

(i) Signs in multi-tenanted structures or multi-structure developments shall be governed by the following sign regulations:

1. An integrated sign plan shall be submitted to the NJMC for each development. Such sign plan shall include the dimensions, locations, heights, and details of all signs, including lettering style, lighting, color, and materials, and dimensions of all building facades.

2. Each of the above elements shall be consistent with each other, the architecture and materials of principal structures, and the landscape plan. Where there is existing signage on the property, the sign plan shall include details for both existing and proposed signs. Signs shall be installed in accordance with the approved sign plan as changes occur.

3. The maximum allowable area of any single sign shall be 300 square feet.

4. The total sign area permitted shall be five percent of the building's main facade. The NJMC may permit a total sign area of up to 10 percent of the building's main facade if, in the opinion of the NJMC, such additional area shall assist in developing a more integrated sign plan. For the purposes of these calculations, no building shall have more than one main facade.

5. The maximum height of a wall sign shall be the wall-height of the structure. The height of roof, pole, and ground signs shall not exceed a maximum of 30 feet above ground level.

6. The minimum setback of any sign shall be 15 feet from any property line, except in the Neighborhood Commercial zone, where a minimum setback of five feet from any property line shall apply.

(j) Fuel service stations shall be permitted to display only the following signs:

1. One pole sign, in accordance with the following:

i. The gross sign area shall not exceed 120 square feet, inclusive of all faces;

ii. The minimum sign height shall be 10 feet above ground level;

iii. The maximum sign height shall comply with Table 8-5; and

iv. The sign shall be set back a minimum of 10 feet from any property line.

2. One reader board, with a maximum area of 36 square feet per side, with a maximum of two sides, installed on the sign pole.

3. One temporary sign, specifically advertising special or seasonal servicing of motor vehicles, provided such sign does not exceed 15 square feet in size. The location of the

temporary sign shall not interfere with vehicular circulation or visibility.

4. Canopy signs may be installed on all faces of the canopy and shall be no larger than 20 inches in height. Total canopy sign area shall not exceed one-third of the total area of the canopy faces.

5. Buildings accessory to the principal fuel service station use, shall be permitted two identification wall signs per front yard, no larger than five percent of the building's main facade, and shall not exceed the wall height of the structure.

Administrative correction.

See: 36 N.J.R. 2203(a).

Amended by R.2009 d.40, effective January 20, 2009.

See: 40 N.J.R. 4696(a), 41 N.J.R. 624(b).

In (e)1ii, inserted "within one month of occupancy certification, for", inserted a comma following "event"; rewrote (g)3; in (g)4, substituted "6:00" for "7:00"; added (h)7ix; in the header for Table 8-5, substituted "feet per" for "feet"; in Table 8-5, substituted entry "Maximum number of signs per front yard<sup>6</sup>" for entry "Maximum number of signs per front yard"; in Note 3 of Table 8-5, inserted the last sentence; and added "Note 6" to Table 8-5.

Amended by R.2011 d.118, effective April 18, 2011.

See: 42 N.J.R. 2938(a), 43 N.J.R. 1044(a).

In (b)4, inserted "more frequently than permitted in (g)4 below"; rewrote (g)3; added new (g)4; recodified former (g)4 through (g)6 as (g)5 through (g)7; in (h)4i, inserted ", but not to exceed the maximum area of any single sign permitted in the zone"; added new (h)4ii; recodified former (h)4ii and (h)4iii as (h)4iii and (h)4iv; in (h)7ii(1), inserted ", and shall be oriented towards such ROW"; in (h)7ii(2), inserted "or residence"; and rewrote (h)7ix.

#### 19:4-8.15 Site service improvements

(a) Outdoor storage, where permitted, shall be located to provide minimal visual impact from within and outside the site. Screening and fencing shall be provided in accordance with N.J.A.C. 19:4-8.9(d)6iv and 8.10.

(b) Distribution and service lines for telephone, electricity and any other utility cables to buildings and sites shall be placed underground wherever technologically possible. All utility lines remaining aboveground shall be located to minimize adverse visual impacts.

(c) Requirements for wireless communication antennas and unmanned equipment structures are as follows:

1. All wireless communication antennas shall comply with the applicable regulations of the Federal Communications Commission (FCC).

2. Wireless communication antennas and unmanned equipment rooms shall comply with the following:

i. All wireless communication antennas and equipment structures shall meet the applicable setback requirements.

ii. Wireless communication antennas are permitted to be roof mounted or affixed to the face of buildings.

iii. Wireless communication antennas may be located on a ground or roof mounted monopole or tower. Any approval of a monopole or tower shall be contingent upon the monopole or tower owner permitting the future co-location of additional cellular antennas, regardless of ownership if space for such additional future installations by others is available on the monopole or tower. The maximum height of the monopole or tower shall be the minimum height necessary to accommodate the proposed wireless communication antennas and one future array of antennas.

iv. The height of wireless communication antennas shall be established at the minimum height necessary to effectively transmit and receive radio signals.

v. Equipment buildings, whether located on a roof or at grade, shall be constructed in such a manner as to be compatible with the architectural design, color, and materials of the existing structures on the site.

vi. The color of wireless communication antennas mounted on the face of a building shall match the color of the building. The color of all other antennas shall be as unobtrusive as possible.

vii. Monopoles or towers, if approved, shall be located as to minimize impacts on adjacent property owners. These structures shall be designed and constructed to minimize any adverse visual impact from the public ROW.

viii. The applicant shall demonstrate that there is adequate on-site parking to accommodate maintenance vehicles.

(d) Requirements for satellite or dish antennas are as follows:

1. All satellite or dish antennas shall comply with the applicable regulations of the FCC.

2. All satellite or dish antennas shall comply with the following:

i. Such antennas shall be located on the same lot as the principal use and shall be considered accessory thereto.

ii. No antenna shall be located in the front yard. All antennas shall be screened from the public ROW and adjacent properties in accordance with N.J.A.C. 19:4-8.9(d)6iv and 8.10.

iii. There shall be a minimum setback of 10 feet from the antenna and its foundation to the side and rear property lines.

iv. All satellite antennas shall be located to minimize motor noise from the public ROW's and adjacent properties.

v. An antenna mounted on the ground shall not exceed 15 feet in height above the ground level. An antenna mounted on a building or roof shall not exceed 15 feet in height above the roof. An antenna shall not project above the peak or highest point of the roof line in the Low density residential zone. The height of an antenna shall be measured from the bottom of its base to the highest point of the antenna when in its most vertical position.

vi. The diameter or maximum dimension of the antenna shall be:

(1) A maximum of six feet in the Low Density Residential zone;

(2) A maximum of 12 feet in all other zones;

(3) Where a sender/receiver antenna or dish is proposed with a diameter or any dimension larger than 12 feet, it shall be considered a special exception use and shall be set back from side and rear property lines a minimum of one foot for every foot of height of the antenna.

vii. The color of all antennas shall be as unobtrusive as possible and shall not have brightly colored or reflective surfaces.

(e) Requirements for mechanical equipment are as follows:

1. Mechanical equipment, such as transformer compounds, external heating and cooling equipment, and other utility improvements shall be located to minimize adverse visual impacts from within and outside the site. Screening shall be provided in accordance with N.J.A.C. 19:4-8.9(d)6iv and 8.10, and shall be designed to allow adequate access to the equipment for maintenance.

2. Mechanical equipment located on the building shall be concealed by structures that are integrally designed with the building or are otherwise rendered not visible from adjoining lots and public ROWs.

3. Rooftop HVAC units and similar accessory rooftop mechanical equipment less than eight feet in height shall be exempt from zoning certificate requirements, except where the property abuts a residential use or residential zone.

(f) Requirements for accessory recycling and refuse areas are as follows:

1. Recycling and refuse areas shall be provided as follows:

i. A recycling area for the collection and storage, but not processing, of site generated Class A recyclable materials shall be provided in accordance with the New Jersey Statewide Mandatory Source Separation and Recycling Act, N.J.S.A. 13:1E-99 et seq.

ii. All refuse shall be placed in covered containers and/or dumpsters and placed in designated refuse areas for collection.