

**PLANNING AND ZONING COMMISSION**  
**ADOPTED RESOLUTION**  
**March 31, 2009**

Application Number: Proposed Amendments to the Darien Zoning Regulations  
Application Put Forth by the Darien Planning and Zoning Commission

Activity Being Applied For: Proposal to allow blade signs in the Central Business District (CBD), Neighborhood Business (NB) and Designed Commercial (DC) zones. Blade signs are signs that are affixed to and project from a building.

Date of Public Hearing: March 24, 2009

Time and Place: 8:00 P.M. Room 206 Town Hall

Publication of Hearing Notices

Dates: March 12 & 19, 2009

Newspaper: Darien News-Review

Date of Action: March 31, 2009

Action: AMENDMENTS TO THE ZONING REGULATIONS ADOPTED, WITH AN  
EFFECTIVE DATE OF SUNDAY, APRIL 19, 2009 AT TWELVE NOON.

Scheduled Date of Publication of Action:

April 9, 2009

Newspaper: Darien News-Review

Following careful review of the submitted application materials and related analyses, the Commission finds:

1. The Commission proposes to amend the Darien Zoning Regulations by allowing blade signs in the Central Business District (CBD), Neighborhood Business (NB) and Designed Commercial (DC) zones. Blade signs are signs that are affixed to and project from a building.
2. The three zones proposed to allow these signs are the most pedestrian-oriented commercial zones in Darien. These signs are designed to primarily serve pedestrians, and are not of such size or location to be geared toward vehicular traffic. These signs are to be allowed in addition to wall signs now allowed within those three zones. Blade signs are to be allowed in lieu of a hanging sign.
3. A letter of support of this application was received from the Darien Chamber of Commerce. SWRPA noted that the proposed amendments “do not appear to pose inter-municipal impacts.”
4. The effective date of these Regulations is April 19, 2009. Section 8-2h of the Connecticut General Statutes addresses the issue of zoning applications filed prior to a change in the Zoning Regulations, and notes that an application filed with the planning and zoning commission shall not be required to comply with any change in the zoning regulations taking effect after the filing of such application.
5. The 2006 Town Plan of Conservation & Development in Chapter 9 (Recommendation #6) specifically recommends the following:

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6. *Consider amending the Zoning Regulations to allow perpendicular hanging signs along the front facades in downtown.*
7. The Commission hereby finds that the proposed Amendment of the Darien Zoning Regulations is fully consistent with the 2006 Town Plan of Conservation & Development, as amended.

NOW THEREFORE BE IT RESOLVED that ***Proposed Amendment to the Darien Zoning Regulations*** is hereby ADOPTED WITH AN EFFECTIVE DATE OF SUNDAY, APRIL 19, 2009 AT TWELVE NOON, as approved herein:

The approved wording is as follows:  
*New wording in bold, deletions in strikeout:*

Create a new Section 923.3.; renumber subsequent subsections in subsection 923; amend Sections 923.4. and 928.11; and amend the existing illustration in Subsection 230.

(Additions in bold, deletions in strikeout)

**923.3. Blade Signs (See Subsection 230 for illustration.)**

**Blade signs shall conform to the following standards:**

- a. **No blade sign shall project more than forty (40) inches from the wall or surface to which it is affixed. In cases of covered porch or walkway, a blade sign may be hung from an overhang.**
- b. **The maximum total size sign area shall not exceed seven square feet (7 square feet), and the bottom of the blade sign shall provide a minimum clearance of at least seven (7) feet above the adjacent ground. The top of the blade sign shall be a maximum of twelve feet (12 feet) above the adjacent ground.**
- c. **In cases where the property does not have any marquee or existing signs that project from the wall of the building, nor a hanging sign, blade signs are permitted. The blade sign(s) shall be in lieu of (not in addition to) the hanging sign or marquee for the property. There may be one blade sign per each ground floor tenant.**
- d. **The blade sign may overhang a public sidewalk/street right of way by a maximum of three feet provided the applicant submits written permission from the owner of the affected property (the Town of Darien Board of Selectmen or State of Connecticut Department of Transportation, depending on the owner of the sidewalk/street right of way).**
- e. **No blade sign shall be internally illuminated.**

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~~923.3~~ **923.4.** Number of Signs

A commercial use may have one wall sign, except as provided by either Subsection 923.1(c) or **923.6. Each ground floor commercial use may also have one blade sign in lieu of a hanging sign.** If the commercial property shall have the required minimum setback, it may also have one hanging sign, **or it may have one blade sign per ground floor tenant.** A double-faced hanging sign or blade sign shall count as one sign.

~~923.4~~ **923.5.** Prohibited Signs

Pole, roof, and internally illuminated signs are prohibited in these zones.

~~923.5~~ **923.6.** Signs Facing a Public Parking Lot

A commercial use adjoining and having a direct entrance on a publicly-owned parking lot may be allowed the following additional signage provided such signage shall be visible from the parking lot:

- a. One additional sign having an area not greater than six square feet;
- b. Two small directional signs provided each such sign meets all the requirements herein, does not exceed a total area of one square foot and is limited to indicating the location of the public entrance to the establishment.

928.11 ~~Projecting Signs and Unattached Signs~~

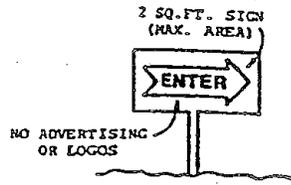
~~No projecting signs shall be permitted. This shall include signs on marquees and signs mounted on brackets, rods, etc, at right angles to a building.~~ Sandwich signs and other signs not affixed either to a building or the ground in a permanent manner shall be prohibited.

The Commission hereby approves an amendment to Section 230 as shown on the on next page, showing a blade sign:

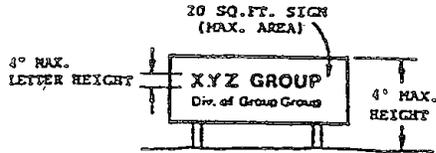
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230. TYPES OF SIGNS

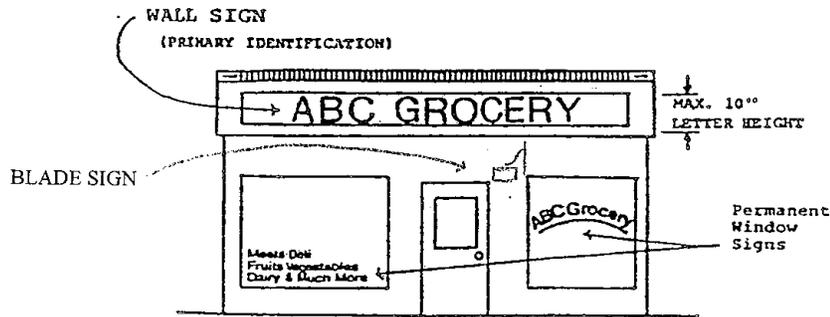
(Not to Scale)



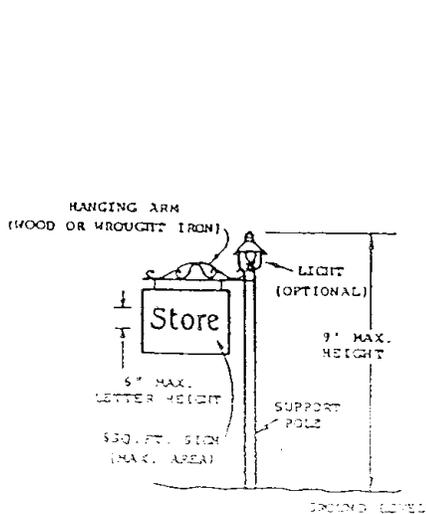
DIRECTIONAL SIGNS



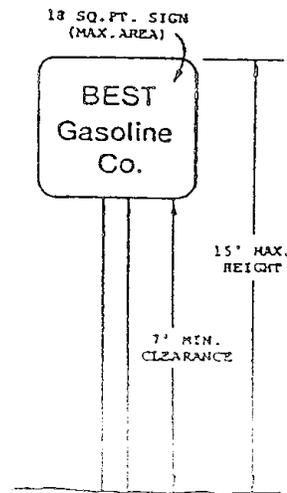
GROUND SIGN



BLADE, WALL SIGNS AND DISPLAY AREA



HANGING SIGN



POLE SIGN