

From: [Leigh Henry](#)
To: [Rob Robinson](#)
Subject: Re: Draft Gaithersburg Zoning Ordinance Released for Public Comment
Date: Wednesday, February 7, 2024 1:47:56 PM
Attachments: image001.png
Gaithersburg Zoning Draft_signage comments.pdf

This email is from an EXTERNAL source. Please use caution when opening attachments, clicking links, or responding.

Thanks Rob.

Looks great.

I've attached two minor suggestions relating to signs. One addresses the need, particularly during a remodel, to use window film to protect the pedestrian experience by shielding a bathroom or back of equipment. For that to be successful, the design should encompass the entire window surface. I think this was done well at Coastal Flats in Gaithersburg.

The other comment relates to A-frame signage. These signs can be a quite helpful communication tool. But we have learned the hard way that the "old school chalk board" A-frame often is not a good solution. During unexpected wind blasts, these signs fly. Moreover, it can be hard to find an artist available to hand draw these signs and without a professional, the appearance of these signs can be regrettable. Much easier to design a professional-looking graphic and send to a printer. Of course, there are lots of sources for the wind resistant signs, but I attached ULINE.



Leigh Henry
Managing Member

HIP Projects, LLC
Office (301) 637 - 6601
Cell (301) 466 - 6766
Address 226 Spectrum Avenue Gaithersburg, MD 20879
Website www.hipprojects.com

From: Rob Robinson <Rob.Robinson@gaitthersburgmd.gov>
Date: Tuesday, February 6, 2024 at 3:01 PM
To: Retool Gaithersburg <retool@gaitthersburgmd.gov>
Subject: Draft Gaithersburg Zoning Ordinance Released for Public Comment

Hello All, in preparation for the two upcoming joint work sessions on the Retool ordinance, Feb. 26th and March 11th, the complete draft ordinance has been released for public review and comment.

The draft may be found here:

<https://www.retoolgaithersburg.com/project-updates>

We have also created a summary report, think of it as the cliff notes, to aid in the review. I've attached it to this email, but it also found at the above link.

In addition to mailed comments to City Hall, or in person testimony during the work sessions, you

can email comments to retool@gaitthersburgmd.gov or call 240-805-1100 and leave a message. This is a dedicated phone line to receive voice messages only. As you review, should you have questions, please send them to retool@gaitthersburgmd.gov

Thanks for your interest in this project and we look forward to receiving your comments,

The Retool Team

- (4) Permits for A-frame signs may be revoked at any time for violations of this Article.
- (5) A-frame signs must be constructed of a sturdy, durable, heavy-duty material.
- (6) Unless specifically allowed in writing by the city manager or designee, an A-frame sign must not be placed in the public right-of-way.

Figure 24-39: Example A-Frame Sign



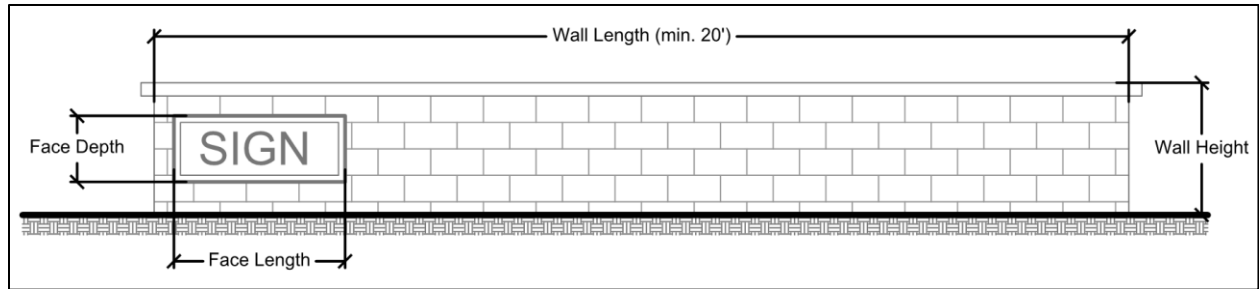
We have found the "traditional A-frame signs depicted in this visual dge-Signs?keywords=Aframe+Sign

(B) A-frame sign standards table.

Table 24-8.9-A: A-Frame Sign Standards

A-Frame Sign Standards	Standard Residential Zones ⁽¹⁾	Standard Non-Residential Zones ⁽¹⁾	Floating Zones ⁽¹⁾
Count per Property (max.)	1 per 2 acres or portion thereof ⁽²⁾	1 per 2 acres or portion thereof	1 per 2 acres or portion thereof
Surface Area per Sign (max.)	6 square feet ⁽³⁾	6 square feet	6 square feet
Display Duration Restrictions	Must not be displayed during inclement weather or while the associated entity is closed to the public ⁽⁴⁾	Must not be displayed during inclement weather or while the associated entity is closed to the public	Must not be displayed during inclement weather or while the associated entity is closed to the public

Two issues with the kind of A frame indicated in the visual: 1) dangerous when windy 2) not designed to accommodate modern, printed signs. Commercial companies use something like this:



(B) Wall permanent sign standards table.

Table 24-8.28-A: Wall Permanent Sign Standards

Wall Permanent Sign Standards	Standard Residential Zones ⁽¹⁾	Standard Non-Residential Zones ⁽¹⁾	Floating Zones ⁽¹⁾
Count per Property (max.)	1 per 150 linear feet of wall or portion thereof ^{(2) (3)}	1 per 100 linear feet of wall or portion thereof ⁽⁴⁾	1 per 100 linear feet of wall or portion thereof
Horizontal Width of Sign (max.)	Lesser of: (A) 30 feet or 15% of total wall length	Lesser of: (A) 30 feet or 15% of total wall length	Lesser of: (A) 30 feet or 15% of total wall length
Vertical Height of Sign (max.)	50% of total wall height	50% of total wall height	50% of total wall height
Table Notes: (1) Wall signs are prohibited on properties with single-family uses. (2) Wall signs are prohibited on properties in the RB Zone. (3) Properties with multi-family uses are limited to a maximum of 1 wall sign per 100 linear feet of wall or portion thereof. (4) Properties in the CB Zone are limited to a maximum of 1 wall sign per 150 linear feet of wall or portion thereof.			

Section 24-8.29 – Window Permanent Sign Standards

(A) Window permanent signs. Window permanent signs (such as Figure 24-60: Example Window Permanent Sign) are a type of permanent sign and are subject to the following standards:

- (1) Permanent window signs must not cover more than twenty-five percent (25%) of the total window surface.
- (2) Permanent window signs must not be placed within four inches of a window frame.
- (3) Permanent window signs that are attached to a window must only be attached to the interior side of the window and must not be attached to the exterior side of the window.
- (4) Permanent window signs may be placed only in windows that are part of a façade that is allowed to have signage.

Often window signage/ graphics are helpful to shield unsightly backs of equipment or provide privacy.

Maybe this should be 25% of total facade window surface. See Coastal Flats facade.



[Enlarge & Video](#)

WINDPRO® HEAVY DUTY SNAP EDGE SIGNS

Weatherproof sidewalk sign handles winds up to 60 mph.

- Quickly change signage with aluminum snap edges.
- 1 1/2" double-sided, weather-resistant frame and cover.
- 2 wheels and hidden handle for easy portability.
- Reservoir Base - Fill with sand for added stability.

WINDPRO® HEAVY DUTY SNAP EDGE SIGNS

Black or Silver

MODEL NO.	DESCRIPTION	SIZE W x H	SIGN SIZE W x H	WT. (LBS.)	PRICE EACH		ADD TO CART
					1	3+	
H-8547	Wind Sign	28 x 41"	22 x 28"	30	\$215	\$195	Specify Color
H-7041		29 x 49"	24 x 36"	35	240	220	Specify Color
H-8546		35 x 53"	30 x 40"	40	295	275	Specify Color

EASY ASSEMBLY. SHIPS VIA UPS.