

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: **ZONING ORDINANCE TEXT AMENDMENT.** Amendment to the Zoning Ordinance creating a new subsection to the new Section 60.3 of the Zoning Ordinance pertaining to Dynamic Display Signs. (Alder Richard Furlow)
REPORT: 1558-12
ADVICE: Approval

BACKGROUND

Currently, signage regulations do not address electronic signage and LED displays. The City of New Haven has experienced an emergence of new signage that warrants new categorization and clearer regulations. This update will reflect the changes that are happening in modern signage.

PUBLIC HEARING

A public hearing was held on June 19, 2019.

PLANNING CONSIDERATIONS

Considerations under the Charter of the City of New Haven

Section(s) 181 and 182 of the Charter of the City of New Haven requires the following finding:

The City Plan Commission finds that the proposed text amendments comply with Sections 181 and 182 of the Charter of the City of New Haven in that they are (i) uniform for all properties in the city, (ii) made in accordance with the comprehensive plan, (iii) designed to lessen congestion in the streets, secure safety from fire, panic and other dangers, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentration of population, facilitate the adequate provisions for transportation, water, sewerage, parks and other public requirements, and (iv) made with reasonable consideration as to the character and quality of life in all portions of the city and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City.

Considerations under the Comprehensive Plan

New Haven Vision 2025, Housing & Neighborhood Planning, Section IV-8: *Planning Considerations*. The city's most stable neighborhoods, in general, are pedestrian-oriented, aesthetically pleasing and environmentally sound. This contextual urban environment is among the city's most important assets and must be stewarded against inappropriate infill, conversions, encroachments, and other potentially deleterious/ nuisance influences.

This ordinance amendment is consistent with the comprehensive plan because it is directly addressing electronic signs. Better regulations of this sign type will promote aesthetically-pleasing and environmentally-sound signage in the neighborhoods.

Considerations under the Zoning Ordinance

The Commission is charged with taking into account the various factors favoring or disfavoring a change in accordance with the Zoning Ordinance, Section 64(d)(2) as follows:

- a. Errors in the existing ordinance, changes that have taken place in the city and in patterns of construction and land use, the supply of land and its peculiar suitability for various purposes, the effect of a map change on the surrounding area, the purposes of zoning and the comprehensive plan of the City of New Haven;
Sections 27 and 44 signage provisions currently distinguishes between Directly Illuminated Signs, Indirectly Illuminated Signs, and Non-Illuminated Signs but do not directly address modern, electronic signs. The proposed changes reflect this change in technology, creates predictability on the part of applicants, considers impacts on residents, and is mindful of light pollution and environmental factors.
- b. Whether some other method or procedure under the zoning ordinance is more appropriate; and The reorganization of the zoning ordinance is clearer and easier to navigate. Signage regulations for all types and all zones are consolidated into one section and belong to a new Article called "Site Requirements." This is clearer than where site-specific regulations currently exist, which is in the Article titled "Other Districts."
- c. In the case of a map change, the size of the area involved. As a general policy, the City Plan Commission shall not consider favorably any petition which would result in a total contiguous area (separated only by streets, and excluding the area of streets) of less than two acres in the case of a residence district, less than one acre in the case of a Business District, or less than four acres in the case of an Industrial District.
Not applicable.

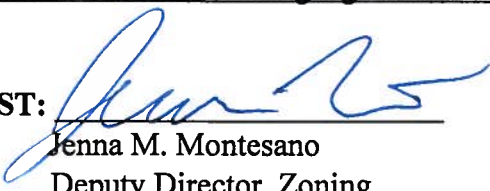
FINDINGS

The proposed ordinance complies with all the above planning considerations.

RECOMMENDATIONS

Based on all the above, it is the determination of the Commission that the text amendments are in full compliance with the standards and requirements of Section(s) 181 and 182 of the Charter of the City of New Haven and Section 62(d)(2) of the New Haven Zoning Ordinance and should be approved. The City Plan Commission notes that the definitions for all parts of the sign ordinance are found at the end of this subsection in Section 60.3, and if this section is not approved, the definitions should be retained to complete the remainder of the signage ordinance update.

ADOPTED: June 19, 2019
Edward Mattison
Chair

ATTEST: 
Jenna M. Montesano
Deputy Director, Zoning