VILLAGE OF CROTON-ON-HUDSON

BOARD OF TRUSTEES

LOCAL LAW INTRODUCTORY NO. 7 OF 2026

A LOCAL LAW TO AMEND THE PROVISIONS OF CHAPTER 179 "PROPERTY MAINTENANCE" AND CHAPTER 230 "ZONING" OF THE VILLAGE CODE TO REVISE THE LAW GOVERNING POSTED SIGNS

A LOCAL LAW to amend the text of Chapter 179 "Property Maintenance" and Chapter 230 "Zoning" to revise the law governing signs.

BE IT ENACTED by the Board of Trustees of the Village of Croton-on-Hudson, as follows:

Section One. Legislative Intent and Purpose. To better serve the public's interest, the Village Board of Trustees of the Village of Croton-on-Hudson proposes text amendments to the Village Code zoning provisions and a related provision in the property maintenance code for the purpose of benefiting residents and other persons by clarifying the applicable laws on posted signs.

Section Two. Section 179-7 "Vacant Commercial Buildings" of the Code of the Village of Croton-on-Hudson is hereby amended as follows, with new matter underlined and deleted matter struck through and in [~~brackets~~]:

A. Removal of signage; covering required. When a commercial building, or portion thereof, in the Village of Croton-on-Hudson has become vacant and has remained vacant for a period in excess of 30 days, the owner, lessee or other responsible individual or entity shall remove all signage from the building and windows, including windows in doors, and place a covering in the storefront to block the view of the interior of the vacant premises to public view. The covering shall be of such material as provided below.

B. Covering specifications. The covering may consist of frosted translucent window film adhered to the interior of window, covering the entire window, including windows in doors [~~, with the exception of a "For Lease" sign in compliance with the appropriate code~~].

C. Maintenance of window display areas. Any and all window display areas shall be kept clean, free of hazard and free of debris. Further, cracked or broken glass display windows shall be replaced with glass.

Section Three. Section 230-4 "Terms Defined" in Chapter 230 "Zoning," Article II "Definitions," of the Code of the Village of Croton-on-Hudson is hereby amended by the addition and/or amendment of the following definitions, with new matter underlined and deleted matter struck through and in [~~brackets~~]. All terms previously defined in Section 230-4 on the effective date hereof that are not added or amended in this Section Three of this local law shall remain unchanged and in full force and effect:

BALLOON — An inflatable object, regardless whether it bears text or images, filled with air, gas, helium, or oxygen, attached to one or more structures, staffs, poles, lines, rope, wire, string, or frames, capable of being easily moved by wind.

BANNER – A flat sign made of cloth, bunting, plastic, paper, or similar nonrigid material, regardless whether it bears text or images, attached on two or more sides of its sides to one or more structures, staffs, poles, lines, rope, wire, string, or frames, which may move in the wind but is designed to minimize moving in the wind.

BEACON — Any device that casts one or more beams of light, which light consists of five (5) footcandles or more, whether fixed in direction or capable of being rotated or revolved automatically or manually, whether intermittent or constant.

[~~BILLBOARDS~~] BILLBOARD — The type of sign commonly known as a "billboard," which directs attention to a business, commodity, service, entertainment or attraction sold, offered or existing on the same lot or elsewhere than on the same lot where such sign is displayed, and which is at least twelve (12) feet by twenty-four (24) feet in area.

FLAG – A flat sign made of lightweight cloth, plastic, paper, or similar nonrigid material, attached on one side of the object to one or more structures, staffs, poles, lines, rope, wire, string, or frames, regardless whether it bears text or images, capable of being moved by wind.

PENNANT — Multiple flags in series suspended along one or more structures, staffs, poles, lines, rope, wire, string, or frames, regardless whether they bear text or images, designed to move in the wind.

SIGN — Any structure or part thereof, or any device attached thereto or painted thereon, or any material or thing, illuminated or otherwise, which displays or includes any numeral, letter, word, model, [~~banner,~~] emblem, [~~pennant,~~] insignia, trademark, device or other representation used as or which is in the nature of [~~an advertisement,~~] a commercial or non-commercial advertisement, announcement, designation, display, attraction or directive [~~not required by law~~] of any person, firm, group, organization, commodity, service, profession or enterprise, when placed in such manner that it provides visual communication to the general public out-of-doors. ~~[, but not including:~~

~~A. Signs maintained or required to be maintained by law or governmental order.~~

~~B. The flag or insignia of any government or governmental agency.~~

~~C. The flag of any civic, political, charitable, religious, fraternal or similar organization, which is hung on a flagpole or mast.~~

~~D. Religious or other seasonal holiday decorations which do not contain commercial lettering, wording, designs, symbols or other devices.~~

SIGN, COMMERCIAL — Any sign advertising or promoting any business, professional or commercial enterprise, or any product or commodity, service, activity or event which is offered to the general public for sale or compensation.

SIGN, DIRECTIONAL — A freestanding sign to guide pedestrians or vehicles to the entrance or exit of a premises.

SIGN, FREESTANDING — [~~A sign which does not depend upon a building for its main support.~~] A sign that is not supported by, or connected to, a building and is permanently supported in a fixed location by one or more poles, uprights, or braces or a base structure. Freestanding signs include monument signs.

SIGN, MONUMENT — A freestanding sign that is permanently affixed to the ground at its base, is supported entirely by a base structure, and is not mounted on a pole or poles.

SIGN, POLE — A freestanding sign that is permanently supported in a fixed location by a structure of poles, uprights, or braces from the ground and not supported by a building or a base structure.

SIGN, PORTABLE — Any sign not permanently attached to the ground or other permanent structure, including but not limited to signs designed to be transported on wheels or by other means,-[~~blimps,~~] or other similar vessels such as large balloons.

SIGN, TEMPORARY — A sign which is not intended to be used for a period of time exceeding forty-five (45) days and is not attached to a building, structure, or the ground in a permanent manner. Temporary signs include signs regardless of durational intention made of fabric, cloth, bunting, plastic, paper, latex, mylar, or similar nonrigid material, attached to any structure, staff, pole, line, framing, or vehicle, including banners, balloons, flags, and pennants. Temporary signs include portable signs.

SIGN, WALL-MOUNTED — a sign affixed to a building façade, not including a window sign.

SIGN, WINDOW — A sign, whether permanent or temporary, applied to the exterior or interior of a window, or placed within two (2) feet of the interior of a window. Merchandise for sale is not considered part of a window sign.

SIGN AREA — Includes all faces of a sign measured as follows:

A. When a sign is on a plate or framed or outlined, all of the area of such plate or the area enclosed by such frame or outline shall be included. The signage supports which affix the sign to the ground or to a structure shall not be included in the sign area, unless such supports are evidently designed to be part of the sign as defined herein. Where a sign consists of several individual faces, the sign area shall be the aggregate area of all such faces which can be observed from any one point.

B. When a sign consists only of letters, symbols, designs or figures engraved, painted, projected or in any manner affixed on a wall, the area of such sign shall be deemed to be that of the smallest single basic geometric shape (e.g., square, rectangle, triangle or circle) which encompasses all the letters, symbols, designs or figures.

SIGN HEIGHT — The vertical distance measured from the adjacent existing grade at the base

of the sign to the highest point of the sign structure; provided, however, that the grade of the ground may not be built up in order to allow the sign to be higher.

Section Four. Subsection 10(b) of Section 230-9.1A "One-Family Residence RA-60 District," in Article IV "District Use Regulations" of Chapter 230 "Zoning," of the Code of the Village of Croton-on-Hudson is hereby amended as follows, with new matter underlined and deleted matter struck through and in [~~brackets~~]:

(b) Professional office or studio of an architect, artist, dentist, engineer, lawyer, musician, teacher, physician, public accountant, chiropractor, city planner, insurance broker, optometrist, osteopath, real estate broker or ladies' hairdresser, but not including veterinarians, provided that:

[1] Such office or studio is incidental to the residential use of the premises and is carried on by a resident thereon with not more than one nonresident assistant.

[2] Such office or studio shall occupy not more than one floor of the main building.

[3] Studios where dancing or music instruction is offered to groups in excess of four pupils at one time or where concerts or recitals are held are prohibited.

[4] There shall be no signs other than those permitted in§ 230-44O(1)(e).

Section Five. Section 230-44 "Signs" in Article VII "Supplementary Regulations" of Chapter 230 "Zoning," of the Code of the Village of Croton-on-Hudson is hereby amended to read as follows, with new matter underlined and deleted matter struck through and in [~~brackets~~]:

A. Intent. The purposes of the signage regulations set forth in this chapter are to encourage the effective use of signs as a means of communication in the Village; to minimize possible adverse effects of signs on nearby public and private properties; to maintain and enhance the visual and aesthetic environment; to improve pedestrian, cyclist and vehicular traffic safety; and to enable the fair and consistent enforcement of these sign regulations by the Village.

B. Conformance. (1) Any sign shall be erected, replaced, moved or modified in conformity with the provisions of this chapter. All actions related to questions of conformance shall be subject to the review and decision thereon by the [~~Planning Board~~] appropriate approval authority as designated in Subsection C. See Subsection K below for the regulation of temporary signs. Where the provisions of Subsections D through O below may be in conflict with the signage provisions relating specifically to the respective zoning districts in Subsection P below, the latter provisions shall apply.

(2) Design. The design, character, size and scale of signs shall be in keeping with and appropriate to the architectural design of the building or structure upon which they are placed, the design of neighboring properties and adjoining signs, and the general character of the Village. Signs shall not cover any architectural features or details on the building and shall be a subordinate part of the streetscape.

(3) In acting on a site plan, the Planning Board may authorize variation from these standards and requirements upon demonstration of good cause and in the interest of good design where consistent with the purposes and intent of this chapter.

C. Application process.

(1) Except as provided in Subsection [~~K in connection with temporary signs and in Subsection P(1)(f) in connection with residential yard signs, the~~] J in connection with exempt signs, a person seeking to erect, replace, move or modify a sign shall obtain a sign permit from the Village Engineer or the Planning Board, as the case may be, before erecting, replacing, moving or modifying a sign.

(2) An applicant for a sign permit shall file an application for a sign permit on a form acceptable to the Village Engineer with the office of the Village Engineer for review of said application. The Village Engineer shall receive, review and comment on conformance for all completed sign applications. [~~to erect, replace, move or modify signs. The~~]

(3) For signs in connection with site plan applications and change-of-use applications, the Planning Board is the approval authority. The Planning Board's decision on the site plan or change of use application shall include its decision on the proposed signage.

(4) The Village Engineer shall have the authority to issue sign permits for signs that are not exempt under Subsection J and not connected to applications before the Planning Board.

(5) For sign applications where the Village Engineer is the approval authority, the Village Engineer shall [~~then~~] forward sign applications that are in substantial compliance with the standards set forth in this Section 230-44 to the Visual Environment Board (VEB) within five (5) business days for VEB review and recommendation on the issuance of a sign permit. The Visual Environment Board's opinion shall be rendered to the Village Engineer [~~and/or Planning Board~~] within [21] sixty (60) days of receipt of said application, which may be extended upon consent of the applicant. [~~If the signage is part of an application for a site plan approval or a change of use approval, the Planning Board's decision on the site plan shall include its decision on the proposed signage.~~]

[~~(2)~~] (6) The payment of an application fee in accordance with the Village's schedule of fees shall accompany all sign permit applications.

[~~(3) The Village Engineer and VEB shall maintain a book of photographs and/or drawings representing the types and styles of signs preferred in the Village in order to assist in expediting the application process.~~]

D. Relationship to use. All commercial signs, [~~except for temporary signs and~~] except for the kind of billboards permitted in Subsection M below, must pertain to a use conducted on the same property on which the sign is located.

E. Illumination.

(1) Permitted signs may be illuminated except where this chapter specifically prohibits

certain signs from being illuminated. However, sign illumination shall not be twinkling, flashing, intermittent [~~(except for time/temperature signs)~~], or of changing degrees of color or intensity. Further, neon signs shall only be permitted on the inside of buildings. No sign shall contain or consist of Day-Glo-like material.

(2) All light sources used for illuminating signage shall be shielded and shall not be a source of glare.

(3) Upon referral by the Village Engineer and/or VEB, the Planning Board may require the submission of an illumination plan and may regulate the number, placement, intensity and hours of illumination of all light fixtures used for signage.

F. Placement; size; attachment.

(1) Placement. No sign shall be located so as to obscure any signs displayed by a public authority, nor shall any sign be placed in such a way as to obstruct proper vehicular sight distance. Further, signs shall not interfere with pedestrian, cyclist or vehicular traffic flow, nor shall any sign interfere with the operation of any ventilation system, door, window, fire escape or other emergency exit.

(2) Commercial Signs. Commercial signs shall be limited in sign area, sign height, and placement as set forth with respect to specific zoning districts in Subsection O. In addition, the following limits shall apply:

(a) Freestanding signs. For a building set back at least 15 feet from the street, there shall be permitted a single freestanding sign of not greater than 25 square feet in area, unless otherwise provided with respect to a specific zoning district in Subsection O.

(b) Directional signs. There shall be permitted for each entrance and exit a directional sign, which shall measure no greater than four square feet in area and shall be no more than five feet in height. Directional signs may include the names of businesses and directional information, but no other advertising shall be permitted.

(c) Wall-mounted signs. The ratio of wall-mounted sign coverage on a building façade shall not be greater than two square feet for each horizontal linear foot of the principal building façade, unless otherwise provided with respect to specific zoning districts in Subsection O. Calculation of the ratio shall be made by totaling the sign area of all wall-mounted signs on the principal façade.

(d) Window signs. In no event shall a window sign exceed 25% of the window on or within which it is located.

(3) Non-commercial and Exempt Signs, Sign Area. Non-commercial signs and exempt signs in all districts, including residential districts, shall be no larger than 15 square feet in sign area.

(4) Non-commercial and Exempt Signs, Freestanding Sign Height. Freestanding non-commercial signs and exempt signs in all districts, including residential districts, shall be no

more than eight (8) feet in sign height, except for flags properly rigged to flagpoles taller than eight (8) feet in height.

(5) Attachment to Utility Poles Prohibited. Signs shall not be rigged or attached to utility poles.

(6) Attachment to Trees. Signs may be secured to trees only by non-penetrating, non-abrasive rope or cord, and shall not be installed in a manner that injures the tree or restricts its normal growth. Under no circumstances shall signs be nailed, screwed, stapled, wired, or otherwise affixed directly to the tree. All existing signs posted pursuant to NY ENV §11-2111 and affixed in contravention of this provision as of the effective date of this law shall be removed and re-affixed in compliance with this provision within a period not to exceed 1 year.

G. Movement, animation, removable letters, lights. No sign or sign component shall be moving, animated, rotating or revolving, except that this provision shall not apply to exempt balloons, banners, flags and pennants. [~~Further, no sign shall contain removable letters, except for signs associated with educational, religious or municipal institutions, gas stations, or with movie theaters. In addition, light strips and strings of lights shall not be used for advertising or attracting attention to a sign when they do not comprise the text of the sign.~~]

H. Maintenance and quality of signs.

(1) All signs and components thereof shall be constructed in a manner and with such materials so as not to cause the sign or components to constitute a hazard to pedestrians, cyclists or vehicles.

(2) All signs shall be kept in good repair and in safe, neat and clean condition.

(3) All signs (other than temporary signs) [~~and related illumination~~] shall be of a professional quality with respect to such matters as design, painting, lettering, materials and construction. All illumination shall be of professional quality.

I. [~~Nonconforming signs. All signs that do not conform to the provisions of this chapter shall be subject to the requirements of §§ 230-53 and 230-54 herein.~~] Repealed.

J. Projecting signs. Marquee signs are permitted for theaters only. For all projecting signs, there shall be at least an eight-foot clearance above pedestrian rights-of-way and at least a fourteen-foot clearance above vehicular rights-of-way for permitted signs projecting from buildings. Signs shall not project vertically above the roofline or parapet, or extend horizontally beyond the limits of the building.

[~~K. Temporary signs.~~

~~(1) Temporary signs are those which are displayed for short periods of time. Unless specified otherwise below, all temporary signs shall be limited in usage to a maximum of 45 days. Signs shall not be considered temporary if they are effectively displayed on an ongoing basis, interrupted by short intervals when they are not displayed.~~

~~(2) Temporary signs do not require a signage permit and shall be restricted as applicable as~~

~~set forth below:~~

~~(a) "For Sale," "For Rent" or "Sold" signs. No more than two temporary signs, not exceeding six square feet in area each, are allowed for a single lot. One temporary sign, 16 square feet in area, is permitted for each real estate subdivision, set back at least 15 feet from the street line upon which the property is located. This signage usage shall be allowed beyond 45 days.~~

~~(b) Temporary construction signs. The architect, engineer and contractors shall each be allowed one sign not exceeding six square feet in area. Such signs shall be permitted during the entire course of construction but shall be removed at the end of construction.~~

~~(c) Temporary signs pertaining to election campaigns. Such signs shall not be subject to the forty-five-day limitation in Subsection K(1) above but shall be removed within 10 days after the election day.~~

~~(d) Temporary signs pertaining to garage sales, tag sales or other business activities which have a duration of seven calendar days or less.~~

~~(e) Temporary signs pertaining to events of civic, philanthropic, educational or religious institutions shall not be subject to the size limitation contained in Subsection K(4).~~

~~(3) Except as provided in Subsection K(2)(a) through (e), temporary signs shall not exceed 16 square feet in area and shall not be illuminated.~~

~~(4) Temporary signs shall not have an adhesive backing and must be easily removable without residual markings.~~

~~(5) Temporary signs must also conform to all of the other provisions of this chapter, except with respect to being of a professional quality as required in Subsection H above.~~]

K. Temporary commercial signs.

(1) Temporary commercial signs that are within the time, place and manner restrictions set forth below do not require a sign permit.

(2) Temporary commercial signs are limited in usage to a maximum of 45 days. Signs shall not be considered temporary if they are effectively displayed on an ongoing basis, interrupted by short intervals when they are not displayed.

(3) Temporary commercial signs are to be rigged, affixed or attached in a safe manner. The Building Inspector may order removal of a temporary sign if the Building Inspector finds the sign or its method of rigging, affixation or attachment poses a hazard to the public.

(4) Temporary commercial signs shall not be placed in the public right-of-way, shall not obscure sightlines, pedestrian, cyclist or vehicular traffic, and shall not be illuminated.

(5) One temporary commercial sign may be erected, rigged or affixed on a commercial property without a permit. Greater numbers of temporary commercial signs will require a permit.

(6) Temporary commercial signs, other than balloons, banners, flags, and pennants, shall not exceed the size set forth in Subsection F.

L. Exempt signs. The following categories of non-illuminated signs do not require permits under this chapter:

(1) Any sign required to be posted pursuant to local, Westchester County, New York State, or federal law, provided it meets the requirements of such law, including but not limited to NYS ENV §11-2111 posting to control access to private property.

(2) Noncommercial signs, provided such signs and their supports are maintained in clean and safe condition, are not located in the public right-of-way, do not obscure sightlines, pedestrian, cyclist or vehicular traffic, are not illuminated, and meet the size and placement requirements set forth in Subsection F. Noncommercial signs that exceed the size and placement requirements set forth in Subdivision F shall require approval of the Zoning Board.

(3) Temporary commercial signs that comply with the requirements of Subsection K.

(4) Directional signs relating to vehicular, pedestrian and bicycle usage, traffic and parking that comply with the requirements set forth in Subsection F.

[~~Freestanding signs. No freestanding sign shall extend more than 10 feet from the ground to the top of the sign except for a freestanding sign associated with a shopping center or a motor vehicle service station, which shall not extend more than 20 feet from the ground to the top of the sign.~~]

M. Prohibitions. The following types of signs and artificial lighting are prohibited:

(1) Billboards, except for those which [~~are existing on the effective date of these regulations~~] were in existence on March 19, 2001, and which are associated with a site which is on the National Register of Historic Places.

(2) Signs that compete for attention with or may be mistaken for a traffic signal.

(3) Searchlights, beacons, blimps and permanent balloons.

(4) Signs attached to or painted on trucks or other large vehicles when the vehicle is obviously marked and parked in such a manner as to advertise or attract attention to an establishment or business.

(5) [~~Banners, flags, strings of balloons, flags or lights, or similar outdoor advertising, except on a temporary basis [with respect to the opening, reopening or remodeling of the business] (that is, limited to a maximum duration of 45 days).~~] Signs that are not maintained in clean and safe

condition.

(6) Signs that exceed the size and placement limits set forth elsewhere in this Article.

(7) Signs that exceed the limits set forth in previously-issued approvals of the Planning Board or Village Engineer.

(8) Signs located in the public right-of-way.

(9) Signs that obscure vehicular traffic sightlines.

(10) Signs that impede pedestrian, cyclist or vehicular traffic.

N. Consistent signage. Where a building or site is permitted more than one sign by the provisions of this chapter, all new signs shall be consistent relative to one another in terms of size, general shape and, if building-mounted, location on the building (mounting height). Further, the Planning Board may require the submission of a master signage plan for the site which shows said consistency.

[~~O. Window signs. The combination of permanent and temporary signage applied to or placed within two feet of the interior of any given window shall be considered part of the signage in accordance with the provisions of this chapter. Further, in no event shall permanent window signage exceed 25% of the window on or within which it is located. Merchandise for sale is not considered part of the signage for purposes of this item.~~]

O. District standards. The following signage shall be permitted within the districts listed below and shall be regulated therein, as follows. Said signage shall also conform to the provisions of Subsections A through N above, as qualified in Subsection B.

(1) One-Family Residence RA-60, RA-40, RA-25, RA-9, RA-5 Districts; Two-Family Residence RB District; Multiple Residence RC District.

(a) With respect to nurseries and the seasonal sale of produce, signs shall conform to Subsection [~~P(1)(e)~~] O(1)(e) below.

(b) With respect to funeral homes, there shall be no signs other than those permitted in Subsection [~~P(1)(e)~~] O(1)(e) below.

(c) With respect to customary home occupations, no display of signage shall be visible from the street, except as set forth in Subsection [~~P(1)(e)~~] O(1)(e) below.

(d) With respect to bed-and-breakfast establishments, one sign designating a bed-and-breakfast establishment shall be permitted, subject to the following conditions:

[1] The area of the sign shall not exceed two feet.

[2] If freestanding, the overall height of the sign shall not exceed six feet as measured from finished grade to top of sign. [~~NOTE: Refer to § 230-4, the definition of "building," and § 230-40A(1)(b) of this chapter.~~]

[3] The sign shall not be internally illuminated.

[4] If externally illuminated, the illumination shall not exceed the equivalent of a one-hundred-watt bulb.

[5] If illuminated, the illumination shall be constant, shall be directed towards the sign and shall be shielded from the view of the street and neighboring properties.

(e) Signs conforming to the following shall be permitted as accessory uses:

[1] One nonilluminated [~~nameplate or professional~~] commercial sign with an area of not over two square feet.

[2] One externally illuminated bulletin board or other announcement sign [~~for educational or religious institutions permitted in § 230-9.1A(4) of this chapter~~,] with an area of not over 12 square feet.

[~~(f) On lots used for residential purposes, up to three nonilluminated residential yard signs not exceeding six square feet each, and no higher than 42 inches above the existing ground surface, shall be permitted. Residential yard signs must also conform to all of the other provisions of this chapter, except with respect to being of a professional quality as required in Subsection H above.~~]

(2) Limited Office O-1 District. One non-illuminated commercial sign facing a street and not exceeding an area of five square feet shall be permitted.

(3) Limited Office O-2 District. One non-illuminated commercial sign shall be permitted, provided that such sign is facing a street and is limited as follows:

(a) The aggregate area, in square feet, shall be not greater than 1 1/2 times the length, in feet, of the wall on which it is placed.

(b) Such sign shall be parallel or perpendicular to the face of the building and no part thereof, including any illuminating devices, shall project more than 12 inches outward from the face of the wall to which it is applied for parallel signs and no more than 36 inches outward from the face of the wall to which it is applied for perpendicular signs.

(4) Central Commercial C-1, Riverside Commercial C-1R(A) and Riverside Transition C-1R(B) Districts.

(a) [~~Signs~~] Commercial signs accessory to an establishment located on the same lot shall be permitted, provided that such signs shall be limited as set forth

in Subsection P(4)(b) below and as follows:

[1] Not more than one such sign, excluding signs in windows, shall be permitted for each tenant on the premises on each facade which fronts on a street.

[2] The aggregate area, in square feet, of all signs on any wall shall be not greater than two times the length, in feet, of the wall on which it is placed.

[3] Such sign or signs shall be parallel or perpendicular to the face of the building, and no part thereof, including any illuminating devices, shall project more than 12 inches outward from the face of the wall to which it is applied for parallel signs and more than 36 inches outward from the face of the wall to which it is applied for perpendicular signs.

[4] In addition, where the building is set back from the curbline a distance of 25 feet or more, not more than one freestanding sign with a total area on each face of not more than 40 square feet may be erected; provided, however, that the Planning Board may, in accordance with the procedure set forth in Article X of this chapter, issue a special permit for the erection or continuance of a freestanding sign with an area on each face not exceeding 40 square feet in instances where the building is set back from the curb or edge of traveled way less than 25 feet but 15 feet or more, subject to such conditions as the Planning Board may impose and with due regard to safety and other objectives set forth in Article X where the Board shall find that:

[a] The building in connection with which such sign is used or to be used was in existence on July 1, 1963, and has not after that date been altered to cause it to be closer to the curbline or edge of traveled way; and

[b] Other permitted signs are not, because of lack of visibility or other reason, adequate in the determination of the Planning Board and, for that or other reason, the Planning Board deems such sign to be necessary or desirable.

(b) Motor vehicle service stations.

[1] Unless otherwise required by law, commercial signs shall be limited to one freestanding sign and one exterior sign on each wall of a building fronting on a street and shall otherwise conform to the conditions for accessory signs set forth in Subsection P(4)(a).

[2] In connection with the sale of used cars or rental of vehicles at a service station [~~. No~~], no commercial signs shall be permitted on the exterior of vehicles. [~~Signs~~] Commercial signs in the interior of vehicles shall be limited to one per vehicle, not to exceed 12 inches by 15 inches. Sign printing shall have characters not larger than one inch.

(5) General Commercial C-2 District.

(a) [~~Accessory~~] Commercial accessory signs shall be as permitted in the Central Commercial C-l District as set forth in Subsection P(4).

(b) Drive-in theaters. In lieu of signs other than a sign permitted by Subsection P(4)(a)[4], a drive-in theater may have:

[1] The name of the theater on a sign affixed to the theater screen structure on the reverse side of the screen; and

[2] A supplementary sign on that same face announcing the feature attraction or attractions and containing other information customarily contained in theatrical announcements or the opening or closing date of the theater.

(c) Motor vehicle sales and service agencies.

[1] Unless otherwise required by law, commercial signs shall be limited to one freestanding sign and one exterior sign on each wall of a building fronting on a street and shall otherwise conform to the conditions for accessory signs set forth in Subsection P(4)(a).

[2] No temporary commercial signs shall be permitted on the exterior of vehicles. [~~Signs~~] Commercial signs in the interior of vehicles shall be limited to one per vehicle, not to exceed 12 inches by 15 inches. Sign printing shall have characters not larger than one inch.

(6) Light Industrial LI District.

(a) [~~Accessory~~] Commercial accessory signs. One sign shall be permitted facing each street from which access to the lot is provided. Such sign shall be applied onto the wall of the building and shall not exceed an area of 50 square feet or an area equal to 1 ½ times the length, in feet, of the wall on which it is placed, whichever is less. All light sources shall be shielded from the view of adjacent lots and streets and shall, except for lights suitable for security purposes, be extinguished not later than 9:00 p.m. One identification sign at each point of access to the lot, with an area of not more than three square feet, shall also be permitted. A single directory sign, not exceeding eight feet in height, may be erected at the entrance of a complex of sites; each listing on such sign shall not exceed eight inches in height and two feet in length.

(7) Waterfront Commercial WC District.

(a) [~~Accessory~~] Commercial accessory signs. One sign shall be permitted facing each street from which access to the lot is provided. Such sign shall be applied onto the wall of the building, if any, and such sign shall not exceed an area of 30 square feet or an area equal to 1 1/2 times the length, in feet, of the wall on which it is placed, whichever is less. If there is no building, one freestanding sign shall be permitted, no higher than

10 feet from the ground, no greater than 30 square feet in area, and no closer than 25 feet to the nearest lot line. All light sources shall be shielded from the view of adjacent lots and streets and shall, except for lights suitable for security purposes, be extinguished no later than normal business hours, as determined by the Planning Board.

(8) Waterfront Development WD District.

(a) [~~Offices and studios. Signs for professional offices and studios shall be subject to P(1)(e) of this chapter.~~

~~(b) Other uses. For uses other than specified in P(8)(a) above, one~~] One commercial sign shall be permitted facing each street from which access to the lot is provided. Such sign shall be applied onto the wall of a building, if any, shall not exceed an area of 24 square feet and shall not extend beyond said wall in any direction. If there is no building, one freestanding sign shall be permitted, shall be no higher than 10 feet above the ground, shall be no greater than 24 square feet in size and shall be no closer than 25 feet to the nearest lot line. All light sources shall be shielded from the view of adjacent lots and streets and shall, except for lights suitable for security purposes, be extinguished no later than normal business hours, as determined by the Planning Board during the site development plan review process.

[~~(c) Directional, trail and project signs. Signage relating to vehicular, pedestrian and bicycle usage, traffic and parking shall be permitted, as shall an entry sign for the project itself. The locations, sizes, colors, materials and illumination of said signage shall be subject to the approval of the Planning Board as part of the site development plan review process.~~

~~(d)~~] (b) All signs. All signs shall meet the standards of § 230-44 of this chapter. Every effort shall be made to avoid the blockage of views in the placement of signage on the site.

(9) Supplementary regulations for any parking spaces adjacent to residence districts. Identification and directional signs shall not exceed an area of three (square feet each and shall be limited to such as are essential for the particular use.

Q. Modification of requirements. Where the Planning Board finds that strict compliance with the requirements of § 230-44 would cause unusual hardship or difficulty because of the specific circumstances of a particular situation, the Board may modify the requirements of said section so long as the Board finds that the public interest will be protected and that any such modification will be consistent with the spirit and intent of this chapter. In permitting any such modification, the Planning Board may attach such conditions as are, in its judgment, necessary to substantially secure the objectives of the requirement so modified.

R. Nonconforming signs.

(1) Nonconforming temporary signs shall be modified, altered or removed in order to comply with the provisions of Section 230-44 (the "Sign Code") within 30 days from the Effective Date (as defined below) in order to comply with the Sign Code.

(2) Signs existing on effective date. For any sign lawfully existing in the Village prior to the effective date of the local law enacting this Subsection R (the "Effective Date"), an application for a sign permit must be submitted to the Village Engineer within six months of the Effective Date to be considered for either a conforming sign permit or a nonconforming sign permit. Any sign not lawfully existing in the Village prior to the Effective Date shall be removed or brought into conformance with the provisions of the Sign Code within 270 days after the Effective Date.

(3) Existing signs made nonconforming by the Sign Code.

(a) Except as otherwise provided in Subsection R(1) above, a sign that was in existence prior to the Effective Date, and that was constructed in accordance with other applicable laws in effect on the date of its construction, which by reason of its size, height, location, design, or construction is not in conformance with the requirements of the Sign Code shall be issued a nonconforming sign permit if an application is made in accordance with the Sign Code.

(b) Such permit shall allow sign(s) made nonconforming by the Sign Code to remain in place and be maintained until two years after the Effective Date. On or before that date, all such nonconforming signs issued such nonconforming sign permit shall either be eliminated or made to conform with the requirements of the Sign Code and such period of time shall be deemed sufficient to amortize the cost thereof.

(4) The Village shall provide written notice by mail, return receipt requested, to all property owners known to be affected by the provisions of this section within 30 days of the date of the adoption of the Sign Code. Failure to provide such notice to affected property owners shall not invalidate the requirements of this or other sections of the Sign Code.

Section Six. Subsection (i) of Section 230-48.1G "Solar energy systems" in Article VII "Supplementary Regulations" of Chapter 230 "Zoning," of the Code of the Village of Croton-on-Hudson is hereby amended as follows, with new matter underlined and deleted matter struck through and in [~~brackets~~]:

(i) Signage.

[1] [~~No signage or graphic content shall be displayed on the solar energy systems except the~~] The manufacturer's name, equipment specification information, safety information, and twenty-four-hour emergency contact information shall be displayed on the solar energy system.

[2] As required by the National Electric Code (NEC), disconnect and other emergency shutoff information shall be clearly displayed on a light-reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.

Section Seven.

Except as otherwise provided herein, all other provisions of the Croton-on-Hudson Village Code shall remain the same.

Section Eight. Severability

If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

Section Nine. Effective Date

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law and shall be published and posted as required by law, including NYS Village Law §7-706 applicable to zoning text amendments.