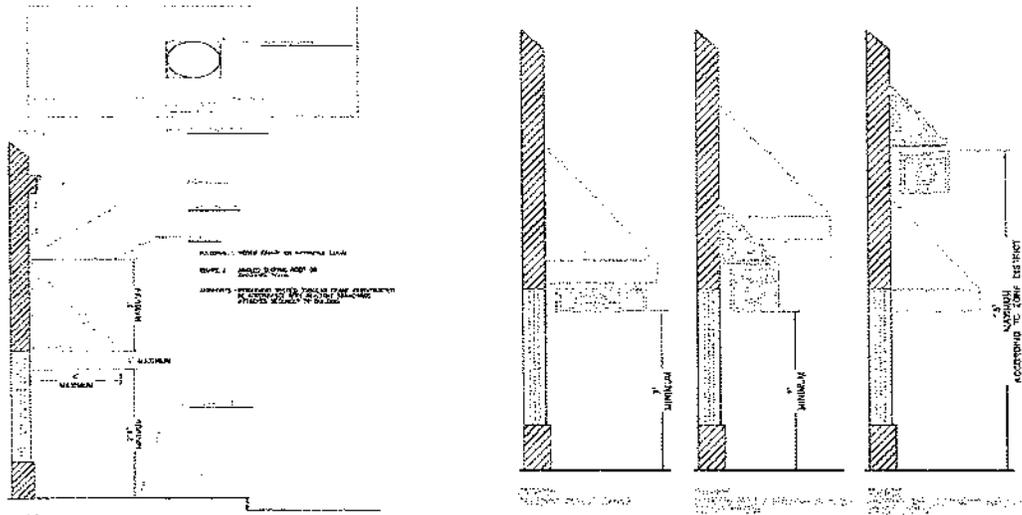
BUILDING-MOUNTED SIGNS: CANOPY (W3) AND PROJECTING (W2) SIGNS

PARK RIDGE CODE



BUILDING-MOUNTED SIGNS: WALL (W1), WINDOW (W4), TENANT DIRECTORY (W5) & ENTRANCE/EXIT (W6) SIGNS

ZONING



BUILDING-MOUNTED SIGNS: AWNING & CANOPY SIGNS (W2 & W3)

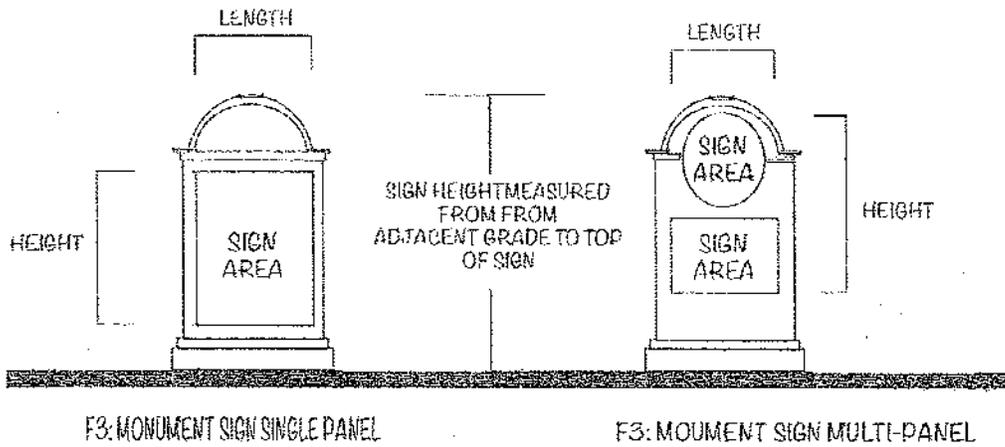
ZONING

101 Attachment 8

Borough of Park Ridge

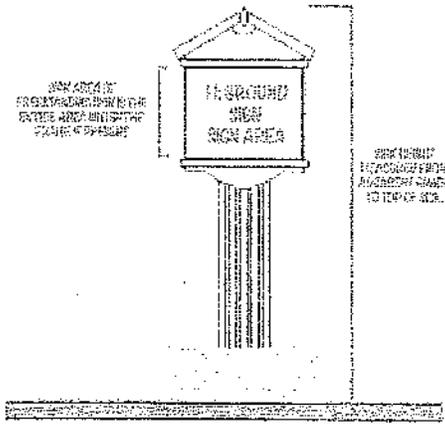
Freestanding Signs

[Added 5-27-2014 by Ord. No. 2014-010]

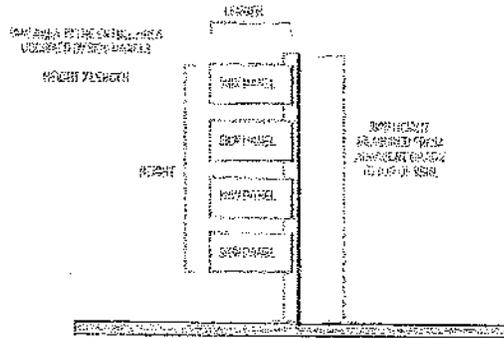


FREESTANDING SIGNS: SINGLE PANEL & MULTIPANEL MONUMENT SIGNS (F3)

PARK RIDGE CODE



F1: FREESTANDING SIGN



F2: MULTI-PANEL FREESTANDING SIGN

FREESTANDING SIGNS: SINGLE-PANEL FREESTANDING SIGN (F1) & MULTIPANEL FREESTANDING SIGN (F2)

ZONING

101 Attachment 6

Borough of Park Ridge Zoning
Sign Regulations
[Added 5-27-2014 by Ord. No. 2014-010]

Sign Type	Zones Permitted and Permitted Sign Area (square feet)					Sign Height (feet) (top of the frame or structure as delineated in Diagram 3)					Setback from Property Line (feet)					Number of Signs				
	Multifamily Residential	RP	NB	B-1	ORL	Multifamily Residential	RP	NB	B-1	ORL	Residential	RP	NB	B-1	ORL	Multifamily Residential	RP	NB	B-1	ORL
Building Mounted Signs¹																				
W1	Wall		6	32	46	45											1	1 for every 25 feet of facade length ³	1 for every 25 feet of facade length ³	2
W2	Projection		1.5	2	2		10	15	15			25	10	50			1			
W3	Canopy			4 ²	10 ²			10	10			25	10	50				1 for every 25 feet of facade length ³	1 for every 25 feet of facade length ³	
W4	Window		10%	20%	20%		10			10							1	1 for every 25 feet of facade length ³	1 for every 25 feet of facade length ³	
W5	Tenant directory		2	6	6	8	10	10	10	10							1			2
W6	Entrance/Exit		1	1	1	2	10	10	10	15							1	1 per public entrance/exit	1 per public entrance/exit	1 per public entrance/exit
Total maximum per tenant																	2	3	3	4
Ground Signs⁴																				
F1	Freestanding			8	24	30			15	18			12	15				1		1
F2	Multipanel freestanding			8	20	32		10	15	15			10	12	15			1		1 per street frontage
F3	Monument	8	6	8	18	30	6	6	6	12	15	10	10	8	10	12	1	1 per street frontage	1	1 per street frontage
F4	Tenant directory			6	6	8		8	8	8			30	45	75			1		2
F5	Exit/Entrance		1	2	2	4	3	3	3	3			5	5	5	5	1	1 per entry/exit drive	1 per entry/exit drive	1 per entry/exit drive
F6	A-Frame/sidewalk			6	6			3	3				0	0				1 per tenant	1 per tenant	
Temporary Signs																				
T1	Temporary banner			12	20	60						On the building's front facade						1	1	1
T2	Window		10%	20%	20%												1	1	1	1
T3	Ground	3	6	10	20	25	4	4	5	12	15	8	8	10	10		1	1	1	2
Total maximum per tenant																	1	2	2	2

NOTES:

- ¹ Not permitted or not applicable.
- ² Each tenant may have a combination of these signs as long as they comply with the maximum number of signs set forth herein.
- ³ Permitted combined text area for all signage on each canopy, including logos.
- ⁴ Maximum of two wall signs per tenant. If one tenant occupies a space with more than 50 feet in facade length, the sign on that facade may have an area that is 1.5 times what is permitted in the zone as long as no other wall sign is located on that same facade.
- ⁵ Each site may either have a F1, F2, or F3 sign, and in no case may have a combination of these signs.