WESTFIELD / WASHINGTON
ADVISORY PLAN COMMISSION

Petition Number	0801-ZOA-03
Zoning Ordinance Section	WC 16.04.210
Title	Associated Definitions for Upper-Floor Tenant Sign Standards (0710-ZOA-03; Ord. 07-37)
Request	Define terms used in Sign Standards amendment, Ord. 07-37
Petitioner	Westfield Community Development Department
Exhibits	1) WCD Staff Report, 01/28/08 2) Draft Definitions, 01/28/08

PETITION HISTORY – FEBRUARY 19, 2008

The Westfield / Washington Advisory Plan Commission (APC) held the public hearing on this petition on January 28, 2008. At that meeting, the petition was forwarded to the February 4, 2008 APC Workshop meeting for further discussion. At the February APC Workshop meeting, the petition was forwarded back to the February 19, 2008 APC meeting for recommendation to the City Council.

SUMMARY

During the process of amending the Sign Standards for the Upper-Floor Tenant Signage (0710-ZOA-03; Ord. 07-37), definitions for new terminology that was used in the amendment were drafted. Proper notice for changes to the Definitions section of the Zoning Ordinance was not included in the original 0710-ZOA-03 petition.

The proposed amendment to the Definitions section of the Zoning Ordinance was presented to the APC for their consideration at the November 26, 2007 APC meeting. This petition does not offer global changes to the Definitions section of the Zoning Ordinance, nor does it attempt to define all undefined terms in the Sign Standards. Additionally, this amendment addresses only new terms, it does not change any previously-established definitions This petition offers definitions to terms that were specifically used in the amendment 0710-ZOA-03; Ord. 07-37.

ANALYSIS

The proposed definitions of new terminology used in the Sign Standards section of the Zoning Ordinance are included in Exhibit 2.

PROCEDURAL

- The public hearing was held on January 28, 2008; an additional public hearing is not required.

- The APC has the option to recommend approval, recommend approval with proposed changes, recommend denial, or refer this request to the APC Workshop Meeting, scheduled for March 3, 2008, for further consideration if deemed necessary.

RECOMMENDATION

Issue a positive recommendation to the Westfield City Council.

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KMT

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DEFINITIONS

Canopy – A rigid roof-like cover intended and used for the purpose of sheltering persons from weather, finished with metal or other material, extending from and supported by a building at one or more points and by columns or posts imbedded in the ground at other points.

Elevation – An orthographic projection of an object or structure on a vertical picture plane.

Fenestration – Windows, doors and other exterior openings of a building.

Front building elevation – The elevation of a structure oriented toward the public right-of-way on which the structure is addressed. ~~front lot line of a lot.~~

Patron entrance – A pedestrian entrance intended to be used by the public that provides public access into a building or structure.

Sign, building identification – A sign identifying a pedestrian access to a structure that does not include any tenant information.

Sign, ground directory – A sign adjacent to a building entrance, supported by one or more uprights anchored in the ground with an overall height not to exceed five (5) feet, and of a size and scale intended to be viewed by pedestrians for the purpose of identifying second floor and upper floor tenants.

Sign, ground floor in-line tenant – Wall or awning sign for any tenant within a multi-tenant building where each individual tenant has an exterior store front and patron entrance at grade level.

Sign, second floor tenant – Wall or awning sign for any tenant within a multi-tenant building where that portion of a building included between the floor surface above the ground floor and the surface of the next floor above.

Sign, transom window – A building identification sign located within a transom window, identifying a pedestrian access to a structure that does not include any tenant information.

Sign, upper floor tenant – Wall or awning sign for any tenant within a multi-tenant building where that portion of a building included between the floor surface and the surface of any floor above, starting above the second story.

Sign, wall directory – A sign attached to a building and of a size and scale intended to be viewed by pedestrians for the purpose of identifying second floor and upper floor tenants.

Signage, multi-story multi-tenant – the combination of ground floor in-line tenant signs and upper floor tenant signs on a multi-story multi-tenant structure.

Signage, two-story multi-tenant – the combination of ground floor in-line tenant signs and second floor tenant signs on a two-story multi-tenant structure.

Structure, multi-story multi tenant – a commercial building that has, or has the appearance of, no less than three (3) stories in height. The building shall have more than one occupant or tenant.

Structure, two-story multi-tenant – a commercial building that has, or has the appearance of, no more and no less than two (2) stories in height. The building shall have more than one occupant or tenant.

Tenant – A person, company, or organization who occupies land or a building for a fixed time, usually through a lease agreement with the property owner.

Tenant, ground floor in-line – A tenant located on the first floor of a multi-tenant building, other than a cellar or basement where each individual tenant has an exterior store front and patron entrance.

Tenant, second floor – A tenant located where that portion of a building included between the floor surface above the designated ground floor and the surface of the next designated floor above.

Tenant, upper floor – A tenant located where that portion of a building included between the designated floor surface and the surface of any floor above, starting above the designated second story.

Transom window – A window above the cross piece separating a door or doorway from a window.