

# **ARTICLE 8 – Sign Regulations**

## **8.1 Sign Policies**

8.1.1 – It is the purpose of these provisions to place limitations on the display of signs to ensure that they will be appropriate to the community environment and functional for the intended purpose of identification, protection, or advertisement.

8.1.2 – Signs shall only be erected and maintained when in compliance with the provisions contained herein.

## **8.2 General Regulations**

8.2.1 – It is the intent of these provisions that the sign types listed in Section 8.3 and preceded with an asterisk (\*) shall be exempt from permitting requirements provided they comply with the standards for that sign type. Such signs are generally for public service purposes, are temporary or minor in nature.

8.2.2 – Regulated signs, not exempt from permitting requirements, shall comply with the standards for that sign type in Section 8.3.

8.2.3 Maximum Sign Area for Regulated Signs – A lot upon which a building(s) is situated regardless of the number of occupants therein shall be entitled to a maximum sign area of 1½ square feet for each lineal foot of building face parallel or substantially parallel to a street line. See Section 17.2 for definition of Sign Area.

8.2.3.1 – Where a lot fronts on more than one street the sign area allowed shall be based on the sum of all building faces with street frontage.

8.2.3.2 – A lot without a building situated thereon shall be entitled to a maximum sign area of 50 sq. ft.

8.2.3.3 – There shall be no limit on the total number or types of signs provided that the maximum sign area for the building shall not be exceeded and that the standards for the types of signs found in Section 8.3 shall be met.

8.2.4 Sign Application and Permit – A sign permit shall be obtained from the Zoning Officer before any regulated sign is erected, displayed or structurally altered to change its overall dimension. Every application for a sign permit shall be accompanied by payment of a permit fee required in accordance with a schedule of fees adopted by the Township. Plans showing: The area of the sign, the size, structure, character and design proposed; the method of illumination, if any, and the exact location proposed for the sign shall be included with permit payments. In the case of a roof sign or outdoor advertising structure, complete specifications and method of anchoring and support are required. Each sign shall have the permit number and date of issuance affixed.

8.2.5 Illumination of Signs – a sign may be illuminated artificially by means of electricity, gas, oil, or fluorescent paint.

8.2.5.1 – All electricity illuminated signs shall conform to the current adopted version of the of the International Building Code.

8.2.5.2 – Any illumination must be non-glaring or shielded to prevent direct light from shining onto any street or adjacent property.

8.2.5.3 – Except for Digital and Electronic Message Board signs, as defined in this Ordinance, no forms of illumination that is flashing, moving, animated or intermittent shall be allowed.

8.2.5.4 – For an electronic graphic display sign the minimum message interval shall be 7 seconds between the start of displays in series.

8.2.5.5 – There must be no exposed connecting wires.

8.2.6 Setback Requirements – Unless otherwise specified in the Code, signs are exempt from setback requirements but must comply with Section 5.8 of this ordinance pertaining to intersection sight distance criteria.

8.2.7 Supports and Brackets – For a sign shall not exceed needlessly above the cornice line of the building to which the sign is attached.

8.2.8 Table of Allowed Sign Uses by Zoning Districts –

SIGN TYPE <i>*no permit required</i>	Zoning District			
	<i>Conservation / Open Space</i>	Agriculture	Residential	Village
*Address or Identification sign	Yes	Yes	Yes	Yes
Awning	No	Yes	No	Yes
Community Directory sign	Yes	Yes	Yes	Yes
*Contractor sign	Yes	Yes	Yes	Yes
*For Sale / For Rent sign	Yes	Yes	Yes	Yes
Large Free Standing sign ( <i>A &amp; V districts</i> )	No	Yes	No	Yes
Small Free Standing sign ( <i>all districts</i> )	Yes	Yes	Yes	Yes
Individual Letters or Symbols	No	Yes	No	Yes
Off Premises Directional sign	Yes	Yes	Yes	Yes
Off Premises Advertising sign ( <i>highway billboard</i> )	No	Yes	No	No
*Political signs	Yes	Yes	Yes	Yes
Projecting sign	No	Yes	No	Yes
*Public Service sign	Yes	Yes	Yes	Yes
*Religious, Governmental, Charitable, or Fraternal sign	Yes	Yes	Yes	Yes
*Temporary Business sign	Yes	Yes	Yes	Yes
*Temporary sign for Special Events	Yes	Yes	Yes	Yes
Time or Temperature sign	No	No	No	Yes
Vehicle sign	Yes	Yes	Yes	Yes
Wall sign	No	Yes	No	Yes
*Window sign	Yes	Yes	Yes	Yes
*Yard Sale sign	Yes	Yes	Yes	Yes

**8.3 Regulation by Sign Types – NOTE: No permit required if designated\***

8.3.1 \*Address or Identification Sign – one sign displaying the street number or name of the occupant of the premises, or both.

8.3.1.1 – Such sign may include identification of a Professional Office or Home Occupation (as defined in Article 17 of this Ordinance).

8.3.1.2 – Such sign may be attached to the building or may be on a rod or post not more than six (6) feet high, and at least three (3) feet in from the right-of-way line. No portion of the sign shall extend into the right-of-way or over a sidewalk.

8.3.1.3 – Such sign may not exceed four (4) square feet in area.

8.3.1.4 – Sign must be stationary and not contain any motorized moving parts.

8.3.1.5 – Memorial signs or tablets and signs denoting the date of erection of a building are also included in this category.

8.3.2 Awning Sign – A sign painted on or attached to a moveable metallic frame, of the hinged roll or folding type, which may have a covering either combustible or incombustible.

8.3.2.1 – Such sign must be painted on or attached flat against the surface of, but not extending beyond or attached to the underside.

8.3.2.2 – Letters shall not exceed ten (10) inches in height.

8.3.2.3 – There shall be a minimum clearance of 7 feet from the sidewalk to the lowest part of the framework or fixed portion of an awning except that the valance must have a minimum clearance of 6 ft. 9 inches above the sidewalk.

8.3.3 Community Directory Sign – An accessory bulletin or announcement board describing the location of an event of a community service organization, institution, or public facility.

8.3.3.1 – Such sign shall not exceed twenty (20) square feet in total area.

8.3.3.2 – One such sign for each property street frontage is allowed.

8.3.3.3 – Such sign shall not be located upon a public right-of-way.

8.3.4 \*Contractor Sign – Is an off-premises sign identifying the contractor's name, address, and other pertinent information.

8.3.4.1 – Such sign may not exceed twelve (12) square feet.

8.3.4.2 – Such sign may be maintained on the lot, building or structure during construction and not exceeding fifteen (15) days following the completion of said construction, after which time the zoning officer is authorized to remove the sign at the expense of the sign owner.

8.3.4.3 – Such signs shall not be located upon a public right-of-way.

8.3.5 \*"For Sale" or "For Rent" Signs – A sign advertising a property being sold or rented.

8.3.5.1 – Such signs shall not exceed six (6) square feet in all districts.

8.3.5.2 – A maximum of two (2) such signs may be maintained for the property being sold or rented.

8.3.5.3 – Such signs shall not be located upon a public right-of-way.

8.3.5.4 – Such signs must be removed fifteen (15) days following closing after which time the zoning officer is authorized to remove the sign(s) at the realtor's expense.

8.3.6 Free Standing Sign Village or Agriculture Districts (Large Size) – Is a self-supporting sign in a fixed location and not attached to any building or structure.

8.3.6.1 – Such sign shall have no more than two (2) faces.

8.3.6.2 – The area of each face shall not exceed fifty (50) square feet unless there are three (3) or more uses on the lot, then the area of each face shall not exceed one hundred (100) square feet.

8.3.6.3 – The top of such sign may not exceed a height of twenty (20) feet above grade.

8.3.6.4 – A lot with a frontage of three hundred (300) feet or more may have two (2) such signs.

8.3.6.5 – Such signs shall be erected to not obstruct free egress to or from any building, or public right-of-way. No portion of such signs shall extend into a public right-of-way and if over a walkway shall have a minimum of ten (10) feet clearance.

8.3.6.6 – There must be no exposed connecting wires.

8.3.7 Free Standing Sign – All Districts (Small Size) – Is a self-supporting sign in a fixed location and not attached to any building or structure.

8.3.7.1 – Such sign shall have no more than two (2) faces.

8.3.7.2 – The area of each sign face shall not exceed nine (9) square feet.

8.3.7.3 – Such signs may extend over a public walkway but shall provide a minimum of ten (10) feet clearance.

8.3.7.4 – Such signs shall be erected so as not to obstruct free egress to or from any building, or public right-of-way. No portion of such signs shall extend into a public right-of-way or over a sidewalk.

8.3.7.5 – There must be no exposed connecting wires and shall not be located in the public right-of-way.

8.3.8 Signs Comprised of Individual Letters or Symbols – Which are attached to an awning, marquee, a roof, building surface, wall, or signboard.

8.3.8.1 – The area to be computed is that of the smallest rectangle or other geometric shape which encompasses all the letters or symbols.

8.3.8.2 – These letters or symbols shall not project more than nine (9) inches from the building surface.

8.3.8.3 – Letter and symbols shall not obscure architectural features of the building (including but not limited to cornices, lintels, transoms) to which the letters and symbols are attached.

8.3.8.4 – Such letters and symbols shall not extend above the lowest part of the roof, nor beyond the ends of the wall to which they are attached.

8.3.9 Off-Premises Direction Sign – A sign stating the name(s) and directions to a business located off-premises (from the sign location). Requirements are as follows:

8.3.9.1 – The maximum sign area for a sign which provides directions to a single business shall be four (4) square feet. The maximum sign area for a sign serving more than one business, regardless of the number of businesses listed on the sign, shall be twenty (20) square feet.

8.3.9.2 – The maximum number of Off-Premises direction signs per business shall not exceed three (3).

8.3.9.3 – Such signs shall not be located upon a public right-of-way; the written permission of the property owner shall be furnished with the permit application.

8.3.9.4 – The direction sign shall comply with the visibility at intersection criteria specified in Section 5.8 of this ordinance and shall not be placed in a location which may obstruct the vision of vehicle operators at the intersection (see illustration below)

8.3.9.5 – Only one Off-Premises Direction sign shall be permitted on a lot, which shall be allowed in addition to any other sign limitations imposed by this Ordinance.

8.3.10 Off-Premises Advertising Sign (Highway Billboard Sign) – A sign with a fixed message or an electronic graphic display (see Section 17.2 for definition) stating the name of an advertised product or name(s), directions to a business and information concerning the business located off-premises (from the sign location). Requirements are as follows:

8.3.10.1 – The maximum sign area for such a sign shall be three hundred (300) square feet.

8.3.10.2 – For an electronic graphic display sign the minimum message interval shall be 7 seconds between the start of displays in series.

8.3.10.3 – Off-premises advertising signs shall be allowed only in the Agriculture District.

8.3.10.4 – The minimum separation between Off Premises Advertising Signs shall be five hundred (500) feet.

8.3.10.5 – The top of such sign may not exceed a height of fifty (50) feet above the road grade adjacent to the sign.

8.3.10.6 – There must be no exposed connecting wires.

8.3.10.7 – Such signs shall not be located upon a public right-of-way.

8.3.11 \*Political Signs – A sign designed to influence the action of votes for: 1) the passage or defeat of a measure; or 2) the election of a candidate for nomination or election to public office at a national, state, or other local election.

8.3.11.1 – Such signs are permitted in any land use district if it is stationary, unlighted, temporary, and is not:

- (1) Erected earlier than forty-five (45) days prior to a primary or election;
- (2) Maintained for more than five (5) days following the primary or election;
- (3) Attached to a utility pole, fence, tree or other vegetation;
- (4) Erected in such a manner that it will or reasonably may be expected to interfere with, obstruct, confuse, or mislead traffic; and
- (5) Attached to any structure (except that such sign may be displayed in a window).

8.3.11.2 – Such sign may not exceed four (4) square feet in area.

8.3.11.3 – A maximum of two (2) signs per lot is allowed.

8.3.11.4 – Such signs shall not be located upon a public right-of-way or Township owned property.

8.3.12 Projecting Sign – A permanent sign that is hung at a 90-degree angle from the face of and affixed to a building or structure and extends twelve (12) inches or beyond the building wall, structure or parts thereof.

8.3.12.1 – If flat, each face shall not exceed nine (9) square feet.

8.3.12.2 – The total area of a three-dimensional sign shall be determined by enclosing the largest cross section of the sign in an easily recognizable geometric shape (rectangle, triangle, parallelogram, circle, etc.) and computing its area which shall not exceed nine (9) square feet.

8.3.12.3 – Such sign must be hung at right angles and shall not project beyond four (4) feet of the building face.

8.3.12.4 – The bottom of said sign shall have a ten (10) foot pedestrian clearance from sidewalk level.

8.3.12.5 – The top of the sign may be suspended in line with one of the following, whichever is the most successful application of scale, linear continuity and visibility as determined by the zoning officer:

- (1) Suspended between the bottom of sills of the first level of windows above the first story and the top of doors or windows of the first story; or
- (2) The lowest point of the roof of a one-story building.

8.3.13 \*Public Service Sign – A sign located for the purpose of providing a public service message or directions towards or indication of a use not readily visible from a public street (e.g. rest rooms, telephone, parking, shopping district, etc.).

8.3.13.1 – Such signs that are necessary for public safety and convenience shall not exceed four (4) square feet.

8.3.13.2 – Such signs may bear no commercial advertising. Civic organization sponsored public service signs shall not be considered commercial advertising.

8.3.13.3 – Such signs are not included in computing total sign area allowed.

8.3.14 \*Religious, Governmental, Charitable or Fraternal Organization Signs –

8.3.14.1 – May include the flag, pennant or insignia of any government or of any religious charitable or fraternal organization.

8.3.15 \*Temporary Business Signs –

8.3.15.1 – Such signs shall not be used for a period of more than sixty (60) days, except balloons containing advertisements, hot-air balloons or other inflatable objects used as temporary signs which are limited to a maximum of seven calendar days per year.

8.3.15.2 – A-frame signs and movable signs are permitted as long as the sign is secured to the ground so as to not become a hazard during wind conditions. The location shall not obstruct pedestrians nor restrict vehicular sight distance.

8.3.15.3 – No temporary sign shall be placed so as to impede the normal flow of pedestrian or vehicle traffic, nor shall such signs impede the line of sight of or cover any existing business sign and traffic sign or any entrance or exit to any property or business.

8.3.15.4 – No business shall exceed a maximum of fifty (50) square feet of temporary sign area at any time.

8.3.15.5 – Such signs shall not be located upon a public right-of-way.

8.3.16 \*Temporary Signs for Special Events – Temporary signs which are to be erected for an authorized special event or purpose in the Township are permitted in all districts subject to the following:

8.3.16.1 – Signs which refer to any single temporary event or purpose, which do not exceed two (2) in number or eight (8) square feet in area and which are not to be located in any public right-of-way shall not require any Zoning Permit, provided that such signs shall be removed by the owner within seven (7) days after the circumstances leading to their erection no longer apply.

8.3.16.2 – Such signs shall not be located upon a public right-of-way.

8.3.17 Time or Temperature Sign – Includes clocks, time and temperature signs and barber poles.

8.3.17.1 – Shall not exceed twenty-five (25) square feet.

8.3.17.2 – Shall not extend into any highway right-of-way.

8.3.17.3 – Any commercial advertisements attached to such structure must be permitted or licensed.

8.3.18 Wall Sign – A sign which is attached parallel on the exterior surface of a building or structure.

8.3.18.1 – The sign shall not obscure architectural features of the building (including but not limited to cornices, lintels, transoms) to which the sign is attached.

8.3.18.2 – Such signs shall not extend above the lowest point of the roof, nor beyond the ends of the wall to which it is attached.

8.3.19 \*Window Sign – A permanent non-illuminated sign painted on the inside or outside glass of a window.

8.3.19.1 – The total area of a window sign shall not exceed 30% of the total glass area of the ground floor facade of that commercial property.

8.3.19.2 – Contents of such sign shall advertise only an on-premises use.

8.3.20 \*Yard Sale Sign –

8.3.20.1 – Temporary signs for yard sales may be displayed no more than three times per calendar year per property.

8.3.20.2 – Each sign display may last up to three days.

#### **8.4 Prohibited Signs**

Prohibited Signs shall include:

8.4.1 – Signs, other than municipal traffic signs, located in a public right-of-way.

8.4.2 – Any sign, as defined in this Ordinance which flashes, rotates, or has a motorized part that is visible from a public street. Digital and Electronic Message Board signs shall be exempt from this provision.

8.4.3 – Any sign which, by reason of its size, location, content, coloring or manner of illumination, constitutes a traffic hazard or a detriment to traffic safety in the opinion of the Zoning Officer by obstructing the vision of drivers, or detracting from the visibility of any traffic sign or control device on public streets and roads.

8.4.4 – Any sign which obstructs free ingress to or egress from a required door, window, fire escape or other required exit way or which obstructs a window, door or other opening for providing light or air or interferes with proper function of the building.

8.4.5 – Any sign or sign structure which:

1. It is structurally unsafe;
2. Constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation or abandonment;
3. Is not kept in good repair, or;
4. It can cause electrical shocks to people likely to come in contact with it.

8.4.6 – Signs which make use of words such as STOP, LOOK, DANGER, etc., or any phrases, symbols, or characters in such a manner as to interfere with, mislead, or confuse traffic.



8.4.7 – String lights used in connection with commercial premises for commercial purposes other than Christmas decorations.

8.4.8 – Spinners and streamers.

8.4.9 – Any sign now or hereafter existing which no longer advertises a bona fide business conducted or product sold. To be removed at owner's expense.

8.4.10 – Any sign affixed to a fence, utility pole or utility structure, light pole, signpost, or tree, shrub, rock or other natural objects.

8.4.11 – Off premise signs except Off Premises Direction Sign (see Section 8.3.9) or Off Premises Advertising Sign (see Section 8.3.10).

8.4.12 – Portable or moveable signs other than as temporary signs. (See Section 8.3.15.2).

8.4.13 – Signs which depict nudity or sexual conduct (See also Section 4.2 for Adult Entertainment uses)

### **8.5 Maintenance**

Each sign shall be maintained in a secure and safe condition. If the Zoning Officer is of the opinion that a sign is not secure, safe or in a good state of repair, written notice for compliance will be sent to the person responsible for maintaining the sign. If the defect in the sign is not corrected within the time stipulated by the Zoning Officer, the permit will be revoked; sign removed and kept until the owner pays the cost of removal.