



**TOWN OF FALMOUTH  
ORDINANCE NO 82-2017**

**An Ordinance Amending the Code of Ordinances  
Regarding Signs in the Tidewater Master Plan District**

**Be it ordained by the Town Council of the Town of Falmouth, Maine in Town Council assembled, that the Falmouth Code of Ordinances be amended to read as follows:**

**Article II-19-1 Zoning and Site Plan Review**

**Sec. 19-46 Regulations Applicable to Permanent Signs [Amended 5/26/09; 1/24/11; 5/13/13; 4/11/16]**

The following provisions relating to permanent signs are applicable in all districts except where otherwise noted. Signs within the VC Districts are regulated under Section 19-11.

- a. Signs identifying the name, address, and profession of a permitted home occupation or a lawfully existing nonconforming home occupation are allowed provided such sign does not exceed two (2) square feet of display area, is non-illuminated, and is mounted flat against the wall of the principal building.[Amended 1/24/11]
- b. A bulletin board or similar sign in connection with any church, museum, library, school or similar public structure is allowed.
- c. No sign shall project over a public right of way.
- d. No sign shall have visible moving parts, blinking, moving or glaring illumination, or any part consisting of banners, pennants, ribbons, streamers, spinners or other similar devices.
- e. A string of lights shall not be used for the purpose of advertising or attracting attention unless as an integral part of a permitted sign.
- f. Any sign which no longer advertises a bona-fide business conducted, product sold, activity or campaign being conducted, or public notice, shall be taken down and removed by the owner, agent or person having the beneficial use of the building or premises upon which such sign may be found within ten (10) days after written or personal notification from the Building Inspector. [Amended 5/30/12]
- g. No billboards or other off-premises signs, including official business directional signs as defined in 23 MRSA, subsection 1903, shall be constructed, erected, or maintained in any district, except as expressly permitted by the terms of this Ordinance. [Amended 5/30/12]
- h. Directional signs solely indicating ingress and egress placed at driveway locations, containing no advertising material, having a display area not exceeding three (3) square feet, and not extending higher than seven (7) feet above ground level, are permitted.
- i. Nonconforming signs may continue but may not be altered or relocated on the same premises without approval by the Board of Zoning Appeals as a conditional use. Nonconforming signs located within

the public right of way shall not be permitted to be altered or relocated within the public right of way.  
[Adopted 4/27/87]

- j. Identification signs indicating the location of, or direction to, a separate function performed within one portion of that building may be erected over or by the doorway or entrance to such portion of the building. The sign display area shall not exceed ten (10%) percent of the area of such doorway or entrance to such portion of the building.[Amended 5/30/12]
- k. No sign shall be erected in a floodplain.
- l. [Repealed 5/30/12]
- m. No portable or roof signs shall be permitted unless otherwise specified. [Amended 5/26/09]
- n. Minimum lot line setbacks for all signs shall be fifteen (15) feet unless otherwise specified.
- o. Maximum gross display area of wall signs shall not exceed ten (10%) percent of the wall area to which it is attached.
- p. Subdivision Identification Signs – Subdivision Identification Signs shall be regulated by the following requirements: [Adopted 1/24/11][Amended 4/11/16]
  - 1. Districts allowed – Signs are permitted in RA, RB, RC, RD, HL, TWMP and FF Districts and are limited to subdivisions approved by the Planning Board.
  - 2. Setbacks
    - a. Sign Area – The entire sign area shall be located between 0 and 15 feet from a public street right of way, however, the sign area may be located within the right of way of a private street.
    - b. Supporting Sign Structure
      - i. Front Lot Line – No setback required.
      - ii. Side property lines – Minimum of 5 feet from any lot line shared with an adjacent lot outside of the subdivision.
  - 3. Location – Signs may be located at each entrance.
  - 4. Sight Distance– The sign must be designed to provide adequate sight distance for exiting traffic as determined by the permitting authority.
  - 5. Type of Sign – Signs may either be a free standing sign or be incorporated into a wall or fence made of materials such as stone, brick or wood.
  - 6. Dimensions
    - a. Overall Height including supporting structure shall not exceed six (6) feet above natural ground. Height shall be measured as an average height from the original elevation to the top of the structure.
    - b. Height to Width Ratio – All signs shall be oriented horizontally with a height equal to or less than the width.
    - c. Letter size shall be between five (5) and fifteen (15) inches in height.
  - 7. Number – No more than two signs are permitted per entrance and shall be located on opposite sides of the driveway or street.
  - 8. Total size one face – The maximum sign area shall not exceed 24 square feet. The sign area of the street number and name is exempt from the total sign area.
  - 9. Design Style – Signs shall meet the requirements of the Route One Design Guidelines, except for signs in TWMP the signs shall comply with the Tidewater Village Design Guidelines.

**Attest:** \_\_\_\_\_

**Ellen Planer**  
**Town Clerk**  
**January 9, 2017**