

## PROPOSED RESIDENTIAL DEVELOPMENT SIGN BYLAW AMENDMENT

**PB Article PB-4.** To see if the Town will vote to amend Chapter 255 (Zoning) of the Town's Code in regard to Signs by amending: Section 255-10, Terms Defined, to insert a new term "Residential Development Sign" and its definition and to reorder the various terms alphabetically and in Subsection 255-85; Subpart "B" by inserting additional paragraphs for Residential Development Signs detailing the standards and provisions for such signs as detailed in the Planning Board's Report to Town Meeting or take any other action thereto.

The changes to be made in the Zoning Bylaw are as follows:

**1. Amend Section 255-10 of the South Hadley Zoning Bylaw by adding the following:**

Residential Development Signs – Part of a landscape element of an approved townhouse, multifamily, and/or Flexible Development which identifies said townhouse, multifamily, and/or Flexible Development.

**2. Amend Section 255-85 Signs; Subpart "B" Signs in Residence and Agricultural Districts by inserting the following additional paragraphs:**

(5) One Residential Development Sign may be permitted in any zoning district provided the development and the sign conform to the following:

- (a) The development consists of no less than 10 residential dwellings.
- (b) If the development is undertaken in multiple phases, the total development shall only be permitted to have one Residential Development sign.
- (c) The approved access within the development is not a Town-accepted public way.
- (d) Removal of the sign will be required prior to the access becoming a Town-accepted right-of-way.
- (e) The sign shall be located on private property and set back at least ten (10) feet from any street lot line.
- (f) The maximum surface area of each side of the sign shall be at the discretion of the Planning Board but shall not exceed sixteen (16) square feet.
- (g) The sign shall not have more than two sides.
- (h) The top of the sign shall not rise more than five (5) feet above the ground or sidewalk within five (5) feet of the sign.
- (i) The sign must be incorporated into and be an integral part of the landscaping for the development.
- (j) The materials used for construction of the sign and the design of the sign is to be reflective of the materials and character of the development to the extent feasible.