

Local Law Filing

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

County City Town Village
(Select one:)

of **EAST BLOOMFIELD**

Local Law No. 3 of the year 2024

TO AMEND THE TOWN OF EAST BLOOMFIELD TOWN CODE CHAPTER 135, ARTICLE II, SECTION 135-8, ADDING DEFINITION FOR “FARM STAND”, AND ARTICLE IX, SECTION 135-42, Agricultural Rural Residential District, PARAGRAPH C subsections 4 and 5, REGARDING “Permitted accessory uses and structures” in the AR-2 District. REPLACING IN ITS ENTIRETY. TO ADD CODE TITLED Agricultural Tourism to SECTION 135-42, Agricultural Rural Residential District. To amend Chapter 135, Article XIII Sign Regulations Section 135-102 General Regulations, Paragraph B. Design Standards rewording subsections 3 & 4 regarding “Digital, Illuminated or moving signs and pennants and banners.” To amend and add a new section to Chapter 135, Article XIII Sign Regulations Section 135-103 General procedures for erecting and maintaining signs remove Section A (1) (a) and new subsection E. Political Speech signs.

A local law

Be it enacted by the Town Board of the
(Name of Legislative Body)

County City Town Village
(Select one:)

of East Bloomfield as follows:

SEE ATTACHED.

(If additional space is needed, attach pages the same size as this sheet, and number each.)

Local Law Filing

(If additional space is needed, attach pages the same size as this sheet, and number each.)

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 3 of **2024** of the Town of East Bloomfield was duly passed by the **Town Board** on June 10 **2024** in accordance with the applicable provisions of law.

2. Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

~~I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20__ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20__ and was (approved)(not approved) (Name of Legislative Body) (repassed after disapproval) by the _____ and was deemed duly adopted (Elective Chief Executive Officer*) on _____ 20 , in accordance with the applicable provisions of law.~~

3. (Final adoption by referendum.)

~~I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20__ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20__ and was (approved)(not approved) (Name of Legislative Body) (repassed after disapproval) by the _____ on _____ 20__. (Elective Chief Executive Officer*)~~

~~Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20__, in accordance with the applicable provisions of law.~~

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting information.)

~~I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20__ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20__ and was (approved)(not approved) (Name of Legislative Body) (repassed after disapproval) by the _____ on _____ 20__. Such local law was submitted permissive referendum and no valid petition requesting such referendum was filed as of _____ 20__, in accordance with the applicable provisions of law.~~

*Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis, or if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

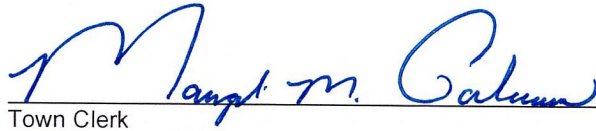
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph __1__ above.


Town Clerk

Date: JUNE 10, 2024

(Seal)

Add to Town of East Bloomfield Town Code

AGRICULTURAL TOURISM

When the property is subject to public use, a site plan review will be required by the Planning Board.

The practice of visiting an agribusiness, horticultural, or agricultural operation, including, but not limited to, a farm, orchard, winery, a companion animal, or livestock show, for the purpose of purchase, recreation, education, or active involvement in the operation, other than as a contractor or employee of the operation. In order to be included under this definition, an activity or use must occur on a farm that is actively producing agricultural products for purchase and sale. It may include any farm marketing or agricultural tourism endeavor such as farm markets, farm direct marketing, farm stays, farm visits, roadside markets or stands, U-pick operations, rent-a—tree operations, community-supported agriculture, rural tourism, agricultural museums, corn mazes, cider mills, farm brewery, farm distillery per the NYS Alcoholic Beverage Control Law pumpkin patches, petting farms, on-farm retail meat shops, on-farm retail dairies and creameries, on-farm woolen goods shops, maple syrup farms, *farm* wineries, Christmas tree farms, multifarmers' markets, on-farm retail nurseries, on-farm gift shops, on-farm flowers, herbs and spices stores, on-farm bakeries, and on-farm restaurants or cafes. "On-farm" means an activity occurring upon a working farm. Agritourism includes the following related products and uses:

(1)

AGRICULTURALLY RELATED PRODUCTS

Items sold at a farm market to attract customers and promote the sale of agricultural products. Such items include, but are not limited to, all agricultural and horticultural products, animal feed, baked goods, ice cream and ice-cream-based desserts and beverages, jams, honey, gift items, foodstuffs, clothing and other items promoting the farm and agriculture in New York and value-added agricultural products and production on site.

(2)

NON-AGRICULTURALLY RELATED PRODUCTS

Those items not connected to farming or the farm operation, such as novelty T—shirts or other clothing, crafts and knickknacks imported from other states or countries, etc.

(3)

AGRICULTURALLY RELATED USES

Those activities that predominantly use agricultural products, buildings or equipment, such as pony rides, corn mazes, pumpkin rolling, barn dances, sleigh/hay rides, and educational events, such as farming and food preserving classes, etc.

(4)

NON—AGRICULTURALLY RELATED USES

Activities that are part of an agritourism operation's total offerings but not tied to farming or the farm's buildings, equipment, fields, etc. Such non-agriculturally related uses include but are not limited to amusement rides, concerts, seasonal events, hosting meetings, weddings, and parties are subject to a site plan. When planned attendance exceeds 1,000 persons for outdoor events an operating permit is required. Bounce house, pillows temporary tents in excess of 400 sq feet, etc. will be subject to an operating permit .

When non-agricultural related uses occur on a farm in a residential district additional criteria such as buffering for noise and glare will be reviewed on a case-by-case basis based on the existing natural features of the parcel.

AGRICULTURE

Includes farming; ranching; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; the processing, composting, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production. Also included under this definition is any use or activity not listed above but included in the definition of "agriculture" set forth in New York State Agriculture and Markets Law as now constituted or hereafter amended.

New Definition for Farm Stand to replace existing definition 135-8 definitions

A retail outlet with any related structures for the sale of agricultural products on any parcel containing at least 7 acres of land with an Ag exemption which is used for agricultural or farming activities which contribute to the production, preparation, and marketing of crops, livestock, and livestock products. Products sold at the farmstand may come from one or more contiguous or noncontiguous parcels of land owned or rented by the same holder of the Ag exemption.

Code update

Chapter 135. Zoning Article IX. District Regulations , § 135-42. AR-2 Agricultural Rural Residential District.

C.

Permitted accessory uses and structures.

(4)

Permanent and temporary structures for the display of agricultural and nursery products grown principally by the operator subject to the following restrictions. (see FARM STAND definition)

A.

Permanent structures

(1)

Permanent structures shall not exceed 2,000 square feet of floor area,

(2)

Not more than 1/2 of the total floor area shall be for the display and sale of non-agricultural related products.

(3)

Such structures shall conform to the minimum setback requirements for accessory buildings in this district as specified in the schedule.

(4)

Provide enough parking so that all parking will be on premises and out of the public way Sufficient land shall be banked for future parking needs. At no time shall there be parking on any public street or Highway.

B.

Stands of a non-permanent nature (movable and temporary)

(1)

The stand shall not exceed 500 square feet of floor area and shall be set back not less than 30 feet from the edge of the pavement of the highway and outside the highway right-of-way.

(2)

Provide enough parking so that all parking will be on premises and out of the public way Sufficient land shall be banked for future parking needs. At no time shall there be parking on any public street or Highway.

(5)

Roadside produce stands of a nonpermanent nature (movable and temporary) on parcels with less than 7 acres of land and not having an Ag Exemption may be utilized for the sale of seasonal agricultural products grown principally by the operator, under the following conditions:

(a)

The stand shall not exceed 500 square feet of floor area and shall be set back not less than 30 feet from the edge of the pavement of the highway and outside the highway right-of-way.

(b)

The ground display area for produce shall not exceed twice the size of the stand and shall be located behind the front of the stand away from on-site parking area and site access.

(c)

Sufficient land area shall be provided to accommodate off-street parking for not less than three vehicles on site. At no time shall there be parking on any public street or Highway.

(d)

Signage will be allowed only on the site and only during the seasonal use of the structure.

Proposed

Digital Sign

This would replace 135-102 General regulations Paragraph B Design Standards Sub Paragraph (3)

Any sign that is remotely changed on or off site and has a message duration time established, any changeable copy sign that uses a matrix of illumination elements, such as light emitting diodes, LED, LCD, Plasma display, individual light bulbs or other digital or analog electronic media to display or project copy which can be modified by electronic processes. All illuminated signs or lightening devices for all signs shall be placed or directed so as to be localized and unobtrusive. All illuminated Signs shall comply with Town Lighting laws and regulations and extend up to 7 feet above grade level. Must maintain 3 foot above grade.

Also under 135-102 General Regulations, Paragraph B Sub paragraph 4 (a)

Paragraph 4 remove **illuminated or moving signs** from paragraph.

Paragraph 4 (a) re word to say: **Pennants and banners are allowed for advertising where the primary business is located and out of the right of way.**

(4)

The use of portable, billboards, spinners, streamers, or flashing, glittering or reflective, **illuminated or moving signs** or similar eye-catching devices is not permitted. No sign shall consist of animated or moving parts.

(a)

Pennants and banners are allowed for advertising during business hours only

(b)

Temporary banners or portable signs announcing civic or charitable events are permitted for a period up to 14 days prior to the event and shall be removed within 48 hours after the event.

Existing

Chapter 135. Zoning

Article XIII. Sign Regulations

§ 135-102. General regulations.

[Amended 12-14-2015 by L.L. No. 4-2015]

A.

All signs shall be considered structures and, unless exempted, shall require a permit obtained upon approval by the Code Enforcement Officer. A permit is required prior to erecting, altering or relocating any sign. To insure the safety of the community, all signs must comply with the Building and Electrical Codes of the Town of East Bloomfield and the State of New York. See § 135-101 for the permit process.

B.

Design standards. All signs erected and maintained in the Town of East Bloomfield shall be in accordance with the following sign design standards:

(1)

Architectural harmony. Commercial speech signs and their supporting structure should be in harmony architecturally with both the surrounding structures and signs.

(2)

Changeable copy signs. Changeable copy commercial speech signs (commonly known as "bulletin boards"), not exceeding 20 square feet in area, of any public, religious or charitable organization located within the Town shall be allowed when such signs are in conformance with all other restrictions for that district. All changeable copy commercial speech signs require a sign permit.

(3)

Illuminated signs or lighting devices may be permitted, provided that such signs employ only fixtures emitting a light of constant intensity, and no sign shall be illuminated by, or contain, flashing or moving light or lights. Searchlights are not permitted. All illuminated signs or lighting devices for signs shall be placed or directed so as to be localized and unobtrusive and shall be turned off at the later of 11:00 p.m. or the close of business. All illuminated signs shall comply with the Town's lighting laws and regulations

(4)

The use of portable, billboards, spinners, streamers, or flashing, glittering or reflective, **illuminated or moving signs** or similar eye-catching devices is not permitted. No sign shall consist of animated or moving parts.

(a)

Pennants and banners are allowed for advertising during business hours only.

(b)

Temporary banners or portable signs announcing civic or charitable events are permitted for a period up to 14 days prior to the event and shall be removed within 48 hours after the event.

(5)

The use of one sandwich board sign is allowed on a daily basis in the Community Commercial, Light Industrial and General Industrial Districts but must conform to the following:

New Proposed

Chapter 135. Zoning

Article XIII. Sign Regulations

§ 135-102. General regulations.

[Amended 12-14-2015 by L.L. No. 4-2015]

A.

All signs shall be considered structures and, unless exempted, shall require a permit obtained upon approval by the Code Enforcement Officer. A permit is required prior to erecting, altering or relocating any sign. To insure the safety of the community, all signs must comply with the Building and Electrical Codes of the Town of East Bloomfield and the State of New York. See § 135-101 for the permit process.

B.

Design standards. All signs erected and maintained in the Town of East Bloomfield shall be in accordance with the following sign design standards:

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(2)

Changeable copy signs. Changeable copy commercial speech signs (commonly known as "bulletin boards"), not exceeding 20 square feet in area, of any public, religious or charitable organization located within the Town shall be allowed when such signs are in conformance with all other restrictions for that district. All changeable copy commercial speech signs require a sign permit.

(3)

Any sign that is remotely changed on or off site and has a message duration time established. Any changeable copy sign that uses a matrix of illumination elements, such as light emitting diodes, LED, LCD, Plasma display, individual light bulbs or other digital or analog electronic media to display or project copy which can be modified by electronic processes. All illuminated signs or lightening devices for all signs shall be placed or directed so as to be localized and unobtrusive. All illuminated Signs shall comply with Town Lighting laws and regulations and extend up to 7 feet above grade level. Must maintain 3 foot above grade.

(4)

The use of portable, billboards, spinners, streamers, or flashing, glittering or reflective, or similar eye-catching devices is not permitted. No sign shall consist of animated or moving parts.

(a)

Pennants and banners are allowed for advertising where the primary business is located and out of the right of way.

(b)

Temporary banners or portable signs announcing civic or charitable events are permitted for a period up to 14 days prior to the event and shall be removed within 48 hours after the event.

(5)

The use of one sandwich board sign is allowed on a daily basis in the Community Commercial, Light Industrial and General Industrial Districts but must conform to the following:

New section proposed

Political Speech Sign Definition to be added to definitions

A Political speech sign is any temporary board, poster, placard, banner or other medium, including its structure and component parts which is designed to influence the action of a voter in voting for or against a candidate or measure on the ballot of any national, state or local election.

135-103 E. Political speech signs

Political speech signs for residential, nonresidential, noncommercial, and nonindustrial uses may be allowed in any district without a permit subject to then following conditions:

Up to five temporary signs or posters advertising a candidate or ballot may be displayed prior to a date of the election or measure and shall be removed no later than seven days after the election unless such sign continues to pertain to a pending election or ballot. Political signs shall not be attached to any highway sign or utility pole and shall be located no less than 15 feet from the edge of pavement unless otherwise specified in this regulation.

Of the total number of signs only one shall be a window sign. No Window sign shall exceed 50% of the total window and located on the first floor

Of the total number of signs allowed only one shall be a building mounted to face a public way and shall be no larger than 32 square feet and located on the first floor.

A ground mounted sign, unless otherwise specified, here in shall:

Of the total number of signs only one ground mounted sign can be up to 64 sq ft if double sided 32 sq ft if single sided and shall maintain a minimum setback of ten feet from any property line and not to exceed 7 ft in height above grade with a minimum ground clearance of three feet.

Of the total number of remaining signs shall be 2X2 double sided signs located 15 ft from the pavement as long as it doesn't interfere with any vehicle site lines

All other signs erected shall not interfere with vehicle site distances either from, along or to a public way

Existing to be changed

Chapter 135. Zoning

Article XIII. Sign Regulations

§ 135-103. General procedures for erecting and maintaining signs.

A.

Noncommercial speech signs: residential uses.

[Amended 12-14-2015 by L.L. No. 4-2015]

(1)

Noncommercial speech signs for residential, nonresidential, noncommercial and nonindustrial uses may be allowed in any district without a permit, subject to the following conditions:

(a)

~~Up to four temporary signs or posters advertising a candidate or ballot may be displayed prior to the date of the election and shall be removed no later than seven days after the election, unless such sign continues to pertain to a pending election. The area of the sign shall not exceed four square feet. Such signs shall not be attached to any highway sign or utility pole and shall be located no less than 15 feet from the edge of the pavement.~~

[Amended 9-13-2021 by L.L. No. 5-2021]

(b)

Of the total number of signs, only one shall be a window sign. No window sign window shall exceed 25% of the total window opening, or one square foot, whichever is smaller.

(c)

A building mounted sign may not exceed one square foot in total area. Any building mounted sign shall be located in proximity to an exterior entrance.

(d)

A ground mounted sign, unless otherwise specified herein, shall:

[1]

Be single-sided;

[2]

Not exceed eight square feet in sign copy area;

[3]

Not exceed five feet in height above grade;

[4]

Maintain a minimum ground clearance of three feet;

[5]

Maintain a minimum front setback of 10 feet from a property line; and

[6]

Not interfere with vehicle site distances either from, along or to a public way.

Commented [KR1]: Remove A (1) (a) Add new section E.

**Section after change taking out political signage and
creating its own letter E.**

Chapter 135. Zoning

Article XIII. Sign Regulations

§ 135-103. General procedures for erecting and maintaining signs.

A.

Noncommercial speech signs: residential uses.
[Amended 12-14-2015 by L.L. No. 4-2015]

(1)

Noncommercial speech signs for residential, nonresidential, noncommercial and nonindustrial uses may be allowed in any district without a permit, subject to the following conditions:

(a)

Of the total number of signs, only one shall be a window sign. No window sign window shall exceed 25% of the total window opening, or one square foot, whichever is smaller.

(b)

A building mounted sign may not exceed one square foot in total area. Any building mounted sign shall be located in proximity to an exterior entrance.

(c)

A ground mounted sign, unless otherwise specified herein, shall:

[1]

Be single-sided;

[2]

Not exceed eight square feet in sign copy area;

[3]

Not exceed five feet in height above grade;

[4]

Maintain a minimum ground clearance of three feet;

[5]

Maintain a minimum front setback of 10 feet from a property line; and

[6]

Not interfere with vehicle site distances either from, along or to a public way.

B. Noncommercial speech signs: nonresidential, noncommercial and nonindustrial.

(1)

Noncommercial speech signs for nonresidential, noncommercial and nonindustrial uses may be allowed in any district without a permit, subject to the following conditions:

(a)

A sign may not exceed 20 square feet in area.

(b)

A freestanding sign must be located in the front yard portion of a lot, may not be closer than 15 feet to any property line and shall have a maximum height above grade level of six feet.

(c)

A building mounted sign must be located on the first floor front facade front of the structure.

C. Commercial speech signs: general.

(1)

All applications for a sign permit shall be made, in writing, upon forms prescribed and provided by the Code Enforcement Officer and shall contain the following information:

(a)

Name, address and telephone number of the applicant and, where applicable, the owner of the land upon which the sign is to be erected.

(b)

Location of building, structure or land to which or upon which the sign is to be erected.

(c)

A detailed drawing or blue print to a scale not exceeding one inch equals one foot showing the construction details of the sign, the lettering and/or pictorial matter and the position of lighting or other extraneous devices; and a location plan drawn to scale not exceeding one inch equals 20 feet showing the position of the sign on any buildings or structures, including building elevation, any private or public street or highway.

(d)

The zoning district in which the sign is to be placed and reference cited to the sign requirements as contained in this chapter.

(e)

Identification of all other signs existing on said land and whether those other signs are conforming or legally nonconforming.

(f)

Written consent of the owner of the building, structure or land to which or on which the sign is to be erected, in the event that the applicant is not the owner thereof.

(g)

The applicant's signature attesting to the accuracy of the application.

(2)

The Code Enforcement Officer's review of all sign permits shall be based on the completed application form, any accompanying photos, drawings and a site inspection.

(3)

The Code Enforcement Officer shall:

(a)

Review the design, size and location of the proposed sign to determine whether the proposed sign is in violation of any of the regulations or restrictions set forth in this chapter.

(b)

Grant or deny the application within 30 days of receipt of a complete application and file the decision in the office of the Town Clerk. A denial shall be accompanied with a brief statement of the reason for the denial (for appeals, see § [135-14B](#) of this chapter).

(c)

Once an application has been approved, the Code Enforcement Officer shall issue a sign permit. Said permit shall be valid for a period of 120 days from date of issuance. Subject to Subsection [C\(3\)\(d\)](#) of this section, if a certificate of sign compliance is not issued within the one-hundred-twenty-day period for the sign permit, said sign permit shall expire.

(d)

Within seven business days of the placement of the approved sign the applicant shall provide a photograph of the sign to the Code Enforcement Officer. Upon presentation of the evidence of erection of the sign in compliance with this chapter and a sign permit, the Code Enforcement Officer shall issue a certificate of sign compliance.

(e)

Should the Code Enforcement Officer, upon inspection, find the sign not in compliance with the sign permit, the applicant shall be so notified by certified mail within two business days of the inspection. The applicant shall have up to 30 business days from the date of the receipt of the certified notification letter to correct the cited deficiencies and to notify the Code Enforcement Officer of said change(s). In no event shall said additional thirty-day period extend the one-hundred-twenty-day validation period for the sign permit (for removal of signs, see § [135-105](#) below).

(f)

The Code Enforcement Officer shall maintain a file on all commercial sign permits issued. The file shall contain photos of all existing commercial speech signs and identify whether a sign was erected with or without a permit, before or after the effective date of these sign regulations. The file shall also identify the date(s) that all nonconforming signs shall be relocated or removed or dates when sign compliance certificates were issued. The Code Enforcement Officer shall notify the owner of the property on which the sign is located or the applicant on file of the date said sign is to be relocated or removed.

D. Sign location:

[Added 12-14-2015 by L.L. No. 4-2015]

(1)

Signs shall not be placed on the roof of any structure or roof surface of flat roofs or the declivity of mansard or above the roofs.

(2)

Three feet is the maximum distance the furthest edge of a sign (awning sign) shall project from the structure wall to which it is attached.

(3)

Signs or awnings must be located greater than eight feet above a pedestrian-way and shall not project over any adjacent property line or into a vehicular public way.

(4)

Signs shall be located such that they do not prevent ingress or egress from any door, window or fire escape or hinder a clear view into and/or out of buildings.

(5)

Signs shall be located such that they do not interfere with, obstruct the view of, or be confused with any authorized traffic "look," "danger," "drive slowly," "caution," "warning," "detour," or any similar words or phrases which could interfere with proper and safe driving procedures or confuse motorists.

(6)

The number of signs permitted shall be limited to one sign for each frontage which is physically part of the occupied space.

E. Political Speech Signs

Political speech signs for residential, nonresidential, noncommercial, and nonindustrial uses may be allowed in any district without a permit subject to the following conditions:

Up to five temporary signs or posters advertising a candidate or ballot may be displayed prior to a date of the election or measure and shall be removed no later than seven days after the election unless such sign continues to pertain to a pending election or ballot. Political signs shall not be attached to any highway sign or utility pole and shall be located no less than 15 feet from the edge of pavement unless otherwise specified in this regulation.

Of the total number of signs only one shall be a window sign. No Window sign shall exceed 50% of the total window and located on the first floor

Of the total number of signs allowed only one shall be a building mounted to face a public way and shall be no larger than 32 square feet and located on the first floor.

A ground mounted sign, unless otherwise specified, here in shall:

Of the total number of signs only one ground mounted sign can be up to 64 sq ft if double sided 32 sq ft if single sided and shall maintain a minimum setback of ten feet from any property line and not to exceed 7 ft in height above grade with a minimum ground clearance of three feet.

Of the total number of remaining signs shall be 2X2 double sided signs located 15 ft from the pavement as long as it doesn't interfere with any vehicle site lines

All other signs erected shall not interfere with vehicle site distances either from, along or to a public way