

# Village of DeForest - Sign Regulation Table

Zoning District	Allowed Sign Type and Configuration	Sign Permit Needed?	Maximum Sign Quantity	Maximum Sign Area	Maximum Sign Height	Sign Placement and Location Requirements
<b>For All Zoning Districts</b>						
	Addresses	No	No Village regulation	1 sf, or larger if required by any law, order, rule or regulation	No Village regulation, except $\geq 10$ ft clearance for pylon/projecting	On premise, not on or above roof, $\geq 1$ ft from lot line
	Interior Signs (not in window)	No	No Village regulation	No regulation	No Village regulation, except $\geq 10$ ft clearance for pylon/projecting	On premise, not on or above roof, $\geq 1$ ft from lot line
	Regulatory and Government Signs	No	No Village regulation	No regulation	No Village regulation, except $\geq 10$ ft clearance for pylon/projecting	On premise, not on or above roof, $\geq 1$ ft from lot line
	Signs on Residential Properties without Sign Permit	No	2 per each of 1st four dwelling units on "property". From 4 months prior to 2 weeks after public election or referendum, increases to 6 for each of 1st four dwelling units on "property".	12 sf total per each of 1st four dwelling units on lot. From 4 months prior to 2 weeks after public election or referendum, increases to 36 sf total per each of 1st four dwelling units on lot, with maximum of 12 sf per any one sign.	No Village regulation, except $\geq 10$ ft clearance for pylon/projecting	On premise, not on or above roof, $\geq 1$ ft from lot line
	Signs on Non-Residential Properties without Sign Permit	No	2 per "property". From 4 months prior to 2 weeks after public election or referendum, increases to 6 per "property".	12 sf total per "property". From 4 months prior to 2 weeks after public election or referendum, increases to 36 sf total per "property", with maximum of 12 sf per "property".	No Village regulation, except $\geq 10$ ft clearance for pylon/projecting	On premise, not on or above roof, $\geq 1$ ft from lot line
	Required Signs (by State or Federal law)	No	No Village regulation	Not greater than 110% of any minimum legal size requirement	No Village regulation, except $\geq 10$ ft clearance for pylon/projecting	On premise, not on or above roof, $\geq 1$ ft from lot line
	Sandwich Board (for Business Uses)	No	1 per street frontage of directly adjacent business, during business hours only	9 sf per sign	4 ft	On ground or hard surface. May be between curb and sidewalk. No obstruction to circulation, visibility or snow storage.
	Window Signs	No	No Village regulation	Total of all signs in each window not greater than 25% of that window area	No Village regulation	Affixed to inside or to surface of glazed section of window, not on any frame or other window feature

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<b>For Residential Zoning Districts</b>						
<b>Residential</b> <b>RH-1</b> <b>RE-1</b> <b>RE-2</b> <b>RN-1</b> <b>RN-2</b> <b>RN-2A</b> <b>RM-3</b> <b>RM-4</b> <b>RM-5</b> <b>RM-6</b>	Main Sign, for one-family and two-family dwelling	Yes	1 per lot	2 sf per sign	No Village regulation	On dwelling wall, not on or extending above roof, not freestanding
	Main Sign, for single multiple-family dwelling on a lot	Yes	1 per lot	12 sf per sign	No Village regulation	On dwelling wall, not on or extending above roof, only freestanding option is monument (not pole) ≥ 1 ft from lot line
	Main Sign, for multi-building residential development, subdivision, or institutional use	Yes	1 per public street or driveway entrance, up to a maximum of 3 per lot, except where otherwise allowed by special exception for subdivisions and institutional uses	32 sf, except where otherwise allowed by special exception for subdivisions and institutional uses	No Village regulation	On building wall, not on or extending above roof, only freestanding option is monument (not pole) ≥ 1 ft from lot line, except where otherwise allowed by special exception for subdivisions and institutional uses
	Secondary Sign	Yes	2 per lot	2 sf	No Village regulation, except ≥ 10 ft clearance for pylon/projecting	On building wall, not on or extending above roof. Freestanding ≥ 1 ft from
	Properties with Parking Lots of ≥ 5 spaces	Yes	1 sign for each vehicular entrance + 1 sign for each vehicular exist + 1 sign for each parking area	4 sf per sign for each vehicular entrance and exit, 9 sf per sign in each parking area	No Village regulation, except ≥ 10 ft clearance for pylon/projecting	On building wall, not on or extending above roof. Freestanding ≥ 1 ft from
	For legal non-conforming business uses	Yes	Comply with sign regulations for non-residential uses (not specified for which district)	Comply with sign regulations for non-residential uses (not specified for which district)	Comply with sign regulations for non-residential uses (not specified for which district)	Comply with sign regulations for non-residential uses (not specified for which district)

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For Non-Residential Zoning Districts						
<b>Conservancy &amp; Agriculture</b> C-1 A-1 A-1Ex A-2	On-Building; Wall Sign configuration only	Yes	1 per lot	1 sf of signage for every linear foot of exposed exterior wall length on that supporting wall, or 48 sf per building, whichever is greater,	No Village regulation	On building wall, not on or extending above roof
	Freestanding; Monument or Arm/Post Sign configurations only	Yes	1 per lot	32 sf for all combined sign faces seen at one time	8 feet	Setback from all lot lines equal to actual sign height or 3 feet, whichever is greater, except ZA or P&Z may approve lesser setbacks in certain cases
	On Building; Wall, Awning, or Projecting Sign configurations only	Yes	2 per each business located on the lot, except that for businesses with frontage on only one public street, not more than 1 sign may be a wall, awning, or projecting sign type	32 sf per business with frontage on only one public street; 64 sf for each business with frontage on more than one public street. Projecting signs: 12 sf and projecting ≤ 4 ft from building. Awning signs: script ≤ 12 inches and area ≤ 10% of canopy area.	No Village regulation	On building, not on or extending above roof or any portion of upper stories. Integrated with, and not covering, architectural elements and details.
<b>Commercial</b> B-1	Freestanding; Monument or Arm/Post Sign configurations only	Yes	1 per each business located on the lot	42 sf for all combined sign faces seen at one time	8 feet	≥3 ft setback from all property lines
	Sandwich Board	No	1 per street frontage of directly adjacent business, during business hours only	9 sf per sign	4 ft	On ground or hard surface. May be between curb and sidewalk. No obstruction to circulation, visibility or snow storage.

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<b>Residential Mix-Business RM-B</b>	On-Building; Wall, Awning, or Projecting Sign configurations only	Yes	1 per each business located on the lot, except corner lots, for which 2 shall be permitted if mounted on separate walls	48 sf for any one business. Projecting signs: 12 sf and projecting ≤ 4 ft from building. Awning signs: script ≤ 12 inches and area ≤ 10% of canopy area.	No Village regulation	On building, not on or extending above roof or any portion of upper stories. Integrated with, and not covering, architectural elements and details.
	Freestanding; Monument or Arm/Post Sign configurations only	Yes	1 per lot	48 sf for all combined sign faces seen at one time	8 feet	Setback from all lot lines equal to actual sign height or 3 feet, whichever is greater, except ZA or P&Z may approve lesser setbacks in certain cases
	Sandwich Board	No	1 per street frontage of directly adjacent business, during business hours only	9 sf per sign	4 ft	On ground or hard surface. May be between curb and sidewalk. No obstruction to circulation, visibility or snow storage.
	Unified Business Center Sign	Yes	1 per Unified Business Center, in addition to the signs permitted for each separate occupant within Center	100 sf for all combined sign faces seen at one time, with property owner assignment of permitted sign area among businesses within Center if business names/logos indicated on sign	15 feet	Setback from all lot lines equal to actual sign height or 3 feet, whichever is greater, except ZA or P&Z may approve lesser setbacks in certain cases

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<b>Commercial</b> <b>B-2</b> <b>O-R</b> <b>A-B</b> <b>REC</b>	On-Building: Wall, Projecting, Awning, or Marquee Sign configurations only	Yes	1 per each unique business operation on a lot, where each business operation has a separate building entrance. Corner lots allowed 1 additional on-building sign, if not mounted on the same wall as the other on-building sign(s)	For the first sign on each wall, 1.5 sf of signage for every one linear foot of exposed exterior wall length up to a maximum of 300 sf; 64 sf for each additional wall sign. For multi-tenant buildings, property owner assigns permitted sign area among businesses. Projecting signs: 12 sf and projecting ≤ 4 ft from building. Awning signs: script ≤ 12 inches and area ≤ 10% of canopy area.	No Village regulation	On any building façade visible from a public street, except facades adjacent to residentially zoned property or entirely residential component of a PUD. Not on roof or extending above roof line.
	Freestanding; Monument or Pylon Sign configurations, when located <u>within</u> 2,000 feet of Interstate or 1,300 feet of Highways 19 and/or 51	Yes	2 per lot	300 sf of total sign area if sign is within 2,000 feet of Interstate and/or 1,300 feet of Highway 19. 150 sf of total sign area if sign is within 1,300 feet of Highway 51 but not also within above specified distances from the Interstate and/or Highway 19.	For first sign, 45 feet if within 2,000 feet of Interstate and/or 1,300 feet of Highway 19 or 25 feet if within 1,300 feet of Highway 51 but not also within above distances from Interstate and/or Highway 19. For second sign, 20 feet.	Setback from all lot lines equal to actual sign height or 3 feet, whichever is greater, except ZA or P&Z may approve lesser setbacks in certain cases
	Freestanding; Monument or Pylon Sign configurations, when located <u>beyond</u> 2,000 feet of Interstate or 1,300 feet of Highways 19 and/or 51	Yes	1 per lot	64 sf for all combined sign faces seen at one time	15 feet	Setback from all lot lines equal to actual sign height or 3 feet, whichever is greater, except ZA or P&Z
	Unified Business Center Sign	Yes	1 per every 10 acres or fraction thereof in Unified Business Center, in addition to signs permitted for each separate occupant within Center. No more than 1 freestanding sign along	200 sf for all combined sign faces seen at one time, with property owner assignment of permitted sign area among businesses within Center if business names/logos indicated on sign	40 feet if sign is within 2,000 feet of Interstate and/or 1,300 feet of Highway 19. 30 feet elsewhere.	Setback from all lot lines equal to actual sign height or 3 feet, whichever is greater, except ZA or P&Z
	Sandwich Board	No	1 per street frontage of directly adjacent business, during business hours only	9 sf per sign	4 ft	On ground or hard surface. May be between curb and sidewalk. No obstruction

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<b>Commercial B-3</b>	On-Building: Wall, Projecting, Awning, or Marquee Sign configurations only	Yes	2 per each unique business operation on the lot, with no more than 1 sign per business per façade	1.5 sf of signage for every one linear foot of exposed exterior wall length, with property owner assignment of permitted sign area among businesses for multi-tenant buildings	No Village regulation	On any building façade visible from a public street, except facades adjacent to residentially zoned property or entirely residential component of a PUD. Not on roof or extending above roof line.
	Freestanding; Monument or Pylon Sign configurations, when located <u>within</u> 2,000 feet of Interstate or 1,300 feet of Highways 19 and/or 51	Yes	2 per lot	300 sf of total sign area if sign is within 2,000 feet of Interstate and/or 1,300 feet of Highway 19. 150 sf of total sign area if sign is within 1,300 feet of Highway 51 but not also within above specified distances from the Interstate and/or Highway 19.	For first sign, 45 feet if within 2,000 feet of Interstate and/or 1,300 feet of Highway 19 or 25 feet if within 1,300 feet of Highway 51 but not also within above distances from Interstate and/or Highway 19. For second sign, 20 feet.	Setback from all lot lines equal to actual sign height or 3 feet, whichever is greater, except ZA or P&Z may approve lesser setbacks in certain cases
	Freestanding; Monument or Pylon Sign configurations, when located <u>beyond</u> 2,000 feet of Interstate or 1,300 feet of Highways 19 and/or 51	Yes	1 per lot	64 sf for all combined sign faces seen at one time	15 feet	Setback from all lot lines equal to actual sign height or 3 feet, whichever is greater, except ZA or P&Z
	Unified Business Center Sign	Yes	1 per every 10 acres or fraction thereof in Unified Business Center, in addition to signs permitted for each separate occupant within Center. No more than 1 freestanding sign along	200 sf for all combined sign faces seen at one time, with property owner assignment of permitted sign area among businesses within Center if business names/logos indicated on sign	45 feet if sign is within 2,000 feet of Interstate and/or 1,300 feet of Highway 19. 30 feet elsewhere.	Setback from all lot lines equal to actual sign height or 3 feet, whichever is greater, except ZA or P&Z

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<b>Industrial</b> <b>M-1</b> <b>M-2</b> <b>M-3</b>	On Building; Wall Sign configuration only	Yes	2 per each business located on the lot, with no more than one sign per business façade	1.5 sf of signage for every one linear foot of exposed exterior wall length, with property owner assignment of permitted sign area among businesses for multi-tenant buildings	No Village regulation	On any façade which is visible from a public street, except facades adjacent to residentially zoned property
	Freestanding; Monument or Pylon Sign configurations, when located <u>within</u> 2,000 feet of Interstate or 1,300 feet of Highways 19 and/or 51	Yes	2 per lot	300 sf of total sign area if sign is within 2,000 feet of Interstate and/or 1,300 feet of Highway 19. 150 sf of total sign area if sign is within 1,300 feet of Highway 51 but not also within above specified distances from the Interstate and/or Highway 19.	For first sign, 45 feet if within 2,000 feet of Interstate and/or 1,300 feet of Highway 19 or 25 feet if within 1,300 feet of Highway 51 but not also within above distances from Interstate and/or Highway 19. For second sign, 20 feet.	Setback from all lot lines equal to actual sign height or 3 feet, whichever is greater, except ZA or P&Z may approve lesser setbacks in certain cases
	Freestanding; Monument or Pylon Sign configurations, when located <u>beyond</u> 2,000 feet of Interstate or 1,300 feet of Highways 19 and/or 51	Yes	1 per lot	48 sf for all combined sign faces seen at one time	15 feet	Setback from all lot lines equal to actual sign height or 3 feet, whichever is greater, except ZA or P&Z may approve lesser setbacks in certain cases
	Unifed Business Center Sign	Yes	1 per every 10 acres or fraction thereof in Unified Business Center, in addition to signs permitted for each separate occupant within Center. No more than 1 freestanding sign along each public street on which the Center has frontage.	150 sf for all combined sign faces seen at one time, with property owner assignment of permitted sign area among businesses within Center if business names/logos indicated on sign	40 feet if sign is within 2,000 feet of Interstate and/or 1,300 feet of Highway 19. 30 feet elsewhere.	Setback from all lot lines equal to actual sign height or 3 feet, whichever is greater, except ZA or P&Z may approve lesser setbacks in certain cases
<b>All Non-residential Zoning Districts</b>	Auxillary Signs; Wall, Freestanding, or Fuel Canopy configurations only	Yes	Per approved site plan	Combined area of all auxiliary signs on any lot shall not exceed 50% of the permitted freestanding or on-building sign area for the lot, whichever is greater	No Village regulation	On premise, not on or above roof, ≥ 1 ft from lot line
	For residential and institutional uses	Yes	Comply with sign regulations for residential districts	Comply with sign regulations for residential districts	Comply with sign regulations for residential districts	Comply with sign regulations for residential districts
<b>PUD</b>	Permitted sign types, number, area, location and other characteristics shall be per an approved final development plan under §15.15. No signage which is not shown on an approved final development plan for a planned unit development project, or an amendment thereto, shall be located on any site zoned PUD					