

NOTICE OF PASSAGE OF BILL 15-11
WORCESTER COUNTY COMMISSIONERS

Take Notice that Bill 15-11 (Zoning - Building Sign Regulations) was passed by the County Commissioners on October 20, 2015.

A fair summary of the bill is as follows:

§ ZS 1-103(b). (Adds a definition of the term “Primary Customer Entrance” to the Definitions section of the Worcester County Zoning Ordinance to refer to the side of the building located on a public street, public or private parking lot, or pedestrian walk where the principal customer access to a structure is available; and provides that each establishment in a building shall have only one primary customer entrance.)

§ ZS 1-324(c)(4)(A). (Repeals and reenacts this subsection regarding the regulation of “on-premises signs” to provide that signs mounted against a building wall or roof may contain no more than two square feet of area for each linear foot of width as measured on the side of the building which provides the primary customer entrance; provides that the total permitted building sign area may be transferred to any side of the building provided it does not exceed the lesser of 20 square feet or 50% of the total permitted copy area; provides that no individual building sign shall exceed 200 square feet in area; establishes restrictions on the height of building signs and projection of building signs into any required yard setback; and permits developments with multiple establishments to allocate the total allowable building sign area between tenants as determined and enforced by the property owner or agent.)

This bill becomes effective forty-five (45) days from the date of its passage.

This is only a fair summary of the bill. A full copy of the bill is posted on the Legislative Bulletin Board in the main hall of the Worcester County Government Center outside Room 1103, is available for public inspection in Room 1103 of the Worcester County Government Center and is available on the County Website at <http://www.co.worcester.md.us/commissioners/legsltn.aspx> .

THE WORCESTER COUNTY COMMISSIONERS

COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND

BILL 15-11

BY: Commissioners Bertino, Bunting, Church, Elder, Lockfaw, Mitrecic and Purnell
INTRODUCED: September 15, 2015

A BILL ENTITLED

AN ACT Concerning

Zoning - Building Sign Regulations

For the purpose of amending the Zoning and Subdivision Control Article to amend the sign regulations relative to on-building signs.

Section 1. BE IT ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-103(b) of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be amended by the addition of a definition of “primary customer entrance” to read as follows:

PRIMARY CUSTOMER ENTRANCE - The building elevation which fronts on a public street, public parking lot, private parking lot available to the general public, or pedestrian walk where the principal customer access to a structure is available. For the purposes of this definition each establishment in a building shall have only one primary customer entrance.

Section 2. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that Subsection § ZS 1-324(c)(4)A of the Zoning and Subdivision Control Article of the Code of Public Local Laws of Worcester County, Maryland be repealed and reenacted to read as follows:

- A. Building signs. Signs mounted against a building wall or mounted upon the roof may contain, in the aggregate, up to two square feet of area for each linear foot of principal building width providing the primary customer entrance as defined in Subsection § ZS 1-103(b). A portion of the allowable signage may be transferred to any side of the individual establishment, provided it does not exceed fifty percent of the allowable copy area or twenty square feet, whichever is less. However, no individual sign shall exceed two hundred square feet in area. Building signs, including roof-mounted signs, shall not extend over the highest point of the coping of a flat roof or the average point between eaves and ridge for gable, hip, mansard, and gambrel roofs. No building sign shall be located in or project into any required yard setback. In the case of a development with multiple establishments on a parcel of record, the property owner or agent may proportionately allocate the total allowable on-building signage area among various uses or tenants. The County is not responsible for enforcing any provisions of an owner’s allocation formula, lease arrangements, or other private contractual restrictions.

Section 3. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF WORCESTER COUNTY, MARYLAND, that this Bill shall take effect forty-five (45) days from the date of its passage.

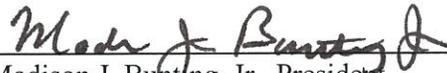
PASSED this 20th day of October, 2015.

ATTEST:

WORCESTER COUNTY COMMISSIONERS



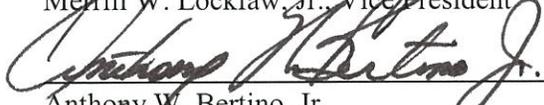
Harold L. Higgins
Chief Administrative Officer



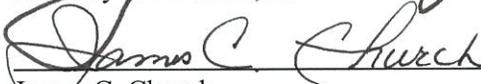
Madison J. Bunting, Jr., President



Merrill W. Lockfaw, Jr., Vice President



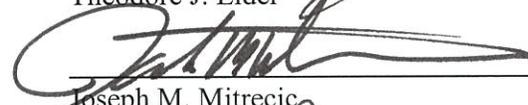
Anthony W. Bertino, Jr.



James C. Church



Theodore J. Elder



Joseph M. Mitrecic



Diana Purnell