



CITY OF HARTFORD



DEPARTMENT OF DEVELOPMENT SERVICES
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September 27th, 2024

Honorable Noel McGregor
Town and City Clerk
City of Hartford
Office of Town and City Clerk
550 Main Street
Hartford, CT 06103

Sent via Email

**Re: Dynamic Displays for Monument Signs Text Amendment, Planning and Zoning
Commission Decision Letter
Accela ID: PZ-TXTAMD-24-000009**

At its regular meeting of September 24th, 2024, the Planning & Zoning Commission (PZC) met to consider a City-initiated application for a text amendment regarding proposed changes to Zoning Regulation Section 8.10 pertaining to Dynamic Displays for Monument Signs. In this regard, the PZC approved a motion to adopt proposed revisions to Zoning Regulation Section 8.10 pertaining to Dynamic Displays for Monument Signs. The motion to approve the proposed revisions to Zoning Regulation Section 8.10 is as follows:

**CITY OF HARTFORD
PLANNING & ZONING COMMISSION
DYNAMIC DISPLAYS FOR MONUMENT SIGNS TEXT AMENDMENT
APPLICATION**

MOTION TO APPROVE

PZ-TXTAMD-24-00009: Text Amendment Application to Section 8.10 pertaining to dynamic displays for monument signs. Applicant: Hartford Planning & Zoning Commission. This approval is granted subject to conformance with the application materials and/or referenced plans (as may be modified by the Commission and this approval) and the following conditions/modifications:

Findings:

1. The amendments as submitted and/or modified by this approval are consistent with the Intent of the City of Hartford's Plan of Conservation and Development and Section 1.3.5 of the Zoning Regulations.
2. The effective date of these amendments shall be October 17, 2024

Respectfully

A handwritten signature in black ink, appearing to read "M. D'Amato". The signature is fluid and cursive, with a large loop for the letter 'D'.

Michael D'Amato, AICP, CZEO
Acting Director of Planning

CC: Planning File

8.0 SIGNS

8.10 Monument Sign

8.10.1 DESCRIPTION

A Monument Sign is freestanding; it is located in a front or corner side yard of a lot. Refer to Figure 8.10-B Example of Monument Sign.

8.10.2 GENERAL REQUIREMENTS

Monument Signs shall be developed according to the standards in Figure 8.10-A Monument Sign Requirements.

- A. **Multiple Tenants.** Multiple tenant buildings on a lot with a width of greater than 300 feet, measured across the front property line, may have signage with the following parameters:
 - (1) Up to 2 Monument Signs on one frontage.
 - (2) Signs shall be at least 150 feet apart.
- B. **Pole-Mounted Signs.** Monument Signs may not be pole-mounted.
- C. **Manually Changeable Copy.** The area of any Manually Changeable Copy Board cannot equal greater than 50 percent of the area of the sign face on which it is located or 20 square feet, whichever is less.
- D. **Dynamic Display.** Refer to 8.12 Dynamic Display

8.10.3 COMPUTATION

Sign area is calculated per sign face. This measurement includes the sign, any cabinet in which it is enclosed and any changing sign portions, but excludes the base of the sign. Refer to Figure 8.10-C Area Calculation for Monument Sign.

- A. **Measuring Height.** Height shall include the sign face, base, cabinet, and ornamental cap.

Figure 8.10-A Monument Sign Requirements

Expand table to lock table headings in place while scrolling

MONUMENT SIGN REQUIREMENTS	
Permitted Districts	Refer to 8.2.1 Permitted Sign Types by District. In the DT and MS districts, only allowed for Commercial Center and Civic Building Types; in the CX and MX districts, only allowed for uses other than Residential or Lodging Uses; in the NX district, only allowed for

	Multi-Dwelling Unit buildings and uses other than Residential or Lodging Uses; in the N district, only allowed for Civic Building Types for Civic/Institutional Uses.
Sign Area	Maximum area for each monument sign is 60 sq ft per face, except in the DT, NX, and N districts, where maximum area is 16 square feet per face. Refer to 8.2.2 Maximum Permitted Quantity of Signage by District for maximum per lot.
Height	Maximum height 5', except for buildings in the ID district or Commercial Center Building Type buildings in the MS-3 district, 10'.
Location on the Building or Site	Front or corner side yards.
Placement on the Building or Site	10 ft setback from driveways and side property line; 3 ft setback from property lines. Signs shall not be located in a sight triangle extending 10 feet from either side of an intersection of a driveway and a street, or 2 streets. Figure 8.10-B Example of Monument Sign.
Quantity	1 per street frontage, except that for lots with 300' or more of street frontage, 2 per lot.
Internal Illumination	Permitted for individual alphanumeric characters and logos <u>and permitted for dynamic displays.</u>
Materials	Solid wood, metal & masonry; plastic & synthetics permitted on sign face. Foundation shall be of concrete, masonry, or similar opaque and sturdy materials that permanently attach sign to the ground. <u>Electronic display boards if Dynamic Display is permitted.</u>

Figure 8.10-B Example of Monument Sign

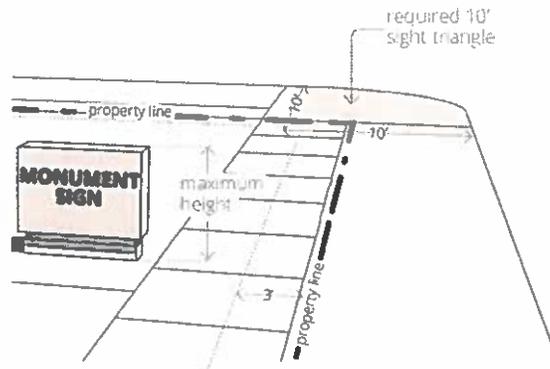


Figure 8.10-C Area Calculation for Monument Sign

