PLANNING COMMISSION WORK SESSION AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170

Monday, November 4, 2024 | 7:00 PM

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1. **Call to Order**
2. **Public Hearings**
   a. Zoning Ordinance Text Amendment ZOTA #24-02 - Transit Related Growth Mixed Use, Medium Density Residential, and Office
3. **Comments**
   a. Comments from the Staff Members
   b. Comments from the Commissioners
4. **Adjournment**

Planning Commission Work Session
Agenda Item 2.a.

Agenda Item: **Zoning Ordinance Text Amendment ZOTA #24-02 - Transit Related Growth Mixed Use, Medium Density Residential, and Office**

Meeting Date: November 4, 2024

Category: Public Hearings

Prepared by: David Stromberg, Zoning Administrator

Description:
A clean version of the second draft, presented at the October 14 work session, is attached. This version does not show the changes between the first draft and second draft.
The planning commission passed a motion requesting to discuss the following items at the November 4, 2024, work session.

- Clarify zoning modification provisions in planned development districts and discuss including specific language in Section 78-51.2.
- Clarify the difference between publicly accessible park space and open space.
    - Here are the existing definitions in the zoning ordinance:
        - Open Space - "Land which is not occupied by a building, parking or loading space, vehicular travel lane, driveway, street, or sidewalk i the public right-of-way; also ares, whether in the public right-of-way or on private land, that meet downtown streetscape provisions of the Herndon Guidelines for the Planning and Design of Town Streetscape Projects (dated November 25, 2008, as may be amended, located in the Herndon Department of Community Development) and as referenced in Section 1-16, Herndon Town Code (2000) as amended. Open space may contain landscaping, walks, paths, trails, plazas, stormwater management facilities provided as a landscape amenity, play equipment, pools, basketball courts, and the like. See also definition of "green space." and open space standards in Articl XI."
        - Park or Playground - "A noncommercial, non-profit facility composed primarily of open land area and improvements, intended to be used for recreation and enjoyment, including both active and passive recreation."
        - Green Space - "Permeable land area that is planted or landscaped with non-invasive plant species in accordance with provisions throughout this chapter."

- Clarify the term "private amenity space."
    - Draft 3 of the ordinance will clarify that private amenity space includes "front or side yard", "Property frontage area," or "seating area" from the TRG Small Area Plan.
- Discuss reducing parking standards below 1.25 spaces per dwelling unit.
- Discuss the proposed requirement for rooftop plantings and rooftop shade structures.
- Discuss electric vehicle requirements.
    - Draft 3 of the ordinance will have EV-capable, EV-ready, and EV-installed codfied in Section 78-180 - Definitions.
- Discuss the requirement for locating transformers inside a primary building or in underground vaults.

Staff also intends to discuss how future zoning amendments to establish an affordable housing program may interact with this proposed zoning ordinance text amendment.

Background:
The first draft of this zoning ordinance text amendment was presented to the commission for review at the September 9, 2024, work session and continued at the public hearing on September 23, 2024. A second draft with revisions was discussed at the October 14, 2024, work session and October 28, 2024 public hearing. Public comments were provided at both public hearings. The item was continued to the November 16, 2024 public hearing.

Budget Impact:
N/A

Staff Recommendation/Next Steps:
Staff is withholding a recommendation pending further discussion at the work session.

Attachments:
1. Second Draft PD-TRG1 Redline Ordinance

TOWN OF HERNDON, VIRGINIA

ORDINANCE

_____, 2024

Ordinance - to amend Chapter 78 (ZONING), Article III (Residential Districts), Section 78-30.6 (Specific Use Standards for Residential Districts), Article V (Planned Development Districts), by adding Section 78-51.2, entitled PD-TRG1 (Planned Development – Transit Related Growth Mixed Use, Medium Density Residential, and Office), by amending Article VII (Use Regulations), Section 78-70.2 (Table of Permitted and Allowed Uses), Section 78-71.1 (Residential Use Category), Article VIII (Accessory Uses), Section 78-80.2 (Table of Permitted and Allowed Accessory Uses and Structures), Article X (Parking, Loading, and Circulation), Section 78-100.2 (Minimum Off-Street Parking and Loading Standards), Article XIV (Signs), adding a new Section 78-141.8 (Sign Standards for Planned Development – Transit Related Growth), Section 78-180 (Definitions), and other articles as deemed necessary and appropriate to create a new zoning districts to implement the recommendations and standards of the Transit Related Growth Small Area Plan.

BE IT ORDAINED by the Council for the Town of Herndon that:

1. Chapter 78, (ZONING) of the Herndon Town Code is amended and reenacted as follows.

Section 78-30.6 – Specific use standards for residential districts.

All uses shall comply with all applicable standards in this chapter. ~~In addition, the following standards shall apply, unless, in the judgment of the reviewing authority, exceptional circumstances warrant adjustment:~~

(a) *Single-family detached dwellings*. All single-family detached dwellings shall be subject to the following standards:

(1) *Frontage requirements*. All lots shall have frontage on a public street of at least 30 feet in right-of-way width, except in planned development-downtown and planned development traditional downtown, where private streets may be used to add flexibility for site design in urban conditions.

(2) *Single lot development*. Single lot development shall be subject to additional standards in section 78-155.6.

~~(3) *Infill*. For infill development on an existing block with detached dwellings on each adjacent lot along the street, the required setback shall be equivalent to the average of the existing building setback lines of the detached dwellings along the street and in the same block.~~

~~(b) *Multi-family, townhouse, rental townhouse residential development, quadruplex and duplex dwellings*. The following standards shall apply to developments containing multi-family, townhouses, quadraplex and duplex dwellings.~~

~~(1) *Lot frontage and access standards*. The following lot frontage and access standards shall be met for the specified residential use types:~~

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a. Each multi-family development shall have frontage on a public street. Each multi-family development may have privately maintained driveways for internal circulation among the multi-family dwellings and between those buildings and the public street.

b. Each townhouse and duplex lot shall have frontage on a dedicated public street or on a 30-foot minimum width privately maintained public access easement which shall provide adequate vehicular and pedestrian access to the lot from a public street, as determined by the town using the standards in the public facilities manual.

c. No more than 30 townhouse or duplex dwelling units shall be provided access to a public street by a single privately maintained roadway.

(2) *Dimensional limitations and requirements*. The following dimensional standards shall be met for the specified residential use types:

a. The height of buildings located within 100 feet of existing single-family detached development or undeveloped land in a single-family detached zoning district shall not exceed the maximum height permitted in the adjacent single-family detached district.

b. Lot areas for townhouses shall not exceed 50 percent of the gross site acreage of the townhouse development.

c. Townhouses and duplexes shall have a minimum area of 1,800 square feet of living space. Townhouses constructed or approved for construction prior to October 12, 1982 which are in conformance with all other regulations, shall not be deemed nonconforming if they have less than 1,800 square feet of gross area.

d. End unit townhouses shall have a minimum width of 24 feet.

e. Townhouses that are not end units shall have a minimum width of 22 feet.

f. No two abutting townhouses or duplexes shall have the same distance between the rear or side building facade and the rear or side property line, respectively, and the distance shall vary by a minimum of two feet.

g. For infill development on an existing block with detached dwellings on each adjacent lot along the street, the required setback shall be equivalent to the average of the existing building setback lines of the detached dwellings on the adjacent lots.

(3) *Design standards*. The following design standards shall be met for the specified residential use types:

a. No more than eight townhouses shall be included in one structure.

b. Primary building entrances shall be on the front facade of the building, except that townhouse end units shall have primary entrances on the sides.

c. Buildings which are 50 feet in length or greater shall incorporate wall offsets, a minimum of three feet in depth, a minimum of every 35 feet.

d. At least 20 percent of the facade facing a street shall consist of glazing (window surfaces, excluding doors and storm doors.

e. The development shall be designed to be pedestrian-friendly and shall comply with the standards for pedestrian movement in section 78-100.10.

(4) *Parking, garages and driveways*. The following standards shall apply to parking, garages and driveways for the specified residential use types:

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~~a. For multi-family dwellings, a maximum of 50 percent of off-street parking shall be provided within the setback.~~

~~b. Garages for multi-family dwellings shall be designed where appropriate such that:~~

~~1. Garages shall be side- or rear-entry, and located to the side or rear of the buildings.~~

~~c. No side-entry garage door shall face any adjacent single-family detached residential development.~~

~~1. Driveways for individual units are a minimum length of 20 feet.~~

~~2. Driveways for individual units are accessed from internal streets or common driveways, and do not have direct access to a public street.~~

~~3. Individual garage doors facing a public street shall not exceed ten feet in width per door, and a maximum of two doors facing the street per dwelling unit, with a minimum separation of two feet between the doors.~~

~~4. Structured parking in the RTC district is prohibited, other than garages attached to or incorporated in individual units.~~

~~5. Attached garages with doors facing a public street:~~

~~i. Shall be recessed at least two feet behind the front facade of the ground floor living area; or~~

~~ii. Shall not extend beyond the facade line of the living area of the unit if the garage is at least three feet behind a porch; or~~

~~iii. Shall not extend beyond the facade line of the living area of the unit if an upper story overhangs the ground floor living area facade by at least two feet.~~

~~(5) *Privacy screening*. For townhouse and duplex dwellings not containing a rear yard driveway, both sides of rear yards shall be screened with a privacy fence or wall of six feet minimum height and extending not less than ten feet from the rear building wall. For such dwellings containing a rear yard driveway, the developer may or may not provide a privacy fence or wall of a height or location that does not adversely affect visibility clearance at the driveway's interface with the abutting public or private street.~~

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Section 78-51.2. - PD-TRG1 - Planned Development – Transit Related Growth Mixed Use, Medium Density Residential, and Office.

(a) Administration. The provisions of this section pertain to development within the 94-acre area designated as the Transit Related Growth Area (TRG) within the Comprehensive Plan (CPA #23-01). Where there may be conflicts between this article and general zoning, subdivision, or other regulations, or requirements, the regulations of this article shall apply. The zoning administrator shall determine questions of whether or not other sections of this chapter apply. All future development of properties within the Transit Related Growth Area mixed-use, medium density residential, and office areas shall conform to the standards contained in this section.

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(b) Purpose and intent. The intent of the PD-TRG1 district is to implement the recommendations of the mixed-use and medium density residential areas identified in the TRG small area plan. Applications for zoning map amendments and generalized development plans implement the public and private road connections and parks and civic space identified in the TRG small area plan.

(c) A PD-TRG1 district may only be established in areas identified as Mixed-Use, Office, or Medium Density Residential within the TRG Land Use Plan.

(d) Principal uses. Table 78-51.2 (c)(3) lists allowable principal uses in the PD-TRG1 district. There may be additional regulations in this chapter and in the Herndon Town Code that apply to specific principal uses in the PD-TRG1 district. It is the applicant's responsibility to ensure that all published rules, regulations, and standards have been addressed in any application submitted for development approval. Definitions for uses and terms in this section may be found in Article XVIII. Other uses not listed on the following table are not allowed in the PD-TRG1 district unless determined by the zoning administrator to be similar to a permitted use in accordance with provisions for unlisted uses, section 78-70.1(f).

(1) "Z" allowable uses. For properties without an existing PD-TRG1 designation, a "Z" in a cell indicates that a use type may be allowed in in the PD-TRG1 district, provided a zoning map amendment is approved by the town council. For properties with an approved zoning map amendment to the PD-TRG1 district, a "Z" use is allowed by-right, provided that the use does not violate any of the proffers of an approved zoning map amendment.

(2) "S" special exception uses. An "S" in a cell indicates that a use type is permitted by special exception, provided that the use does not violate any of the proffers of an approved zoning map amendment.

(3) Table of principal permitted and allowed uses in the PD-TRG1 district.

Table 78-51.2(c)(3): Allowable Uses in PD-TRG1
KEY: Z=Allowable on properties with an approved Zoning Map Amendment, Provided That The Use Does Not Violate Existing Proffers S=Use Allowed Subject to Special Exception, Provided That The Use Does Not Violate Existing Proffers;
Uses may be subject to use specific standards as noted in the last column

USE CATEGORY	USE TYPE	PD-TRG1	See Supplemental Regulations
Residential	Multi-Family Dwelling	Z	§78-71.1
	Housing for the Elderly	Z	§78-71.1
	Assisted Living for the Elderly and Persons with Disabilities	Z	§78-71.1
Education	Childcare Center, Daycare Center or Preschool	Z	§78-71.2
	Post-Secondary Education and Career Schools	Z	§78-71.2
	School, Public or Private (K-12)	Z	§78-71.2
Government Facilities	Government Buildings, Facilities and Uses not Otherwise Categorized	Z	§78-71.3
	Police Substation	Z	§78-71.3

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Institutional and Community Service Uses	Community Centers	Z	§78-71.4
	Hospital	Z,S	§78-71.4
	Library	Z	§78-71.4
	Museum, Fine Arts Center	Z	§78-71.4
	Religious Institution (with a capacity of 300 or fewer persons) gathered for religious observance, with or without any accessory schools, daycare centers, or recreational facilities)	Z	§78-71.4
	Senior Center	Z	§78-71.4
Alcohol Production Facilities, Small	Craft Breweries, Micro-Distilleries, Micro-Cideries, Micro-Wineries (without on-site vineyard)	Z	§78-71.5
	Brewpubs (eating establishment where food is prepared and served but also to produce alcoholic beverages on a small scale)	Z	§78-71.5
Eating Establishments	Restaurant	Z	§78-71.6
Entertainment, Indoor	Commercial Recreation/Entertainment Indoor	Z	§78-71.8
	Theater	Z	§78-71.8
Lodging Business	Conference Center, Hotel, Motel, Inn, Boarding House, Rooming House	Z	§78-71.12
Offices	All Office Uses (excluding any medical or health related services – see “health care facility”)	Z	§78-71.7
Personal Services and Retail Sales	Animal Hospital, Kennel, Pet Daycare, Animal Shelter, and Veterinary Clinic	Z	§78-71.10
	Artist’s Studio or Gallery	Z	§78-71.10
	Dry-Cleaning/Laundry, Laundromats	Z	§78-71.10
	Financial Institution	Z	§78-71.10
	Health Care Facility	Z	§78-71.10
	Health Care Laboratory	Z	§78-71.10
	Mailing and Packing Service	Z	§78-71.10
	Personal Services, General	Z	§78-71.10
	Pharmacy	Z	§78-71.10
	Product Repair and Services	Z	§78-71.10
	Retail Sales	Z	§78-71.10
	School of Special Instruction	Z	§78-71.10
	Other Personal Services and Retail Sales Uses	Z	§78-71.10

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Commercial Utilities	Commercial Communication Tower, Freestanding	Z,S	§78-71.13
Industrial Service	Scientific Research and Scientific Development	Z	§78-71.14

(d) Accessory uses and structures. Table 78-51.2 (d)(3) lists allowable accessory uses in the PD-TRG1 district. There may be additional regulations in this chapter and in the Herndon Town Code that apply to specific accessory uses in the PD-TRG1 district. It is the applicant's responsibility to ensure that all published rules, regulations, and standards have been addressed in any application submitted for development approval. Definitions for uses and terms in this section may be found in Article XVIII. Other uses not listed on the following table are not allowed in the PD-TRD1 district unless determined by the zoning administrator to be similar to a permitted use in accordance with provisions for unlisted uses, section 78-70.1(f).

(1) "Z" allowable accessory uses. For properties without an existing PD-TRG1 designation, a "Z" in a cell indicates that a use type may be allowed in the PD-TRG1 district, provided a zoning map amendment is approved by the town council. For properties with an approved zoning map amendment to the PD-TRG1 district, a "Z" use is allowed by-right, provided that the accessory use does not violate any of the proffers of an approved zoning map amendment. Permitted accessory uses are subject to all other applicable regulations of this chapter, including those set forth in Article VIII, Accessory Use Regulations.

(2) "S" special exception uses. An "S" in a cell indicates that an accessory use type is permitted by special exception, provided that the use does not violate any of the proffers of an approved zoning map amendment.

(3) Table of permitted and allowed accessory uses in the PD-TRG1 district.

Table78-51.2(d)(3): Allowable Accessory Uses in PD-TRG1. KEY: Z=Allowable on Properties with an Approved Zoning Map Amendment, Provided That the Use Does Not Violate Existing Proffers; S=Use Allowed Subject to Special Exception Approval, Provided That the Use Does Not Violate Existing Proffers;
Uses may be subject to use specific standards as noted in the last column

ACCESSORY USE	PD-TRG1	Supplemental Use Regulations
Antennae co-location	Z	§78-80.4(c)
Car/Vehicle Rental	Z,S	§78-80.4(e)
Daycare Center, Childcare Center or Pre-School	Z	§78-80.4(i)
Financial Institutions, Accessory	Z	§78-80.4(k)
Home-Based Business, Including Daycare or Childcare	Z	§78-80.5
Minor Utilities	Z	§78-80.4(m)
Mobile Food Unit Preparer, Full Service	Z	§78-80.4(t)
Outdoor Restaurant Seating	Z	§78-80.4(n)

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Outdoor Display of Products for Sale	Z	§78-51.2(e)
Parapets, Penthouses for Equipment and Other Roof Structures	Z	§78-80.3(d)
School Uses in Conjunction with, and on the same site as, Religious Institution	Z	§78-80.4(r)
Short-Term Rental	Z	§78-80.4(u)
Small Cell Facilities on a Utililty Distribution or Transmission Pole	Z	§78-71.13(d)(3)
Features such as fences, walls, retaining walls, gate houses, trash enclosures, refuse containers, screening enclosures, storage sheds, and swimming pools	Z	§78-80.3(c) §78-21(f)

(e) Accessory use standards.

(1) Outdoor displays of products for sale shall not impair circulation and shall be shown on an approved site plan.

(f) Dimensional standards.

(1) Minimum lot size. There is no minimum lot size within PD-TRG1.

(2) Maximum density. There is no maximum density when the proposal implements the site-specific guidelines and facilities identified in the TRG small area plan.

(3) Building heights. The minimum building height shall not be less than 60 feet and the maximum building height shall not exceed the following:

a. 90 feet for Herndon Parkway Podium Buildings, identified as area 3 on page 57 of the TRG Small Area Plan.

b. 160 feet for Metro Arrival buildings, identified as area 2 on page 57 of the TRG Small Area Plan.

(4) Private amenity space. There shall be a private amenity space between 8 feet and 20 feet from the edge of the streetscape to the building façade along primary and secondary streets.

(5) There shall be a 10-foot building setback from property lines not abutting public or private rights-of-way.

(6) A minimum of 60 percent of the building façade shall abut the private amenity space. The remainder of the building façade may be located beyond the private amenity space.

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(7) Streetscape Design. Public and private streets and streetscapes shall contain the elements identified in the Transportation Network section of the TRG Small Area Plan, including, but not limited to pedestrian circulation areas, landscape areas, and areas for an off-street two-way cycle track, where applicable. The design and construction of the elements not specified in this chapter shall be in accordance with the Town of Herndon Streetscape Manual. Existing and proposed utilities shall be relocated if any conflicts with the streetscape designs are identified in the Generalized Development Plan.

(g) Park space in PD-TRG1. A minimum of 15 percent of the gross land area shall be set aside as publicly accessible park space. The location and design of the required park space(s) shall match the Recreation and Open Space Design section shown on pages 61-65 of the TRG Small Area Plan to the greatest extent practicable.

(1) For sites where the TRG Small Area Plan shows a publicly accessible park, the land may be dedicated to the town or held in private ownership with public easements.

(2) For sites where the TRG Small Area Plan does not show a publicly accessible park, off-site improvements to park facilities within the TRG Small Area Plan may be used as an option to meet the 15 percent requirement.

(h) Site planning and building design in PD-TRG1. The following standards apply to sites and buildings within the PD-TRG1 district:

(1) Ground floor activation. A minimum of 60 percent of the ground floor frontage along primary and secondary streets shall be activated by the following, or similar, uses: Lobby space, amenity space, retail, restaurant, other commercial storefronts, or residential walk-out units.

(2) Refuse and Loading Areas. Trash and recycling dumpsters and compactors shall be located within primary structures. Loading areas shall be located within primary structures.

(3) Mechanical Features. Mechanical equipment, generators, transformers, and similar equipment shall be located within primary structures, in underground vaults, or on rooftops. Rooftop equipment shall be screened if visible from the street.

(4) Electric Vehicle Infrastructure. A minimum of 3 percent of the minimum required parking shall be EV-installed with a minimum Level 2 charging station. A minimum of 10 percent of the minimum required parking shall be EV-capable. Transformers for EV stations shall be screened or located so as not to be visible from public or private streets.

(5) Garage Doors. Parking garage, refuse, and loading bay openings shall be fully screened with doors. Movable arms or other partial barriers are prohibited.

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(6) Off-street Parking. Off-street parking shall be in above-grade or below-grade parking structures, except as specified below. Surface parking shall be limited surface parking may be allowed for parking that is temporary in nature, such as ride sharing, deliveries, and pick-ups. Existing surface parking may remain if established as an interim use, subject to Section 78-51.2(h)(8), provided it is in conformance with Section 78-110.5, Vehicular Use Area Screening and Landscaping. On-site micro mobility parking shall be incorporated into the Generalized Development Plan.

(7) Low Impact Development. Development sites shall incorporate low impact development measures, such as green roofs, rain gardens, or bioretention facilities, in addition to any other below grade manufactured devices required to comply with stormwater management requirements.

(8) Massing and Architectural Design. Massing and architectural design shall be in accordance with the TRG Small Area Plan with the Architectural Review Board reviewing and evaluating compliance with the architectural and contextual components of the TRG Small Area Plan prior to a public hearing by the town council.

(8) Interim Uses. Interim uses may be established for long-term phased development as part of a zoning map amendment submission. Interim uses and improvements shall be shown on a phasing sheet within the Generalized Development Plan and all interim uses are subject to the town's administrative site plan ordinances.

(l) Landscape Requirements.

(1) Parking Structures. Any parking structure with an exposed surface containing ten or more parking spaces must include shade trees (at a rate of 1 canopy tree per 2,000 square feet) or a combination of trees and shade structures, located on the exposed portion of the parking structure, as required for interior parking lot landscaping in Article XI. Alternatively, the required percentage of shade may be provided through shade structures covering a minimum of ten percent of the total area of the exposed portion of the parking structure.

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Section 78-70.2 – Principal permitted and allowed uses.

		Residential Districts				Business Districts						Planned Development District			Supp'l Reqs.
USE CATEGORY	USE TYPE	R15	R10	R TC	RM	CC	CS	CO	O& LI	PD-R	PD-B	PD-TD PD-D	PD-UR	PD-TOC PD-	See Section

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														W, PD-TRG1	

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Section 78-71.1 – Residential use category.

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(c) Similar use types, accessory uses and prohibited use types.

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(6) Multifamily dwelling. In the PD-TOC and PD-TRG zoning districts, multi-family dwelling shall be limited to buildings with six or more dwellings.

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Section 78-80.2 – Table of permitted and allowed accessory uses and structures.

	Table 78-80.2(d*c*): TABLE OF PERMITTED AND ALLOWED ACCESSORY USES & STRUCTURES KEY: P=Use Permitted By Right; S=Use Allowed Subject to Special Exception Approval; Z=Use Allowed Subject to Zoning Map Amendment Approval														
	Notes: 1. A blank cell means the use is prohibited in the district; 2. Uses may be subject to use specific standards noted in the last column. ** For Permitted Accessory Uses in PD-TOC see section 78-50.7; For Accessory Uses Permitted and Allowed in PD-W see section 78-50.8														
	Residential Districts				Business Districts						Planned Development District				Supp'l Reqs.
ACCESSORY USE	R 15	R 10	R TC	RM	CC	CS	CO	O& LI	PD-R	PD-B	PD-TD PD-D	*PD-UR*	PD-TOC PD-W, PD-TRG1		See Section

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Section 78-100.2(e) – Minimum off-street parking standards.

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(e) *Minimum number of parking spaces required in* PD-TRG1 *zoning districts.* Unless otherwise expressly stated in this chapter, off-street parking spaces in the PD-TRG1 zoning districts shall be provided in accordance with Table 78-100.2(e): Minimum Off-Street Parking Standards, below:

Table78-100.2(e): MINIMUM OFF-STREET PARKING IN THE PD-TRG1 DISTRICT		
USE	REQUIRED NUMBER OF CAR SPACES	REQUIRED NUMBER OF BICYCLE PARKING
Multifamily Residential	1.25 spaces per dwelling unit	1 space per every 5 units
Non-residential uses	3.3 spaces per 1,000 square feet of gross floor area	

Section 78-100.5 – Construction, dimension and design standards for off-street parking, loading and stacking.

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(d) Driveways for individual residential units shall be a minimum length of 20 feet.

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Section 78-141.8. – Sign standards for Planned Development – Transit Related Growth districts.

Type	Sign Band	Awning Sign	Canopy Sign
Number	1 per establishment	1 per establishment	1 per establishment and 1 per lobby entrance
Size	1 square foot of sign area for every 1 foot of establishment linear frontage	10 percent of awning area (top and valence); maximum 10-inch lettering	25 square feet
Height	N/A	N/A	Maximum 8 feet above canopy

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Location	Above 1st floor storefront	On awning above 1st floor storefront	On canopy above 1st floor storefront
Illumination	Halo-lit or external	External only; not from underside of awning	External only
Duration			

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Type	**Projecting Sign**	**A-Frame Sign**	**Blade Sign**
Number	1 per establishment	Unlimited	1 per building
Size	12 square feet; maximum height is 4 feet and maximum width is 3 feet	12 square feet; maximum width is 3 feet	60 square feet; vertical orientation
Height	Minimum 9 feet from bottom of sign	Maximum 4 feet	Maximum ½ height of the building
Location	Below sign band	In front of establishment and not blocking pedestrian travel	On façade or building corner
Illumination	External only	None	Internal or external
Materials	N/A	Wood and/or metal frame; chalk or marker board copy area	N/A

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Type	**Monument Sign**	**Parapet Sign**	**Freestanding (non-monument) Sign**
Number	1 per street frontage	1 per building	1 per street frontage
Size	Maximum 36 square feet per sign	Maximum 60 square feet	18 square feet
Height	Maximum 8 feet	N/A	Maximum 8 feet

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Location	Maximum 1 per each street frontage	On parapet	Maximum 1 per each street frontage
Illumination	Internal halo-lit or external	Internal halo-lit or external	Internal halo-lit or external
Duration			

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2. This ordinance shall be effective on and after the date of its adoption.

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