



Bernardsville, NJ

Bernardsville Borough 12-23.15d Sign Regulations Industrial Zones

Industrial-1 and Industrial-2 Zone Districts. In the Industrial-1 and Industrial-2 zone districts, no sign shall be permitted which is not accessory to the business conducted on the property. Signs in such districts shall comply with design standards stated in subsection 12-23.15a. Any such sign must be erected only upon an entrance wall or wall fronting on a street, except as provided below, and must comply with the following requirements:



1. No wall sign shall extend further than six (6) inches from the face of the building upon which it is attached, provided however, that where a sign extends more than three (3) inches from the face of the wall, the bottom of the sign shall not be closer than ten (10) feet from the ground level below the sign.
2. The maximum height of any single sign shall not exceed twenty (20%) percent of the height of the building or five (5) feet and the maximum width shall not exceed ninety (90%) percent of the width of the building facade to which the sign is attached.
3. The total sign area for all signs permitted on the face of any building shall not exceed five (5%) percent of the area of the face of the building upon which such sign or signs are attached.
4. Signs mounted at right angles to the face of a building shall not extend closer than ten (10) feet from the ground level below the sign. They shall not extend above the wall on which they are mounted. No sign shall project more than three (3) feet from the building line or exceed twelve (12) square feet in area.
5. If more than one (1) sign is permitted on a site or building the signs shall be compatible with each other and with the character of the site and shall not obscure other signs or architectural features.
6. Window signs, including interior signs within two (2) feet of window surfaces, shall not exceed twenty (20%) percent of the area of each window upon which such signs are displayed.
7. Properties in an Industrial Zone are permitted freestanding signs subject to the following restrictions.

- (a) There may be only one (1) freestanding sign per lot.
 - (b) The sign shall be located at least four (4) feet from a street right-of-way line or property line and at least fifty (50) feet from the point of intersection of the side lines of any two (2) streets.
 - (c) The sign shall have a solid background which shall not exceed ten (10) square feet in area nor more than three (3) feet in width.
 - (d) The top of the sign shall be located no more than eight (8) feet above the ground below the sign nor more than eight (8) feet above the curb line of the street immediately opposite the sign.
8. Provided there is no freestanding sign as provided in paragraph 7 above, an industrial property in an Industrial Zone having a street frontage of at least three hundred (300) feet shall be permitted one (1) freestanding sign, subject to the following limitations and requirements:
- (a) The sign shall contain only the name of the industrial property or facility or the brand or the manufacturer's name of the principal product sold, or the service rendered.
 - (b) The top of the sign shall not extend more than fifteen (15) feet above the ground surface below the sign.
 - (c) The total area of the sign shall not exceed thirty (30) square feet.
 - (d) The bottom of the sign shall be at least ten (10) feet above the ground level below the sign.
 - (e) Subject to the requirement in paragraph (d) above, one (1) sign for each industrial use located on the premises may be suspended below the principal sign surface. Each such sign shall contain only the name of the business establishment, and each sign shall not exceed one (1) foot in height and five (5) feet in width.
9. Provided there be no wall sign, a sign may be erected on sloping roofs, including gambrel and mansard roofs, or on roof fascia, overhangs and marquees subject to the following limitations and requirements:
- (a) There shall be only one (1) such sign for each commercial industrial user.
 - (b) The top of the sign shall be located at least one (1) foot below the highest point of the roof of the building.
 - (c) The height of the sign shall not exceed three (3) feet or fifteen (15%) percent of the height of the building, whichever is less.
 - (d) The width of the sign shall not exceed fifteen (15) feet or fifty (50%) percent of the width of the roof of other structures to which it is attached, whichever is less.
10. Signs on properties within an Industrial Zone fronting on major streets shall be sufficiently legible and intelligible to afford a motorist the opportunity to absorb the information, make a voluntary decision to turn or stop and enter the deceleration lane before slowing down. In further interest of safety, such sign shall not imitate any signage as regulated by the MUTCD.