

Summary of DeWitt Sign Requirements

Following is a summary of Town of DeWitt sign rules. Please also review the full Sign Code at:

L- Signs – Sect 192-40 DeWitt Town Code

Allowable sign area by zoning district and use:

Business District – 75 SF maximum in three streetside, wall-mounted signs

Business Transitional District – 50 SF maximum in one wall-mounted sign per street façade

Hi-Tech District – 75 SF maximum in three streetside, wall-mounted signs

Industrial District and Use – three signs (freestanding or wall-mounted) totaling no more than 15% of the street façade area or 1,000 SF maximum

Office and Professional District – 75 SF maximum in three streetside, wall-mounted signs

Special Business Transitional District – 50 SF maximum in one wall-mounted sign per street facade

Freestanding signs:

For industrial uses and districts, freestanding signs may be approved by the Planning Board at any size which minimally conveys the message of business identification. Setbacks are 25 ft from the front property line and 35 ft from a side property line. The maximum height shall be 25 feet. The design should incorporate into the base or support(s) long lasting materials that match or complement the principal structure.

Multi-Tenant Sign Plan:

Landlords of non-residential facilities with two or more tenant spaces are required to obtain Planning Board approval of a multi-tenant sign plan prior to the issuance of a sign permit. Once such approval is granted, a new or modified sign may receive a sign (development) permit provided the sign drawings conform to the approved multi-tenant sign plan.

F- Multi-Tenant Sign Plan

Commercial Real Estate Signs (CRES):

CRESign rules are intended to simplify and control commercial real estate signage. Generally, a parcel for sale or lease may have one CRESign which may be freestanding or attached to a building wall. If a parcel is located on a corner or is more than five (5) acres in area, a second sign which duplicates the first sign message may be approved. A sign may be up to 20 square feet, and if freestanding, cannot be taller than 7 feet.

See the [COMMERCIAL REAL ESTATE SIGN](#) link to review and obtain an annual CRES sign permit.

F- Commercial Real Estate Signs (CRES)

