

Appendix D Recommended Zoning

East Norwalk Neighborhood TOD Plan

June 2020

Prepared for the City of Norwalk

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**East Norwalk Neighborhood TOD Plan
Proposed Zoning Changes**

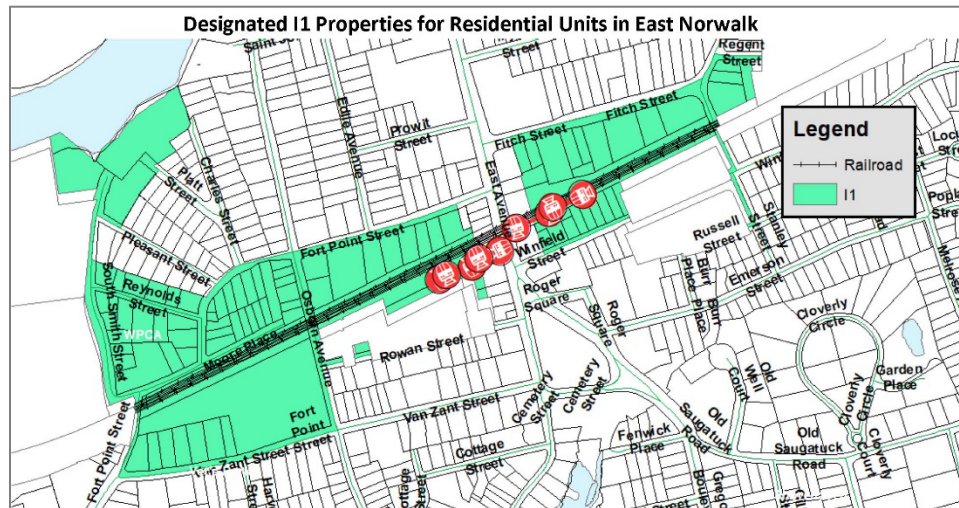
New Special Permit Uses in I1 Zone

§ 118-700. Industrial Zone No. 1

B. Uses and Structures

(2) Special Permit Uses and structures.

- (m) In order to further the goals of the East Norwalk TOD Plan and encourage and foster the growth of Light and Boutique Manufacturing, Maker Spaces and the arts within East Norwalk, the Commission may, by Special Permit, allow dwelling units and/or Artist Live/Work spaces within the I1 zone, provided that:
 - i. At a minimum, the ground floor use must be Light or Boutique Manufacturing, Maker Space or Artist Workspace,
 - ii. A minimum of 50% of the total building F.A.R. is dedicated to Light or Boutique Manufacturing, Maker Space or Artist Workspace,
 - iii. There is not more than 1 dwelling unit per 3,000 SF of lot area,
 - iv. Dwelling units are located within the same structure(s) as the principal use on the property,
 - v. Such units are subject to workforce housing requirements, and
 - vi. The subject property is located within the designated areas shown on the map entitled “Designated I1 Properties for Residential Units in East Norwalk.”



§ 118-XX. East Norwalk Village TOD Zone

- A. Purpose and intent. It is the purpose of this zone to ensure that the unique character of this district is maintained and enhanced for future generations, consistent with the goals and recommendations outlined in the 2020 East Norwalk Village TOD Plan. The intent of the East Norwalk Village TOD Zone (EVTZ) is to:
- (1) Encourage a mix of neighborhood retail and services and a supporting mix of residential dwelling types in appropriate village clusters.
 - (2) Require the creation of active pedestrian realm and open spaces to benefit the community.
 - (3) Increase connectivity for pedestrians and bicycles
 - (4) Provide residential development within walking distance of the train station and the village area.
 - (5) Support the retention and growth of jobs by supporting existing non-polluting industrial uses and allowing appropriate supporting uses.
 - (6) Minimize land area for surface parking and establish parking requirements that support transit. Provide appropriate levels of residential parking on-site.
 - (7) Require development standards to achieve the following:
 - (a) Enhancement of the physical and social connections in the neighborhood with a focus on amenities that support pedestrian and bicycle access; and
 - (b) Promotion of sustainable design to conserve energy, manage rainwater, and mitigate the effects of heat islands.

The EVTZ is in conformance with the Citywide Plan and is designed to preserve health, safety, property values and the village character of East Norwalk.

B. Design Review Authorized, Village District Review Standards

The EVTZ is hereby designated as a Village District as authorized by CGS 8-2j and any redevelopment of a parcel and new construction or remodeling of the exterior of a building shall be consistent with the East Norwalk Village TOD Design Guidelines.

- (1) The Commission shall hire a Village District Consultant, who shall be an architect, landscape architect or certified planner, with pertinent experience, to review the design of new construction and substantial rehabilitation of all properties within the district, including the site design and plantings. The report of such consultant shall be entered into the public hearing record and considered by the Commission in making its decision.
- (2) Criteria: New construction and substantial exterior rehabilitation to existing structures, including those listed on any local, state or national Resources Inventory “Inventory”, shall be consistent with the East Norwalk Village TOD District Design Guidelines. In addition, any property listed on an Inventory shall also be consistent

with the standards of the Secretary of the Interior's Standards for Rehabilitation, as applicable. All such development shall be consistent with the criteria defined in the Connecticut General Statutes section 8-2j Village Districts, including but not limited to the following criteria, subject to final review and approval by the Commission:

- (a) Building design, scale and compatibility: The color, size, height, location, proportion of openings, roof treatments, building materials, and any proposed signs and lighting shall be consistent with the local architectural motif, as defined by the East Norwalk Village TOD District Design Guidelines, and with the unique elements of the district, including maintenance of historic buildings, monuments and landscaping. The removal or disruption of historic or significant structures or architectural elements shall be minimized.
- (b) Streetscape standards and landscaping: All spaces, structures and related site improvements visible from public roadways shall be designed to be consistent with the elements of the district, as defined by the East Norwalk Village TOD District Design Guidelines, in and around the proposed modification.
- (3) Historically significant buildings constructed on or before 1965, said year to be determined by the records of the Office of the Tax Assessor of the City of Norwalk, are hereby declared to be in compliance with the height and bulk requirements of this section. Modifications and additions to such buildings shall conform to and be compliant with the height and bulk requirements of this section and the East Norwalk Village TOD District Review Standards, subject to D.2, below.

C. Uses Permitted by Site Plan Approval

In the EVTZ, premises shall be used, and buildings shall be erected which are used, designed, or intended to be used for one (1) or more of the following uses and no other. In addition, properties located within the coastal zone boundary shall be subject to coastal site plan review and all other requirements of § 118-1110 herein.

- (1) Artist Workspace
- (2) Banks and financial institutions.
- (3) Boutique Manufacturing shall be allowed as an accessory use to a permitted retail use, subject to compliance with the following requirements:
 - (a) Such boutique manufacturing shall not exceed three thousand (3,000) square feet in area and shall be directly related to the principal permitted retail use; and
 - (b) All manufacturing activity, including the storage of all equipment, materials and products, shall occur inside the building; no outside storage of any kind is permitted; and
 - (c) Only manufacturing processes that are not offensive with regard to noise, light, dust and odors, and which have the same or lesser impact than the principal retail use are permitted; and

- (d) The manufacturing activity shall occupy an area of no more than sixty percent (60%) of the gross floor area occupied by the associated retail establishment; and
 - (e) The manufacturing process is principally artisan or fabrication by hand, and shall not include mass production or assembly line operations; and
 - (f) The manufacturing operations will not generate excessive traffic volumes or truck traffic in excess of that typically occurring in the adjacent district or neighborhood; all loading activity shall occur during daytime hours only.
 - (g) The use must comply with Chapter 68. Noise of the Norwalk Code of Ordinances.
- (4) Cultural Arts and Entertainment Facilities, having a gross floor area of fewer than eight thousand (8,000) square feet
 - (5) Government Agencies
 - (6) Maker Space.
 - (7) Multifamily dwellings containing fewer than ten (10) units, including elderly and congregate housing, provided that:
 - (a) provisions for bicycle storage or bicycle sharing are provided on-site; and
 - (b) provisions for electric vehicle charging stations are provided on-site.
 - (8) Museums, galleries and libraries
 - (9) Offices having a gross floor area of fewer than eight thousand (8,000) square feet, including medical offices.
 - (10) Parks, playgrounds and community centers.
 - (11) Places of worship, churches and church buildings.
 - (12) Restaurants and taverns having a gross floor area of fewer than two thousand five hundred (2,500) square feet.
 - (13) Retail stores and personal and business service establishments having a gross floor area of fewer than eight thousand (8,000) square feet.
 - (14) Schools, including nursery schools and child day-care centers.

D. Special Permit Uses and Structures

- (1) In order to realize the goals of the East Norwalk TOD Plan and encourage a mix of retail and services to create the village feel the community desires, the Commission may, by Special Permit, allow increased residential density, building height, number of stories and/or F.A.R. if space is provided for certain public amenities. These amenities are defined in Section H, Specification and Applicability of Amenities.
- (2) In order to encourage the preservation of structures contributing to positive aspects of community character, the Commission may, by Special Permit, allow a

minimum area or dimensional requirement, (such as yard setback or parking requirement) or a maximum requirement, (such as maximum floor area) to be exceeded, provided:

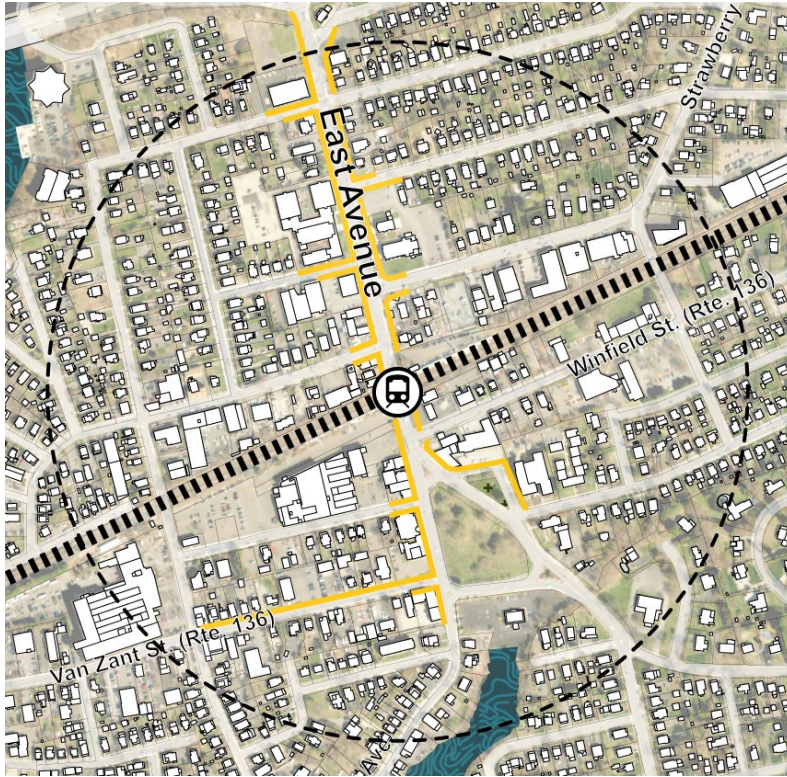
- (a) The subject structure(s) are listed on a local, state or national historic inventory;
 - (b) The extent of the requirement to be exceeded or reduced shall not exceed twenty five (25) percent and is clearly identified on the application presented to the Commission;
 - (c) A narrative, prepared by a Historic Architect, shall be submitted with the application describing in detail the proposed work to be done to the exterior of the historic structure. The Historic Architect shall be qualified for “Historic Architecture” as listed under 35 CFR Part 61 of the Secretary of Interior’s Professional Qualification Standards and submit proof of same;
 - (d) The Commission shall refer the application to the Historical Commission for review and recommendations, who may refer the application to the State Historic Preservation Office (SHPO) for comment. If the Historical Commission does not endorse the application, a 2/3 majority vote of the Zoning Commission is required for approval;
 - (e) Any Special Permit granted by the Commission shall only remain effective so long as the subject structure(s) is preserved and maintained as the principal structure on the property;
 - (f) If building materials are proposed to be substituted and modernized, the method and degree of preservation maintains the character, aesthetic and architecture of the historic building;
 - (g) Any deviation from the standards approved by the Commission shall be restricted to the minimum amount deemed necessary to encourage preservation of the historic structure(s); and
 - (h) The Commission determines that:
 - i. the structure(s) in question contributes to community character or possesses a degree of historic significance (which may be evidenced by its age, architectural uniqueness, or cultural value).
 - ii. if preserved, the structure would represent a cultural benefit to the community, and,
 - iii. the structure in question requires some measure of regulatory relief to allow for its preservation.
- (3) Boarding and rooming houses and group homes.
- (4) Brew Pub/Distillery, provided that brew pubs/distillery do not emit noxious odors or cause undue traffic burdens on the neighborhood. The use must comply with Chapter 68. Noise of the Norwalk Code of Ordinances.
- (5) Commercial recreation establishments.
- (6) Convalescent and nursing homes.

- (7) Gasoline stations and the sale and service of motor vehicles, subject to § 118-1010.
 - (8) Halfway houses with no fewer than two hundred (200) square feet of living area per person.
 - (9) Multifamily dwellings, containing ten (10) units or more units, including elderly and congregate housing, provided that:
 - (a) provisions for bicycle storage or bicycle sharing are provided on-site;
 - (b) provisions for electric vehicle charging stations are provided on-site; and
 - (c) such dwellings are subject to the Workforce Housing Regulation in Article 101, Section 118-1050.
 - (10) Offices having a gross floor area of eight thousand (8,000) square feet or more, including medical offices.
 - (11) Public utility supply or storage facilities.
 - (12) Restaurants and taverns having a gross floor area of two thousand five hundred (2,500) square feet or more.
 - (13) Retail stores and personal and business service establishments having a gross floor area of eight thousand (8,000) square feet or more.
- E. Uses which are not otherwise permitted the EVTZ shall not be permitted by variance.
- F. Accessory uses and structures. Accessory uses and structures which are incidental to and customarily associated with the principal use of the premises shall be permitted subject to the following conditions:
- (1) Farmers Markets, provided that:
 - (a) the applicant demonstrates to the satisfaction of the Zoning Inspector that there is adequate parking for the principal use as well as the market.
 - (b) Required permits are obtained from the Health Department, Fire Marshal, Building Department and any other required agency.
 - (2) Rooftop Gardens.
 - (3) Outdoor dining, street vendors and kiosks shall be permitted and shall be exempt from parking requirements from April 1st to November 1st, subject to the annual renewal of required zoning approval and to permission by required City agencies.
 - (4) Outdoor storage shall be confined to the rear and side yards only and shall be effectively screened from adjacent properties.
 - (5) Outdoor refuse collection and recycling receptacles shall be located behind the front setback and shall be screened from public view and from adjacent properties with a six (6) foot high fenced enclosure or year-round landscaped screening, subject to zoning inspector approval.

- (6) Commercial communication antennas are permitted as an accessory use when located on an existing building or structure, subject to the height limitation of that zone, except that antennas mounted on existing buildings which meet or exceed the height limitation of that zone may extend above the existing building height by no more than fifteen (15) feet. In addition, the color of the building shall be incorporated into the design of the antenna.
- (7) Ingress or egress awning or canopy for congregate housing, medical offices and similar facilities, subject to Section 118-810(I).
- (8) Where permitted by the Commission, entertainment in the form of live music shall be permitted as accessory to a restaurant use provided that all windows and doors shall remain closed while the entertainment is underway, except for the normal passage of people into and out of the premises.
- (9) All rooftop mechanical equipment, including all heating, ventilation and air conditioning (HVAC) units, shall be set back a minimum of ten (10) feet from the edge of the roof and fully screened with architecturally compatible screening.
- (10) Off-street parking facilities

G. Lot and building requirements. See the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial, and all other applicable sections of these regulations, and in addition:

- (1) Cupolas, towers and spires, where not used for habitable space and where not exceeding one percent (1%) of the building area, shall be exempt from the height regulations herein, subject to the approval of the Commission.
- (2) Open space shall include natural and landscaped areas, pedestrian plazas, courtyards, walkways, recreation areas and the like. Such open space shall be permitted on the roof of a structure. Publicly accessible open space must be connected to a public right-of-way with signage indicating that the open space is available to the public.
- (3) A street-activating use must compromise at least 50% of the ground floor space, on the street level fronting the street, as indicated in yellow on the map below.



- (4) Pedestrian access shall be provided to street-activating uses from any intersecting street. Access to any street activating use, as well as any other ground floor use on the street level fronting the street, shall be a welcoming external and active street presence, regardless of whether the internal opening leads to a single building, a through-block arcade, or additional buildings within the same development.
- (5) All new or rehabilitated development within the EVTZ shall provide sidewalks with a minimum width of seven (7) feet, which includes a two-foot snow shelf and maintains a five (5) foot clearance at all times from any obstruction. Permanent obstructing features, including utilities, shall be limited and approved by the Commission. Where possible, utilities shall be placed underground. Any sidewalk area constructed on private property may be counted toward the required public realm.
- (6) Required or provided Public Realm space(s) shall express Norwalk’s traditional New England culture, while serving a diverse, multi-cultural population. The Public Realm space shall be safe, comfortable and respond effectively to the regional climate and surrounding environment. Within the EVTZ, public realm shall include diverse public parks and civic spaces; an interconnected system of public walkways, bicycle trails and public transit; a vibrant and active waterfront; and active mixed use areas that are all enhanced through high-quality architecture,

streetscape design and public art that embraces the area's maritime culture. Public realm amenities shall be multi-seasonal.

- (7) Historic structures listed on a local, state or national historic inventory, or properties developed for residential use, including mixed-use developments that do not exceed ten (10) units, are exempt from the recreation area requirement and/or the public realm requirement.
- (8) Properties developed for residential use, including mixed-use developments, greater than ten (10) units, but that do not exceed forty (40) units, are, in whole or in part, exempt from the recreation area requirement provided that an in-lieu fee of such requirement(s) be paid to the downtown public spaces fund of the city and that such fees shall be used solely for the acquisition, design and improvement of public parks and open spaces within the EVTZ, in an amount determined by the following formula:

The total square footage required for public realm space times \$225 square foot (value of public benefit) times 2.5% (FTA circular 9400.1A)

H. Specification and Applicability of Amenities

- (1) Amenity definitions. The following site amenities are hereby deemed to be mutually exclusive and cumulative:
 - (a) Active Public Ground Floor Use shall include one or more of the following:
 - i. Artist Workspace, if studios are open to the public at least twice a year
 - ii. Boutique Manufacturing as accessory to permitted retail use
 - iii. Cultural Arts and Entertainment Facilities
 - iv. Maker space
 - v. Museum, galleries, libraries
 - vi. Parks, Playgrounds, and Community Centers
 - vii. Professional offices
 - viii. Restaurants and Taverns
 - ix. Retail stores and personal service establishments
 - x. Nursery and child daycare centers
 - xi. Farmers' Market, if year-round
 - (b) Indoor pedestrian seating: a continuous, open space enclosed within a structure which must be within thirty (30) feet of a public right-of-way or plaza, be clearly designated as open to the public during business hours common to the area, provide a minimum of one (1) linear foot of seating space per thirty (30) square feet of dedicated floor area and have minimum horizontal dimensions of twenty-five (25) feet and a minimum area of five hundred (500) square feet. In addition, the space must be contiguous with Active Public Ground Floor Use frontages along at least fifty percent (50%) of its perimeter.
 - (c) Outdoor pedestrian plaza: a continuous open space no more than three (3) feet above or below the center-line elevation of the street and abutting a designated

pedestrian right-of-way, which is open to the public at all times, provides a minimum of one (1) linear foot of seating space per thirty (30) square feet of plaza and has a minimum street frontage and horizontal width of twenty-five (25) feet, a minimum area of five hundred (500) square feet, and a maximum area of five thousand (5,000) square feet. At least twenty percent (20%) of the plaza area shall be landscaped with shrubbery and trees, and the remaining area shall be hard-surfaced, pervious pavements which conform to the streetscape standard. The applicant shall demonstrate that the plaza has adequate sun exposure and that it will be available for use by properly licensed street vendors. The Commission may exempt waterfront esplanades from street frontage requirements if adequate access from the street to the esplanade is provided.

- (d) Fountain/water feature: a fountain, cascade, stream or other water display, which is a minimum of five hundred (500) square feet, located in an unenclosed, publicly accessible space and is maintained in operating condition throughout the year, except when weather conditions prohibit such operation.
- (e) Public Art: works of art which are permanently on display and available for public viewing, interaction and enjoyment. The determination of whether a particular work of art is appropriate and eligible for an amenity bonus shall be at the discretion of the Zoning Commission in consultation with the Arts Commission.
- (f) Public parking facilities: parking spaces provided in excess of those required for the approved project and dedicated for use by the general public for short-term (transient) parking. These spaces should be located on the level of a parking garage closest to the street and/or primary entrance to the projects and should be clearly designated as available for public parking.

(2) Amenity Points. The amenities defined above are assigned the following points:

Amenity	Description/Point System	Total Points Available
Rent Reduction	(a) 2 points for each 10% reduction in annual market-rate rent for five years from initial date of tenancy. Reduction must be offered to one or more tenants who occupy no less than 50% of the ground floor area.	6
Eligibility for LEED Silver or similar designation, or SITES certification	3 points for any single certification or proven eligibility for such certification. Applicants must demonstrate to the satisfaction of the City that the requirements for certification have been met using the appropriate checklist and points system. For LEED: https://www.usgbc.org/leed For SITES: http://www.sustainablesites.org/	6
	1 point per five hundred (500) square feet of seating area provided plus 3-5 of the amenities shown below:	20

Amenity	Description/Point System	Total Points Available
Indoor pedestrian seating or outdoor pedestrian plaza	Indoor/ outdoor <ul style="list-style-type: none"> Powered Seating¹ 	Points 2
	<ul style="list-style-type: none"> Fountain/water feature² 	2
	<ul style="list-style-type: none"> Free Wi-Fi³ 	1
	<ul style="list-style-type: none"> Water Filler⁴ (No more than one) 	1
	<ul style="list-style-type: none"> Public Art⁵ 	2
	Green wall ⁶	2
	Outdoor only Shaded public seating ^{7,8}	Points 3



Amenity	Description/Point System	Total Points Available
	Rain gardens ⁹ (minimum 500 sf)	2
	Community Garden ¹⁰ (minimum 1,000 sf)	2
	Floor Junction Box ¹¹ (no more than 2)	1
	Integrated rain garden, building drainage, and public art (minimum 500 sf) ¹²	2
Public parking facilities	1 point for every five spaces, must be permanently dedicated to unpaid public use with appropriate signage	5
Shared parking facilities	1 point for every 500 square feet of parking reduced by implementing shared parking best practices. Shared parking shall be calculated using relevant shared parking guidelines and research, published by a reputable organization, nationally recognized in the estimation of parking demand and shared parking factors by use and/or time of day for the subject development. ¹	5

Image sources:

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| 1 | https://www.shutterstock.com/g/belchonok?searchterm=bench%20charging | 7 | https://www.post-gazette.com/life/dining/2018/06/05/where-to-eat-and-drink-outside-pittsburgh-outdoor-dining-rooftop-bars-patios/stories/201806010142 |
| 2 | https://www.google.com/url?sa=i&url=http%3A%2F%2Fwww.recognizealeader.com%2F1524520834-nev-207a79ef682453cd.html&psig=AOvWaw3ztz8IM0_t1IPPubiuPf16&ust=1585091083714000&source=images&cd=vfe&ved=0CAIQjRxqFwoTCN Ck8Mfas egCF QAAAAA dAAAAABAE | 8 | https://solarchargingstation.net/ |
| 3 | https://en.wikipedia.org/wiki/LinkNYC | 9 | https://depts.washington.edu/dislc/2012_winter_stormwater_planters/01web.jpg |
| 4 | https://www.pinterest.com/pin/438678819925937356/ | 10 | https://texanbynature.org/projects/westbury-community-garden/ |
| 5 | https://sirin-artinventories.si.edu/ipac.jsp?session=V33897558164H.110574&profile=arial&source=-lsiartinventories&view=subscriptionssummary&uri=full=3100001-1341936-17&ri=1&aspect=Browse&menu=search&ipp=20&sp=20&staffonly=&term=Outdoor+Sculpture+- | 11 | https://www.floorboxoutlet.com/products/ob-1-sp-leweselectric-outdoor-floor-box-push-button |

¹ Darien, CT Zoning Regulations, Section 739.1.e.1

- (3) Amenity Calculations. The applicant must achieve the points required below to be eligible for the following bonuses:
- (a) If 15 points are achieved:
 - i. The height of the building may be increased from 2½ stories (35 feet) to 3½ stories or 45 feet.
 - ii. The residential density may be increased from 1 dwelling unit per 1,650 SF of lot area to 1 dwelling unit per 1,035 SF of lot area.
 - iii. The Maximum Floor Area Ratio may be increased from 0.7 to 1.1.
 - iv. The maximum building area may be increased to 80% for buildings and parking.
 - (b) If 20 points are achieved:
 - i. The height of the building may be increased from 2½ stories (35 feet) to 3½ stories or 45 feet.
 - ii. The lot area per dwelling unit may be decreased from 1,650 square feet to 825 square feet.
 - iii. The Maximum Floor Area Ratio may be increased from 0.7 to 1.5.
 - iv. The maximum building area may be increased to 80% for buildings and parking.
 - (c) The amenity(s) must have a minimum value of \$225/square foot of bonus floor area times 2.5% (FTA circular 9400.1A).
- (4) Compliance. The Commission must make affirmative findings that the project is compliant with the provisions of this section, including the following criteria:
- (a) The overall design of the project and the specific amenities proposed are appropriate to the site, consistent with the East Norwalk Village TOD District Design Guidelines and contribute to the improvement of the downtown pedestrian environment.
 - (b) The applicant records a covenant on the land records which ensures the continuous operation and maintenance of the amenity and that such covenant shall run with the land. The applicant will be responsible for the continuous operation and maintenance of the amenity. The amenity, once designated, shall only be changed with the approval of the Commission.
 - (c) The amenity must be clearly identified as a facility available for public use.
- I. Off-street parking and loading requirements. See §§ 118-1200 through 118-1260, except that:
- (1) Parking facilities and driveways shall not be closer than twenty (20) feet to a property line which abuts a residence zone.

- (2) Parking is not allowed within the front yard setback or between the principal façade and the street on which it fronts. Parking spaces shall be located in the rear and/or side yard. Parking in the side yard shall not be within the front yard setback. Parking proposed for the side yard shall be screened from the street by landscaping, as defined by the East Norwalk Village TOD District Design Guidelines.
- (3) Loading zones shall be located toward the rear and sides of the building, beyond the front yard setback.

J. Signage

- (1) The following nonilluminated signs and those permitted in § 118-1293 shall be permitted on each lot, provided that such signs are located to the rear of the front setback line and do not exceed a height of six (6) feet, if a ground sign.
 - (a) One (1) wall sign not to exceed twelve (12) square feet in area, identifying the occupant(s) of the premises. Wall signs shall not project more than twelve (12) inches.
 - (b) One (1) projecting sign not to project more than four feet from the wall to which it is perpendicular.
 - (c) One (1) ground sign a maximum of ten (10) square feet in area identifying the occupant(s) of the premises.
 - (d) One sign per building or per public entrance a maximum of two (2) square feet in area, identifying a profession or occupation permitted as an accessory use on the lot.
 - (e) One sign announcing the presence of the Village District, not to exceed ten (10) square feet.
 - (f) Historic markers and information plaques, not to exceed five (5) square feet.
- (2) Wall signs and projecting signs shall not extend above the lower sill of a second-story window nor above the cornice of a one-story building. All other signs are expressly prohibited:
- (3) Within the EVTZ, Projecting signs shall be allowed. Such signs may be allowed to extend over a public sidewalk, street, or way by no more than six feet provided the signs meet the following conditions:
 - (a) Projecting signs shall project no more than four (4) feet from the façade of a building.
 - (b) Only one (1) projecting sign no larger than seven (7) square feet may be erected per business.
 - (c) Mounting hardware shall be placed to minimize its view from the sidewalk.

- (d) Business owners shall be encouraged to mount a projecting sign so the top of the sign is no more than fifteen (15) feet above the sidewalk, and the bottom of the sign is no less than nine (9) feet above the sidewalk.
- (e) The projecting sign is restricted to ground floor businesses.
- (f) Projecting signs shall not be internally illuminated. LED strips or neon may be used to accent an element of the sign as long as the accent makes up no more than 20% of the entire area of the sign. The lit portion may not move, scroll, or flash.
- (g) The sign must meet building code standards. This requirement should be confirmed prior to approval by a structural engineer.
- (h) Adequate liability insurance is provided and/or bonding requirements are met. Such requirements shall be determined by the City Council.