



Town of Newcastle

Lynn Maloney
Town Administrator

4 PUMP STREET
NEWCASTLE, ME
04553
TEL (207) 563-3441
FAX (207) 563-6995

The Town of Newcastle has a Sign Ordinance restricting size, location and number of signs. A sign permit must be approved by the Code Enforcement Officer before the placement of any signs.

Attached is a sign permit for you to fill out and return to the town office for approval. The fee for the permit is \$30. Thank you.

Kenneth Vinal
Code Enforcement Officer

Any questions, please contact me:

Kenneth Vinal

Code Enforcement Officer &
Local Plumbing Inspector for
The Town of Newcastle

Cell Phone: 380-6091
Town Office: 563-3441
Town Office Hours: Monday 9-10 a.m. & 4-5 a.m.

W:\CODE ENFORCEMENT\SIGN PERMITS\APPLICATION - SIGN PERMIT LETTER.doc

• Brian Foote, Chair • Carolyn Hatch, Selectman • Patricia Hudson, Selectman •
R. Benjamin Frey, Selectman • Christopher Doherty, Selectman •

www.newcastlemaine.us

TOWN OF NEWCASTLE

4 Pump Street; PO Box 386; Newcastle, ME 04553-0386; Tel: 563-3441; Hours: M, T, Th, F 9-5; Wed. 9-1

APPLICATION FOR SIGN

FEE \$30.00 MUST BE INCLUDED WITH THE APPLICATION

PERMIT # _____

Name of Owner _____ Phone Number _____

E-Mail Address _____

Mailing Address _____

Town _____ State _____ Zip Code _____

Town Tax Map _____ Lot _____ Zone _____

Name and/or Type of Business or Service _____

Mailing Address _____

Town _____ State _____ Zip Code _____

Total of Single Surface Signs currently on premises (sq. ft. _____)

Describe size and type of sign being applied for _____

On premises: _____

Route One directional: _____

Elsewhere: _____

I certify that the above information is true to the best of my knowledge.

Date _____ Paid \$ _____ Signature of Applicant _____ Date _____
Rec'd by _____

APPLICATION FOR SIGN MUST BE SUBMITTED IN DUPLICATE

Date received by Code Enforcement Officer:

() Application denied

() Application approved

() Requires Design & Review Permit

() Application approved with following conditions: _____

Date _____

Code Enforcement Officer

NEWCASTLE SIGN ORDINANCE

1 Purpose

The Newcastle Sign Ordinance is intended to establish a comprehensive system of sign regulation that preserves the character, history, and unique qualities of the Town and the safety and well-being of its inhabitants while accommodating the business community's need for effective communication and identification.

2 Definitions

Advertising Space: That combined area of signs used for promotion or display on a single lot.

Attached sign: A sign attached to a structure with a primary use as a building, dwelling, or accessory building. It shall include awnings, canopies, marquee signs and projecting signs, used in part for advertising.

Awning Sign: An awning sign is a covering that is either permanently attached to a building or can be raised or retracted or fixed to a position against the building when not in use that displays advertising.

Commercial Use: For the purposes of the Newcastle Sign Ordinance only, Commercial Uses shall be defined as all Commercial Uses as defined in the Newcastle Land Use Ordinance and Lincoln Academy and all charities, non-profit corporations, not-for-profit corporations, and houses of worship.

Directory Sign: A Directory Sign is one which advertises more than one use or establishment.

LED: LED or "Light Emitting Diode" is a type of internal illumination that produces light using a diode of semiconductor material, such as gallium arsenide, that emits light when conducting electrical current.

Marquee Signs: A marquee has movable type that is used to advertise events such as theatrical productions, movies, or concerts at a venue that hosts such events. The movable type may be static letter, light bulbs or LED lights.

Maximum Signage Allowance: The Maximum Signage Allowance (either Commercial or NonCommercial) is the total square footage of all Advertising Space at a particular use. For example, the Maximum Commercial Signage Allowance for Village Center is 30 square feet. 16 square feet of that 30 square feet can be a double sided Projecting Sign. The remaining 14 square feet can be used as wall signs, pole signs, or awning signs

Monument Sign: A monument sign is mounted directly on the ground.

Adopted June 16, 2014

Multi-Faced Sign: A sign with three or more sides.

Neon Sign: Any sign utilizing electrified luminous tube lights regardless of the actual gas used.

Pole Sign: A pole sign is one which is attached to a pole or poles erected directly into the ground.

Projecting Sign: A projecting sign is one which is attached to a wall at an angle.

Sign: A physical surface with words or pictures on it the primary purpose of which is to provide information about something, and other than a headstone.

Sign Height: The height of the sign as measured from the centerline mean grade of the nearest public road.

Temporary sign: A sign that may be moved without structurally altering a structure or without significant ground disturbance. It includes portable signs and signs that may be easily and quickly placed in the ground without significant ground disturbance. It also includes "sandwich signs", banners, pennants, flags and similar devices.

Wall Sign: A wall sign is one which is applied, painted or affixed flush to the exterior of a structure.

Window sign: A sign inside a structure that may be seen from the exterior.

3 General Provisions

3.1 Placement of Signs

3.1.1 Prohibited Placement & Design

3.1.1.1 No sign shall be placed to obstruct clear and free vision of a public way.

3.1.1.2 No sign shall appear similar to a traffic sign, signal, or device.

3.1.1.3 No sign shall constitute a hazard to pedestrian or vehicular traffic.

3.1.1.4 No sign shall be placed so as to impact the scenic views described in the Newcastle Land Use Ordinance.

3.2 Grandfathered and Obsolete Signs

3.2.1 Pre-existing Non-Conforming Uses

As of the effective date of this ordinance, any sign that does not conform to this ordinance, but that was legally permitted and had received all necessary approvals at the time of its installation shall be a pre-existing non-conforming use. Pre-existing non-conforming uses shall not be replaced with new non-conforming signs. New signs may be installed in

conformance with this ordinance. Pre-existing non-conforming use signs may be repaired unless reduced more than 50% in value. Pre-existing non-conforming use signs shall be brought into as close conformance with this ordinance as practicable through the reduction of light source wattage, reduction in number of light sources (internal or external), and the full shielding or shrouding of all exterior lighting sources so that bare bulbs shall not be viewable from public ways.

3.2.2 Removal

Any sign face that identifies or advertises a business shall be removed within 30 days of the closing of that business from that site. After a period of one year of the closing of the business if the sign is not reused by another business occupying the same site, all mountings, brackets, poles, sign faces and other signage material must be removed.

3.3 Calculation of Size of Advertising Space & Maximum Signage Allowance

3.3.1 Calculation of Advertising Space

3.3.1.1 For a free-standing sign, the advertising space includes all of the surfaces of the sign, except pursuant to 3.3.1.2, but shall not include structural elements such as posts or braces. For attached signs, the advertising space shall be that area visually defined and set-off for the sign by color or an architectural device such as framing. If lettering or symbols are used without a defining space, the advertising space shall be defined as the outer perimeter encompassing the letters or symbols of the message. In calculating advertising space, the area of all signs for a lot shall be combined. The advertising space shall not exceed the Maximum Signage Allowance.

3.3.1.2 Each side of a two-sided sign may be as large as permitted for a one-sided sign for the activity. The areas of all faces of a multi-faced sign shall be added together and shall count toward the Maximum Advertising space.

3.3.2 Calculation of Maximum Signage Allowance

3.3.2.1 All advertising space and signs not exempt pursuant to 5.2, and 5.3, present on a lot, shall count toward the maximum advertising space in 3.4.

3.3.2.2 Temporary Signs shall count toward the Maximum Signage Allowance.

3.4 Maximum Signage Allowance & Sign Sizes

The Maximum Signage Allowance is the total square footage of all signs for a given use.

	Commercial Maximum Signage Allowance	NonCommercial Maximum Signage Allowance	Commercial Directory Signs	Awning Signs	Monument Signs	Pole Signs	Marquee Signs	Projecting Signs	Wall Signs
Village Center	30 sf	4 sf	6 sf per business listed, up to a maximum of 50 sf	Letters not to exceed 1' in height	NA	16 sf See 4.1.2.3	See 4.1.3	16 sf See 4.1.4	16 sf See 4.1.5
Village Business	30 sf	4 sf	6 sf per business listed, up to a maximum of 50 sf	Letters not to exceed 1' in height	NA	16 sf See 4.1.2.3	See 4.1.3	16 sf See 4.1.4	16 sf See 4.1.5
Village Residential	12 sf	4 sf	NA	Letters not to exceed 1' in height	NA	4 sf See 4.1.2.3	NA	NA	9 sf See 4.1.5
District A	16 sf	4 sf	NA	NA	NA	16 sf See 4.1.2.3	NA	NA	16 sf See 4.1.5
District B	16 sf	4 sf	NA	NA	NA	16 sf See 4.1.2.3	NA	NA	16 sf See 4.1.5 et. seq
District D	50 sf	4 sf	8 sf per business listed, up to a maximum of 75 sf	NA	NA	100 sf See 4.1.2.3	See 4.1.2.3	16 sf See 4.1.4	50 sf See 4.1.5 et. seq
Rural	16 sf	4 sf	NA	NA	NA	10 sf See 4.1.2.3	NA	16 sf See 4.1.4	16 sf See 4.1.5 et. seq

Light Industrial	100 sf	4 sf	NA	Letters not to exceed	See 4.1.2.2	100 sf See 4.1.2.3	See 4.1.3	16 sf See 4.1.4	50 sf See 4.1.5
------------------	--------	------	----	-----------------------	-------------	-----------------------	-----------	--------------------	--------------------

Draft 19: April 29, 2014

	Commercial Maximum Signage Allowance	NonCommercial Maximum Signage Allowance	Commercial Directory Signs	2' in height Awning Signs	Monument Signs	Pole Signs	Marquee Signs	Projecting Signs	et. seq
Commercial Uses <10,000 sf	200 sf	4 sf	8 sf per business listed, up to a maximum of 75 sf	Letters not to exceed 2' in height	See 4.1.2.2	100 sf See 4.1.2.3	See 4.1.3	16 sf See 4.1.4	50 sf See 4.1.5 et. seq
Commercial Uses >10,000 sf	200 sf*	4 sf	8 sf per business listed, up to a maximum of 75 sf	Letters not to exceed 2' in height	See 4.1.2.2	100 sf See 4.1.2.3	See 4.1.3	16 sf See 4.1.4	50 sf See 4.1.5 et. seq
Maritime Activities	16 sf	4 sf	NA	NA	NA	NA	NA	NA	24 sf See 4.1.5 et. seq
Resource Protection	NA	4 sf	NA	NA	NA	4 sf	NA	NA	NA
Wildlife Habitat	NA	4 sf	NA	NA	NA	4 sf	NA	NA	NA

sf = square feet

NA = Not Allowed

* 200 sq. ft. plus an additional 10 sq. ft. for each 1000 sq. ft. of additional gross floor area over 10,000 sq. ft. but not to exceed 400 sq. ft.

3.5 Free-Standing Sign Limitations

3.5.1 The term Free-Standing Signs shall include: Pole Signs and Monument Signs. Only one primary Free-Standing Sign per lot is permitted per public road frontage.

4 Signs Subject to Review

4.1 Reviewing Authorities

4.1.1 Approval Required

The following signs viewable from public ways, as defined, require review by the Code Enforcement Officer in accordance with the provisions of the ordinance. Signs associated with projects subject to site plan review shall be reviewed as part of that process, however, such signs also require a sign permit from the Code Enforcement Officer. The Code Enforcement Officer shall not waive any provision of this chapter. Signs proposed for properties within the Village Design Review District shall be subject to the provisions of the Design Review Ordinance as well.

4.1.1.1 Administrative Action

Permits for signs shall be acted upon within 30 days of the submission of a complete permit application. Applications for sign permits must contain a measured scale drawing indicating the dimensions, materials, coloring, graphic content, lighting source, mounting hardware and site location.

The Code Enforcement Officer may approve, deny or approve with conditions any sign permit application consistent with the terms of this ordinance. If no approval is issued within 30 days of the submission of the permit application, the permit shall be deemed to be denied.

All permanent and temporary signs except those specifically exempted by this ordinance require a permit from the Code Enforcement Officer. The applicant shall attach the State Application for all off-site business directional signs. The applicant shall submit the following information to the Code Enforcement Officer, together with the application fee:

- a. Name of Business
- b. Tax map and Lot number
- c. Land Use Code District
- d. Total square feet of surface area of each existing signs on lot
- e. Total square feet of surface area of each proposed signs on lot

- f. Location and design of proposed sign
- g. Sign height of proposed sign
- h. Method of illumination and proposed hours of illumination, if any
- i. Certification that the sign does not exceed the foot candles limits required under this ordinance
- j. For signs located in the Design Review Districts, a design review fee and application depicting each face of the sign, pictures or plans of the structure or area served by the sign, all hardware and architectural elements, and a written description of the sign.

4.1.1.2 Review

All reviewing authorities (Code Enforcement Officer and Design Review Board) shall review all signs and their locations within a site and placement on a structure.

4.1.2 Review by Sign Types

4.1.2.1 Awning Signs

Awnings in the Village Design Review Districts shall be reviewed in accordance with all provisions of the Design Review Ordinance.

4.1.2.2 Monument Sign

The maximum sign height of the sign shall not exceed seven feet. Monument signs are prohibited in the Village Design Review District.

4.1.2.3 Pole Sign

Only one pole sign higher than five feet from the ground is permitted per lot. Up to eight pole signs less than 5' in sign height may be installed per lot, but not more than two per lot frontage on a public way. In the Commercial District, no pole sign shall exceed twenty feet in sign height. In any Design Review District, commercial pole signs shall be made of materials which are made of or resemble wood or wood carving and no pole sign may exceed seven feet in sign height. Pole signs in all districts other than the Commercial District may not exceed 7 feet in sign height. All pole signs shall be setback at least three (3) feet from a side or rear property line.

Lincoln Academy may utilize as many pole signs, less than five feet in sign height, as is

necessary as directional markers or to provide information to students.

4.1.3 Marquee Signs

A marquee sign shall be used for the advertisement of events including concerts, movies, athletic events. Marquee signs are permitted for theaters, concert venues, and schools only and must be wall signs, pole signs or projecting signs, subject to the requirements for each.

4.1.4 Projecting Sign

Where a projecting sign projects over a sidewalk, it must clear the ground by at least 8 feet. Any use which contains a projecting sign may not contain a pole sign. Projecting signs may not be placed above the first story of a structure unless it is advertising a use that occurs above the first floor. In cases where a projecting sign occurs above the first story of a structure, it may not be placed higher than the midpoint of the second story.

4.1.5 Wall Signs

A wall sign is one which is applied, painted or affixed flush to the exterior of a structure. No wall sign shall protrude beyond the roof line of cornice structure of a building, and shall not cover windows, doors, or architectural detailing of the building to which it is affixed.

4.1.5.1 Commercial & Industrial Districts

Each establishment shall be allowed wall signage not to exceed a total of 50 square feet.

4.1.5.2 Village Design Review District:

The size of a wall sign may not exceed 16 square feet, and shall be placed between the top of a first story window and the bottom of a second story window. Wall signs shall be made of wood (or materials that appear to be wood), and shall have a professional appearance.

4.1.6 Religious Institution Sign

A religious institution sign must be for the use of a religious institution, must occur on the same parcel as the religious institution, and may have a changeable copy sign. A religious institution sign shall be either a wall, monument or pole mounted sign in accordance with the requirements for those signs.

4.1.7 Subdivision Sign

A single sign not to exceed 16 square feet shall be permitted to identify the name of a subdivision. The Subdivision Sign shall be located on a common area within the development.

4.1.8 Directory Signs

A directory sign may be mounted to the ground, on one or more poles, walls, or may project from a wall at an angle. A directory sign may advertise or identify only uses which exist within the same lot or uses which exist in any group of structures which share a common point of access from the public way. Only one directory sign per lot frontage is permitted. Directory Signs are permitted only in the Commercial District, Village Center District, Village Business District, or District D.

4.1.9 On-Premise Directional Sign

An on-premise directional sign is used to provide direction to entrances and exits from parking or pedestrian areas. An on-premise directional sign may not exceed 2 square feet. The placement of an on-premise directional sign shall be subject to the review of the Code Enforcement Officer to ensure that such signs do not impede sight distance.

4.1.10 Neon Window Signs.

Neon signs that are placed inside a window are permitted by permit in the Commercial, Industrial, District D and Village Center Districts. Commercial uses in the Village Center District shall be limited to one neon sign, and it shall be extinguished at all times in which the business is not open to the public. Neon Signs are not permitted in Village Residential, Village Business, Rural, Industrial, District A, nor District B.

4.1.11 Advertising Messages Incorporated Into Approved Signage.

Permanent advertising messages or business information (such as signage indicating business hours, signage which indicates which types of bank machine cards are accepted, or other similar message) shall be considered a sign subject to review.

4.1.12 Gasoline Sales Canopy Signs.

Signs shall not extend beyond the edges of the canopy.

5 Signs Not Subject To Permit

5.1 Permitted Signs

The following signs are permitted as indicated in each subsection, and require no permit.

5.1.1 Real Estate Sign

A real estate sign is a temporary sign advertising the lease or sale of land, space or structure. A real estate sign may not exceed 9 square feet for the sale of a residential structure. For all other uses and vacant land, the sign may not exceed 16 square feet. Real Estate Signs must be removed within ten days of the sale or lease of the property.

5.1.2 Contractor and Bank Financing Signs

A contractor sign, material supplier sign or bank financing sign is a temporary sign erected during the construction phase of a project only, not to exceed 16 square feet. Such signs shall be removed within thirty days of the issuance of a Certificate of Occupancy, where one is required. Contractor Signs may also be used during home improvement or renovation projects that are not subject to Certificate of Occupancy, but must be removed not more than seven days after the work has been completed.

5.1.3 Signs for Garage or Yard Sales

Lawn, yard or garage sale signs are prohibited on any state or local public property or right-of-way, or on utility poles. No sign for garage or yard sales shall be posted more than forty-eight (48) hours before and twenty-four (24) hours after the event. Size is limited to 4 square feet.

5.1.4 Window Signs

Window signs are allowed provided that they are placed on the inside of the window. Window signs shall occupy no more than 25% of the glassed area of any window.

5.1.5 Farm Stand Signs

Signs used to advertise a farm stand selling fruits, vegetables or other agricultural crops and products are permitted provided that each sign is not greater than 12 square feet. Such signs may have a changeable copy not subject to review. Farm stand signs that are temporary shall not be displayed earlier than thirty days prior to the season when the premises are open for business and thirty days after the season when the premises are open for business. Permanent farm stand signs need not be removed.

5.1.6 Household Signs

Signs that display street numbers, last names and personal names given to residential structures shall not require a permit provided that they are less than six square feet.

5.1.7 Political Campaign Signs

Political Campaign Signs are temporary signs bearing messages relating to an election, primary or referendum. Political Campaign Signs are permitted on private property before an election, primary or referendum and must be removed no later than ten days after the same election, primary or referendum.

5.1.8 First Amendment Signs

Any sign displaying describing a policy or political view or affiliation may be displayed from a window of a structure for any period of time. Such signs may also be displayed as a pole sign but shall be governed by the permitted allowances described in Section 3.4 of this ordinance.

5.1.9 Educational Institution Signs

Notwithstanding the provisions for non-commercial signage, Educational Institutions serving at least 10 children shall be treated as commercial entities for the purposes of this ordinance.

5.2 Signs Requiring Written Notification to Code Enforcement Officer

5.2.1 Special Events or Notice Sign

Special Events or Notice Signs are temporary signs, such as banner, pennants, wind socks, posters or flags, displayed for decorative or festive purposes to announce festivals, elections, or other special events. Such signs may not interfere with pedestrian or vehicular traffic. No individual building occupant may utilize the provisions of this section for more than 90 days within a calendar year. For an event or notice exceeding 90 days in length, such signs shall be permitted for a period not to exceed 5 calendar days immediately following the conclusion of the event or notice, nor 180 days per calendar year, whichever is less, upon written approval by the Code Enforcement Officer. Prior to displaying any Special Event or Notice Sign or Signs, the building occupant shall submit written notification to the Code Enforcement Officer of the installation and removal.

5.2.2 Safety or Warning Signs 5.2.3 No Trespassing Signs

No trespassing signs shall conform to the operative state statute.

5.3 Special Requirement Signs

5.3.1 Banners

Banners are signs that extend from one side of the street to the other. Board of Selectmen approval is required to raise a banner and the Board has the right to restrict where and when such banners may be displayed. Banners must be placed high enough as not to interfere with the traffic present on the street over which it hangs.

5.3.2 Official Maine Department of Transportation (MDOT) Directional Signs

An Official Business Directional Sign visible from a public way in the Town of Newcastle may be erected or maintained as provided for in this Section. Such signs shall also comply with applicable provisions of the Maine Traveler Information Services Act 23 M.R.S.A., Section 1901-1925 and any regulations of the Maine Department of Transportation promulgated hereunder, not inconsistent with the provisions of this Ordinance.

For purposes of this Section, Official Business Directional Sign is defined as a sign erected and maintained in accordance with the Maine Traveler Informational Services Act, 23 M.R.S.A., Section 1901-1925, and this Ordinance, which identifies and points the way to public accommodations and facilities, commercial services for the traveling public, and points of scenic, historical, cultural, recreational, educational and religious interest.

5.3.2.1 Qualifying uses of Official Business Directional Sign

5.3.2.1.1 The following uses are qualifying uses:

1. Public and private schools and colleges
2. Airports
3. Cultural facilities and historic monuments
4. Recreational facilities
5. Municipal and other government facilities
6. Non-profit organizations
7. Public accommodations and commercial businesses
8. Retail agricultural operation

5.3.2.2 Number of Official Business Directional Signs

Not more than 2 official business directional signs may be permitted per each qualified use.

5.3.2.3 Placement of Official Business Directional Signs

Official Business Directional Signs shall be installed and maintained pursuant to State Statute and 3.1.1.

5.3.2.4 Permitting and approval process

Any entity wishing to erect an official business directional sign shall make application with the Maine Department of Transportation on an application form provided by MDOT. Prior to submittal to the MDOT for final review, the application will require the signature of the Code Enforcement Officer certifying compliance with the Town's Zoning Ordinance.

5.3.3 Non-Profit Organization Fund Raising Signs

Non-profit organization fund raising signs, recommended by the Town Administrator and approved by the Board of Selectmen shall be permitted at locations on public and private property. The sign shall be a ground sign, with dimensions not to exceed 16 square feet. The sign height of such sign shall not be greater than 5 feet. The sign shall not be illuminated. The sign shall be removed one week after the fund raising event has ended.

5.4 Signs Expressly Prohibited

5.4.1 Prohibition

The following signs are prohibited in all zoning districts and under all circumstances.

5.4.1.1 Off-Premise Advertising.

Signs which advertise products, services or activities not sold, distributed or carried out on the premises.

5.4.1.2 Flashing Illumination

Signs in which the light source, in whole or in part, physically changes in light intensity or gives the appearance of such change at any interval.

5.4.1.3 Moving Signs

Motorized physical movement or motorized revolution of a sign up or down, around or sideways that completes a motorized cycle of change at any interval.

5.4.1.4 Signs Painted on or Affixed to Motor Vehicles

No non-governmental vehicle with directional signs painted on or affixed to it may be parked, unmoved, on, by or within view of a public way. Vehicles shall not be used as signs.

5.4.1.5 Roof Signs

A roof sign is a sign that is mounted or applied to the roof of a building.

6 Illumination

6.1.1 Non-Illuminated Signs

Any sign may be non-illuminated.

6.1.2 Illumination

The light emitted from illuminated signs shall not result in light trespass beyond the intended area of illumination. All lighting sources for directly illuminated signs shall be fully shrouded so that the light source cannot be easily viewed. All incandescent, fluorescent or noble-gas illuminated lighting sources for internally illuminated signs shall be fully enclosed in the sign and kept in good repair so that the light source cannot be viewed. Illumination shall be measured with a diffused light meter at 6 feet above the grade of the road, 25 feet from the face of the sign, with the light meter directed at the face of the sign. In District A, District B, Village Center, Village Business, Village Residential, Rural, and Maritime Activities Districts of Newcastle, illuminated signs may be illuminated until the 10:00pm or until employees are no longer present at the business. Signs shall not be illuminated past dusk in the Wildlife Habitat District.

6.1.2.1 Illumination Levels

District	Maximum Foot-Candles
Commercial, Industrial	0.5
Village Residential	0.3
All other districts	0.4

7 Sign Review

The Newcastle CEO shall review all signs with the following standards and subject to all other ordinances of the town of Newcastle. For signs located in the Design Review Districts, Design Review Board approval is also required.

7.1.1 Review Standards

7.1.1.1 When undertaking any signage review, the reviewing authority shall use the following criteria to grant an approval, an approval with conditions, or a denial:

7.1.1.1.1 That the sign placement, dimensions and materials conform to the ordinance.

7.1.1.1.2 That the proposed sign shall not result in a hazard.

7.1.1.1.3 That the sign construction, lettering and graphics are professional in appearance.

7.1.1.1.4 That the sign does not impact one of the Scenic View areas of Newcastle as defined in the Newcastle Land Use Ordinance.

7.1.2 Comprehensive Signage Plan Approval

At the applicant's request when reviewing any application for sign review, the Planning Board, Code Enforcement Officer or the Design Review Board may apply conditions to the permit regarding replacement signage. Such conditions shall outline guidelines for the replacement of signage, and shall allow future signage to be granted without review provided that applicant strictly adhere to the guidelines established by the reviewing authority.

7.1.3 General Exemption Provisions

The provisions of this ordinance do not apply to signs authorized by the Town of Newcastle to be displayed on public property or over public rights of ways.

8 Administration

8.1.1 Availability. A certified copy of this Chapter shall be filed with the Municipal Clerk and shall be accessible to any member of the public. Copies shall be made available to the public at reasonable cost at the expense of the person making the request. Notice of availability of this Chapter shall be posted.

8.1.2 Severability. Should any section or provision of this Chapter be declared by the courts to be invalid, such decision shall not invalidate any other section or provision of the Chapter.

8.1.3 Controlling Authority. Where there is no specific regulation governing a procedure or task in this Ordinance, the appropriate reviewing authority shall follow the terms of the Newcastle Land Use Ordinance.

8.1.4 Conflicts with Other Chapters. Whenever a provision of this Ordinance conflicts with or is inconsistent with another provision of this Ordinance or of any other Ordinance, regulation or statute administered by the municipality, the more restrictive provision shall control.

8.1.5 Amendments. This Chapter may be amended by majority vote of the legislative body.

8.1.6 Appeals. Findings made by the CEO or Design Review Board under this Ordinance shall be appealed pursuant to the procedure described in the Newcastle Land Use Ordinance.

9 Enforcement and Penalties

9.1.1 It shall be the duty of the Code Enforcement Officer to enforce the provisions of this ordinance pursuant to Title 30-A MRSA § 4452.

9.1.2 The penalties contained in Title 30-A MRSA § 4452 shall apply to any violation of this ordinance.

Repealer: "Newcastle Land Use Ordinance" shall be amended as follows. Where the text is underlined, it shall be an addition to the current ordinance. Where the text is stricken through, the language shall be removed and shall no longer be deemed in force.