

GUIDELINE SHEET

Type of sign: Class 3(j) ~ Miscellaneous signs for residential oriented land use and community services

A. Description

This class consists of a variety of smaller notices and signs to be displayed on buildings or premises utilised for residential-oriented purposes and community services. Class 3(j) is aimed primarily at urban residential areas and community services but it includes places of residence in natural and rural environments such as farms and smallholdings and community services such as farm schools.

This class shall be limited to the following:

Identification, direction and warning with regard to place of residence, e.g.:

- Street numbers and names of houses, flat complexes, farms and smallholdings.
- Notices and signs such as "Beware of the dog", "No parking please", "Close the gate", and "No entrance".
- Nature of farm/smallholding and main activity on farm/smallholding.

Small businesses, enterprises and practices on urban residential premises (including urban smallholdings but excluding rural smallholdings) or in buildings that were originally constructed and used for residential purposes or for community services (i.e. residential areas where office and commercial encroachment has taken place). [For small businesses, enterprises and practices on farms and rural smallholdings, see class 3(k)].

- The name and nature of the business, practice or enterprise.

- The name(s) of the owner, practitioner or partners.

Small-scale urban accommodation facilities with a residential and neighbourhood character such as guest houses, bed and breakfast facilities, boarding houses and smaller hotels. [For small-scale accommodation facilities on farms and rural smallholdings, see class 3(k)].

- Name and nature of the facility/enterprise.
- Name(s) of the proprietor or partners.

Community services and institutions such as religious, educational, cultural, recreational and certain medical and similar institutions.

- Name and nature of institution.
- Name(s) of practitioner(s).
- Nature and extent of service, opening times, etc.

A variety of signs, which differ in appearance and character, may be used in this class, such as:

Signs affixed flat onto or painted on a building and other existing structures such as boundary walls, gates and gate structures.

Pole-mounted signs.

Signs which include more solid and elaborate supporting structures that form a visual border around the sign panel.



B. Appropriate opportunity

These signs are permitted in all areas of control with deemed consent but shall be subject to compliance with the guidelines and conditions listed below. It may be necessary to have building plans approved for certain supporting structures.

C. Performance standards

(i) Shape, size and height

Direction and warning signs and notices such as "Beware of the dog" and "Close the gate" shall not exceed a total area of 0,5 m² per premises, but if there is more than one entrance to the premises on different road frontages, a total sign area of 1 m² may be displayed (with not more than 0,5 m² per frontage).

Name and nature of enterprise, practice, accommodation facility and place of residence as well as name of proprietor, partner or practitioner: One sign with a maximum area of 1,5 m² per premises is allowed. If there is more than one entrance to the premises on different road frontages, two advertisements with a maximum area of 1,5 m² each may be displayed (each on a different frontage). Where a more elaborate and solid supporting structure is provided the maximum area per sign, including the supporting structure, may be increased to 3 m² on the assumption that the sign panel or lettering shall not occupy more than 50% of the total sign area. In cases where more than one farm or smallholding share the

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same unnumbered or private access route or more than one enterprise share the same premises, a combination sign or collective board shall be provided which will allow for 1 m² per farm, smallholding or enterprise.

Name and nature of institutions and other community facilities: Owing to the larger amount of information to be conveyed to the public a larger sign with a maximum area of 3 m² may be allowed per premises. If there is more than one entrance to the premises on different road frontages two signs with a maximum area of 3 m² each may be displayed (each on a different frontage). Where a more elaborate and solid supporting structure forms part of the sign the total sign area may be enlarged to 6 m², on the assumption that the actual sign panel or lettering shall not occupy more than 50% of the total sign area. In cases where more than one institution or community facility share the same premises, a combination sign or collective board shall be provided which will allow for 2 m² per institution or community facility.

Street numbers: One sign per road frontage of each premises is allowed with a minimum letter size of 150 mm and a maximum letter size of 350 mm.

Height of free-standing signs: The highest point of any single free-standing sign shall not exceed 3 m above ground level, while the highest point of any combination sign shall not exceed 4 m above ground level.

The name or logo of the sponsor of a sign shall be allowed only on the name signs of farms and smallholdings and shall not occupy more than one third of the total area of the sign.

(ii) Position

All signs in this class shall be allowed only on the premises to which they specifically refer or on the boundary wall or fence or gate of such premises.

Farm or smallholding name signs shall be displayed next to the entrance of the access road to the homestead or alternatively it shall be affixed to the gate at the entrance of such access road. In the case of several farms/ smallholdings sharing an unnumbered or private access road, a collective advertisement board or combination sign shall be required at the entrance to the access road. If any official traffic sign bearing a destination or route number is displayed at the entrance to such access road, no farm/ smallholding name signs shall be allowed.

Free-standing signs in this class shall be allowed only when it is not practical or visually acceptable to attach a sign to a building, boundary wall, boundary fence, gate or gate structure.

General condition 2.4.1.5(a)(iv) with regard to restricted areas on street corners applies. Class 3(j) signs shall be allowed only inside such restricted areas, but not inside road reserves, if there is no other appropriate way of displaying such signs.

(iii) Colour and texture

Should harmonise with the building on the premises, wherever possible.

(iv) Illumination and animation

No animation shall be allowed and no illumination of signs shall be allowed in natural and rural areas.

Illumination of signs in urban areas shall comply with section 2.4.1.6 of this document.

D. Safety

General safety conditions listed under 2.4.1.2 apply.

E. Design and construction

Signs and, especially, supporting structures should harmonise with the buildings and other structures on the premises as to materials, colour, texture, form, style and character, wherever possible.

A standardised name sign (colour, form and letter type) for all smallholdings in a specific area, indicating, the name of the smallholding, the name of the owner as well as the property number, is preferable.

Where several smallholdings are sharing the same access road a smaller sign indicating the property numbers in question only should be considered instead of a larger combination sign indicating property names and names of owners.

General design and construction conditions listed under 2.4.1.3 apply.

F. Maintenance

General maintenance conditions listed under 2.4.1.4 apply.