

***Zoning FAQ's**

Sign Permits: -When do I need one?

Most new signs and most modifications to existing signs require a Sign Permit, reviewed and issued by the Code Compliance Officer. When in Doubt – Apply for a permit.

147.13.1.6.12 Sign Ordinances

What Commercial Signs are Allowed?

Generally, each property is allowed to have one Freestanding Sign (can be multi-tenant) and one A-frame. Each business is allowed to have one Wall Sign and the maximum size is derived from a formula using the square footage occupied by the business: **20sf + (floor space X .0016) = Max. Wall Sign Message Area.** *Real Estate Signs up to 16sf.

Window Signs: Signs may be placed in windows but may not cover more than 50% of a framed window area. Merchandise displays inside windows are allowed and are not considered signage.

What about “Grandfathered”: Non-conforming Signs & Uses?

“Grandfathered” is a term used to describe something that is currently non-conforming, but legally existed at the time the ordinance or regulation was enacted. In most cases non-conformities can continue indefinitely. Property owners must prove Grandfathered status to the satisfaction of the Zoning Administrator or may appeal to the ZBA, if grandfathering denied. 147.14.3 Nonconforming Signs

What's Not Allowed?

No Balloons, no pennants, no more than 3 flags, no internally-lit signs (unless grandfathered), no roof signs, no movable signage and no flashing, blinking or digital-type signs.

Variances: - What are they and how can I get one?

The relaxation of the strict interpretation of an ordinance by the Zoning Board of Adjustment (ZBA) if 5 specific conditions are shown to exist (1)Not Contrary to Public Interest (2)Spirit of Ordinance observed (3)Substantial Justice is done (4)Values of surrounding properties not diminished (5)Literal enforcement would result in an unnecessary Hardship. Application required to ZBA

Tent Sale / Temporary Events: -Do I need a permit and how long can I have it?

Permits are issued for commercial property with a diagram showing the location on the property and in designated dates. Allowed 14 days per calendar year. – **additional 20sf of temp. signage included**

Outdoor Display of Goods: -Can I put my stuff outside?

Only if there's a designated outdoor area: (5% of int. space up to 1000sf)
Requires a Zoning Permit and/or Site Plan Review

Home Occupations: Certain “Home” Occupations are allowed with an approved Zoning Permit. May not occupy more than 50% of sf or 1500sf whichever is less. See Zoning Ordinance for all restrictions. **147.13.1.7**

For More Info: www.conwaynh.org or call us at 447-3811