

ARTICLE X SIGN REGULATIONS ¹

SECTION A. PURPOSE ²

The purpose of sign regulations are to establish standards for the erection and effective use of signs, symbols, markings, and/or advertising devices as a means of communication within the Township. These standards are designed to protect and promote the public health, safety, convenience, comfort, prosperity, and general welfare of persons within the community by minimizing potential hazards to pedestrians and vehicular traffic, to minimize the possible adverse effect of signs on nearby public and private property, to enable the fair and consistent enforcement of these sign restrictions, and to aid in the development and promotion of business and industrial growth by providing sign regulations which encourage creativity and effectiveness and flexibility in the design and use of such devices without creating detriment to the general public.

SECTION B. APPLICABILITY – EFFECT

A sign may be erected, placed, established, painted, created, or maintained in the Township only in conformance with the standards, procedures, exemptions, and other requirements of this resolution:

1. To establish a permit system to allow a variety of types of signs in commercial and industrial zones, and a limited variety of signs in other zones, subject to the standards and the permit procedures of this resolution;
2. To allow certain signs that are small, unobtrusive, and incidental to the principal use of the respective lots on which they are located, subject to the substantive requirements of this resolution, but without a requirement for permits;
3. To prohibit all signs not expressly permitted by this resolution; and
4. To provide for the enforcement of the provisions of this resolution.

SECTION C. COMPLIANCE, VIOLATIONS AND REMEDIES³

1. No person shall erect or permit to be erected any sign which does not comply with this Article.
2. Except as otherwise provided, any sign which is not in compliance with all of the provisions of this Article shall be referred to herein as an "unlawful" sign.
3. Any of the following shall be a violation of this Article and shall be subject to the enforcement remedies and penalties provided by this Article, the Zoning Resolution, and State law:
 - a. To install, create, erect, or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the zone lot on which the sign is located;
 - b. To install, create, erect, or maintain any sign requiring a permit without such a permit;

¹ HISTORY: Amended Effective March 3, 2003

² HISTORY: Amended Effective February 18, 2005

³ HISTORY: Amended Effective: February 17, 2011

Section C. COMPLIANCE, VIOLATIONS AND REMEDIES (Contd.)

- c. To fail to remove any sign that is installed, created, erected, or maintained in violation of this Resolution, or for which the sign permit has lapsed;
 - d. To continue any such violation.
4. Each sign installed, created, erected, maintained, or continued in violation of this Article shall be considered a separate violation when applying the penalty portions of this Resolution.
 5. The remedies provided in this Article for violations or noncompliance shall be cumulative and shall be in addition to any other remedy provided by law.

SECTION D. COMPUTATIONS

The following principles shall control the computation of sign area and sign height.

1. COMPUTATION OF AREA OF INDIVIDUAL SIGNS

The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the copy, representation, emblem, or other display, together with any material or color forming an integral part of the background of the sign, including any frame that forms an integral part of the display or is used to differentiate the sign from the backdrop or structure against which it is placed, but excluding any decorative embellishments and any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning resolution regulations and is clearly incidental to the display itself.

2. COMPUTATION OF AREA OF MULTI-FACED SIGNS

The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from any one point. When two identical sign faces are placed back to back so that both faces cannot be viewed from any point at the same time, and when such sign faces are part of the same sign structure and are not more than 42 inches apart, the sign area for the two sign faces shall be computed by the measurement of two (2) times the area of one face. The sign area for a sign with three or more sides shall be computed by adding together the sum of the areas of each of the faces. The area of spherical, free-form, sculptural, or other non-planar signs shall be the sum of the areas using only the four vertical sides of the smallest cube that will encompass the sign. The area of a sign for an awning is the copy area only.

3. COMPUTATION OF HEIGHT

The height of a sign shall be computed as the distance from the base of the sign at a normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of (1) existing grade prior to construction, (2) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign, or (3) the newly established grade where mounding is required. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the zone lot, whichever is lower.

Section D. COMPLIANCE, VIOLATIONS AND REMEDIES (Contd.)

4. COMPUTATION OF MAXIMUM TOTAL PERMITTED SIGN AREA FOR A ZONE LOT The permitted sum of the area of all individual signs on a zone lot shall be computed by applying the maximum total sign area formula contained in Section D.1 (Computation of Area of Individual Signs) or as specified elsewhere in this Article for the zoning district in which the lot is located, to the lot frontage, building frontage, or wall area, as appropriate, Lots fronting on two or more streets are allowed the permitted sign area for each street frontage. However, the total sign area that is oriented toward a particular street shall not exceed the portion of the lot's total sign area allocation that is derived from the lot, building, or wall area frontage on that street.

SECTION E. SIGN PERMITS

1. PERMITS REQUIRED

- a. If a sign requiring a permit under the provision of this Article is to be placed, constructed, erected, or modified on a zone lot, a sign permit shall be secured from the Zoning Inspector prior to the construction, placement, erection, or modification of such a sign in accordance with the requirements of Section E.3. (Permit Procedure).
- b. No sign permit of any kind shall be issued for an existing or proposed sign unless an approved Master Sign Plan or Comprehensive Sign Plan is in effect for the property in accordance with the requirements of Section E.3. (Permit Procedure).
- c. The owner of a zone lot (or an authorized representative) that contains signs requiring a permit under this Article shall at all times maintain in force a sign permit for such sign in accordance with this Article.
- d. Sign permits shall be issued for individual zone lots, notwithstanding the fact that a particular zone lot may be included with other zone lots in a Comprehensive Sign Plan.
- e. No signs shall be erected in the public right-of-way except in accordance with Section K (Signs in the Public Right-of-Way).

2. SIGN OPERATIONS ALLOWED ON PRIVATE PROPERTY WITHOUT A SIGN PERMIT

The following sign operations shall be allowed on private property in the Township without the requirement of a sign permit, but the signs must be in conformity with all other building, structural, and electrical laws and regulations of the Township:

- a. Changing of the advertising copy, panels, embellishments, or message on an existing approved marquee, a changeable copy sign, or a similar approved sign specifically designed for the use of replaceable copy without altering or replacement of the face of the sign, whether electrical, illuminated, electronic changing message center, or non-illuminated painted message.
- b. Repainting, cleaning, or other normal maintenance and repair of a sign or sign structure for which a permit has already been issued and which does not involve modification or structural changes. Replacement of a plastic face will be included as an exempt operation, provided it is due to a change caused by breakage and/or deterioration of the face and there is no change in the sign copy.
- c. Changes in the content of show window displays and permitted temporary signs.
- d. Specific signs which shall require a Special Temporary Sign Permit by the Zoning Inspector are listed in Section G (Signs Requiring Special Temporary Sign Permit).

SECTION E. SIGN PERMITS (Contd.)

- e. Specific signs which shall be allowed on private property without a permit, but are subject to all of the other requirements of the Zoning Resolution, such as number limits, placement requirements, and maintenance are listed in Section H (Signs and Sign Operations Allowed on Private Property Without a Sign Permit).
- f. Specific signs completely exempt from the provisions of this Article are listed in Section I (Sign Exemptions).

3. PERMIT PROCEDURES

The following procedures shall govern the application for, and issuance of, all sign permits under this resolution, and the submission and review of Comprehensive Sign Plans and Master Sign Plans. No permit shall be issued for an individual sign requiring a permit unless and until a Master Sign Plan or a Comprehensive Sign Plan for the zone lot on which the sign will be erected has been submitted to the Zoning Inspector. One application and permit may include multiple signs on the same zone lot. An application for a Signage Permit containing a proposed Master Sign Plan or Comprehensive Sign Plan, as required herein, shall be simultaneously processed as part of a Comprehensive Site Plan Review conducted pursuant to Article XIII (Site Plan Review). All approved plans in compliance with all appropriate laws and regulations of the Township shall be included in any development plan, Site Plan, planned unit development plan, or other official plan required by the Township for the proposed development and shall be processed simultaneously with such other plan. After approval of a Master or Comprehensive Sign Plan, no sign shall be erected, placed, painted, or maintained, except in conformance with such plan, and such plan shall be enforced in the same way as any provision of this resolution. In case of any conflict between the provisions of such a plan and any other provision of this resolution, the resolution shall control.

- a. **Master Sign Plan.** For any zone lot on which the owner proposes to erect one or more signs requiring a permit, unless such zone lot is included in a Comprehensive Sign Plan, the owner shall submit to the Zoning Inspector a Master Sign Plan containing the following:
 - (1) The name and address of the owner of the sign;
 - (2) The name, address, and signed, written consent of the owner of the premises where the sign is located or to be located in such form as the Zoning Inspector shall require;
 - (3) Legal description of the property;
 - (4) Existing Zoning on the property;
 - (5) Design restrictions placed on the development by the owner in addition to the requirements of this resolution;
 - (6) Clear and legible drawings on an accurate Site Plan of the lot, at such scale as the Zoning Inspector shall reasonably require, with a description showing:
 - (a) The proposed location of the sign which is the subject of the permit; The location of all other existing signs whose construction would otherwise require permits, when such signs are on the same premises; and the location of existing and future signs of any type whose construction would not require a permit, except that incidental signs need not be shown. For window signs, simply indicate the areas of the windows to be covered by window signs and the general type of the window signs (e.g., paper affixed to window, painted, etched on glass, or some other material hung inside window) and need not specify the exact dimension or nature of every window sign.

SECTION E. SIGN PERMITS (Contd.)

- (b) Location of buildings, parking lots, driveways, and landscaped areas on such lot; and
 - (c) Computation of the maximum total sign area, the maximum area for individual signs., the height of signs and the number of freestanding signs allowed on the lot(s) included in the plan under this Article, with such computations demonstrating conformance to the applicable dimensional requirements of this Article.
- (7) Drawings showing the dimensions, construction supports, sizes, foundation, electrical wiring and components, and materials of the sign, the method of attachment and the character of the structural members.
- (a) Except for banners, flags, temporary signs, and window signs conforming in all respects with the requirements of this resolution, all signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
 - (b) All signs shall comply with the appropriate provisions of the Building Code, as amended, relating to UL approved design, structural members, and connections. Signs shall also comply with the applicable provisions of the Electrical Code and the additional construction standards hereinafter set forth in this chapter. If required by the Zoning inspector, engineering data shall be supplied on plans submitted, certified by a duly licensed structural engineer.
 - (c) The applicant or owner must attest that all signs will be maintained in good structural condition, in compliance with all building and electrical codes, and in conformance with this Article at all times.
- b. **Comprehensive Sign Plan.** The Comprehensive Sign Plan use permit procedure is intended to encourage a flexible procedure to allow businesses to coordinate signage, utilizing a consistent theme appropriate to the character of the proposed or existing development. The procedure provides adequate identification and information, provides a good visual environment, does not negatively impact traffic safety and is regulated to the extent necessary to be consistent with the purpose and intent of this sign resolution.
- (1) Eligible Districts, Parcels, and Development.
- (a) Zone lots that are eligible for Comprehensive Sign Plans must be located in a C-1, C-2, C-3, I-1, or I-2 district and 20/23 Overlay District. Developments eligible to submit Comprehensive Sign Plans include commercial, industrial, or office complexes or campuses, or multi-use business park sites.
 - (b) The area proposed for the Comprehensive Sign Plan procedure shall be consistent with the area defined in an approved Preliminary Plat or contiguous parcels. This area shall not be less than five (5) acres.
 - (c) The owners of three (3) or more existing businesses on contiguous parcels or the owner of a multi-tenant complex may submit a Plan for approval. However, all owners or tenants within the area of the Comprehensive Sign Plan boundaries must be subject to the standards established in the Plan.
- (2) Provisions of Comprehensive Sign Plan. The Comprehensive Sign Plan shall contain all of the information required for a Master Sign Plan and shall also specify the following standards for consistency among all signs on the zone lots affected by the Plan:

SECTION E. SIGN PERMITS (Contd.)

- (a) Placement. All signs shall be placed where they are sufficiently visible and readable for their function. Factors to be considered shall include the purpose of the sign, its location relative to traffic movement and access points, site features, structures, and sign orientation relative to viewing distances and viewing angles.
- (b) Quantity. The Comprehensive Sign Plan, for all zone lots with multiple uses or multiple users, shall limit the number of freestanding signs to a total of one for each street on which the zone lots included in the plan have frontage and shall provide for shared or common usage of such signs. The number of signs that may be approved within any development shall be no greater than that required to provide project identification and entry signs, internal circulation, and directional information to destinations and development sub-areas, and business identification. Factors to be considered shall include the size of the development, the number of development sub-areas, and the division or integration of sign functions.
- (c) Height and Size. All signs shall be no larger or erected to a height greater than necessary for visibility and readability. The preferred type of sign shall be a low-profile monument sign. Factors to be considered in determining appropriate height and size shall include topography, volume of traffic, speed of traffic, visibility range, proximity to adjacent uses, amount of sign copy, placement of display (location and height), lettering style and the presence of distractive influences. All building and freestanding signs single owner/tenant occupied building shall be located in a landscape setting to provide the desired continuity and street scene effect of the development.
- (d) Colors and Materials. Sign materials and color schemes samples shall be provided which are compatible with the architectural features of buildings on the site and/or natural materials incorporated into the project construction. This is required to be accomplished through similarity of materials for sign structures and faces, the use of complementary colors, similarity of architectural style, or the use of a consistent lettering style or copy.
- (e) Illumination. Signs shall only be illuminated with external fixtures designed to prevent light spill over to another property or glare from uplighting.
- (f) Highway Oriented Signs. Development areas regulated by a Comprehensive Sign Plan that are adjacent to the freeway right- of-way or freeway exit providing access to the development area may erect freeway oriented signage. Such signage shall be located in a common area designated for such signage which shall be owned and maintained by the owners' or property owners' association. This common area freeway oriented signage shall comply with all State and Federal transportation department regulations. Such signage shall consist of one multitenant/business sign with the copy restricted to either the logo or the name of the tenant/business in question.
- (g) Plan for Nonconforming Signage. If any new or amended Comprehensive Sign Plan is filed for a property on which existing signs are located, it shall include a schedule for bringing into conformance, within three (3) years, all signs not conforming to the proposed amended plan or to the requirements of this resolution in effect on the date of submission.
- (h) Legal Devices. Deed restrictions, protective covenants and other legal statements or devices to be used to establish participation in the Comprehensive Sign Plan and enforce the standards established in the Plan. These shall be approved by the Zoning Commission and enforced by the owners;

SECTION E. SIGN PERMITS (Contd.)

- (i) Theme. A narrative description of the common theme for signage within the development, how it relates to architectural and/or landscaping elements of the development. The applicant shall present the Sign that would otherwise be permitted within the underlying zoning and the areas where the proposed Comprehensive Sign Plan exceeds or otherwise differs with that which would normally be permitted and an explanation as to why these differences are necessary for this development; and
 - (j) Any other information which, in the opinion of the Zoning Inspector or Zoning Commission, is necessary to provide for enforcement of this resolution.
- c. **Applications for Sign Permits.** An application for construction, creation, or installation of a new sign or for modification of an existing sign on a zone lot with a Master or Comprehensive Sign Plan in effect shall be made to the Zoning Inspector upon a form provided by the Zoning Inspector. The following additional information shall be provided:
 - (1) To the extent that such details are not contained on a Master Sign Plan or Comprehensive Sign Plan then in effect for the zone lot, the application shall be accompanied by detailed drawings and other such information indicating the dimensions, design, structure, and location of each particular sign on the site. A Master or Comprehensive Sign Plan shall be amended by filing a new Master or Comprehensive Sign Plan that conforms with all requirements of the resolution then in effect.
 - (2) For individual sign permits for each use or business within a Comprehensive Sign Plan area, a narrative description must be submitted from the owners' or property owner' association indicating conformance with the established standards of the Comprehensive Sign Plan for this development.
- d. **Permit Fees.** An application for a permit shall be filed with the Zoning Inspector, together with a permit fee for each sign as determined from time to time by the Board of Township Trustees and posted by a separate resolution.
- e. **Completeness.** Within five days of receiving an application for a sign permit or for a Comprehensive or Master Sign Plan, the Zoning Inspector shall review it for completeness. If the Zoning Inspector finds that it is complete, the application shall then be processed. If the Zoning Inspector finds that it is incomplete, the Zoning Inspector shall, within such five-day period, send to the applicant a notice of the denial, together with a brief written statement of the specific ways in which the application is deficient, with appropriate references to the applicable sections of this resolution.
- f. **Action on Sign Permit.** Within seven (7) days of the submission of a complete application for a sign permit, the Zoning Inspector shall:
 - (1) Issue a permit for the erection, alteration or relocation of a sign(s) that is the subject of the application conforms in every respect with the requirements of this resolution and of the Master or Comprehensive Sign Plan;
 - (2) Reject the sign permit if the sign(s) that is the subject of the application fails in any way to conform with the requirements of this resolution and of the applicable Master or Comprehensive Sign Plan. In case of a rejection, the Zoning Inspector shall specify in the rejection the section or sections of the resolution or applicable plan with which the sign(s) is inconsistent; or

SECTION E. SIGN PERMITS (Contd.)

- (3) Begin to process a modification to a Master Sign Plan or Comprehensive Sign Plan.
- g. **Action on Master Sign Plan.** On any application for approval or modification of a Master Sign Plan, the Zoning Inspector shall take action on the applicable one of the following dates:
- (1) Fourteen days after the submission of a complete application if the application is for signs for existing buildings; or
 - (2) On the date of final action on any related application for building permit, Site Plan, or development plan for signs involving new construction.
 - (3) On or before such applicable date, the Zoning Inspector shall either:
 - (a) Approve the proposed plan if the sign(s) as shown on the plan and the plan itself conforms in every respect with the requirements of this resolution and issue the permit; or
 - (b) Reject the proposed plan if the sign(s) as shown on the plan or the plan itself fails in any way to conform with the requirements of this resolution. In case of a rejection, the Zoning Inspector shall specify in the rejection the section or sections of the resolution with which the plan is inconsistent.
- h. **Action on Comprehensive Sign Plan.** A Comprehensive Sign Plan or amendment shall be approved by the Zoning Commission as conforming with this Article. Applications for Comprehensive Sign Plans must be submitted to the Zoning Inspector no less than two weeks prior to the date of the Zoning Commission meeting at which action on the Plan is requested. On any application for approval or modification of a Comprehensive Sign Plan, the Zoning Commission shall review the application and either:
- (1) Approve the proposed plan if the sign(s) as shown on the plan and the plan itself conforms in every respect with the requirements of this resolution and issue; or
 - (2) Reject the proposed plan if the sign(s) as shown on the plan or the plan itself fails in any way to conform with the requirements of this resolution. In case of a rejection, the Zoning Commission shall specify in the rejection the section or sections of the resolution with which the plan is inconsistent. Appeals from this determination shall be made in accordance with Article XII, Section C (Powers and Duties of the Board of Zoning Appeals) of this resolution.
4. EFFECTIVE PERIOD AND TERMINATION OF SIGN PERMITS
- a. **Initial Sign Permit.** An initial sign permit issued by the Zoning Inspector shall cover the period from the date of the issuance of the permit through the last day of that calendar year.
 - b. **Assignment of Sign Permits.** A current and valid sign permit shall be freely assignable to a successor as owner of the property or holder of a business license for the same premises, subject only to filing such application as the Zoning Inspector may require and paying any applicable fee. The assignment shall be accomplished by filing and shall not require approval.
 - c. **Sign Permits, Subsequent.** Subsequent sign permits shall be issued for a period of 12 months. Except as provided herein, sign permits shall be renewable annually upon submission of a renewal application form and the applicable fees.

SECTION E. SIGN PERMITS (Contd.)

Renewal applications shall contain a representation by the applicant that no change in signage under the permit has been made or shall contain dimensions, drawings, and photos of any changes.

d. Lapse of Sign Permit.

(1) A continuing sign permit shall lapse automatically if not renewed, or if the business license for the advertised premises lapses, is revoked, or is not renewed. A sign permit shall also lapse if the advertised commercial message, business activity, lessor, owner, product or facility is incorrect, vacant, or discontinued for a period of 90 days or more and is not renewed within thirty (30) days of a notice from the Township to the last permittee, sent to the premises, that the sign permit will lapse if such activity is not renewed. However, permanent signs applicable to a business temporarily suspended because of a change of ownership or management of such business shall not lapse automatically unless the property remains vacant for a period of 180 days or more.

(2) Every sign permit issued by the Zoning inspector shall become null and void if manufacture is not commenced within 180 days from the date of such permit. If work authorized by such a permit is suspended or abandoned for 120 days any time after the work is commenced, another permit shall first be obtained before work is recommenced, and the fee for such other permit shall be one-half the amount required for a new permit for such work, provided that no changes have been made in the original plans. Such other permit shall not be unreasonably withheld, provided that proper application therefore is made and that the fee for such permit is paid.

e. **Suspension or Revocation of Permit.** The Zoning Inspector shall, in writing, suspend or revoke a permit issued under this Section whenever the permit is issued on the basis of a misstatement of fact or fraud.

f. **Effect of Issuance.** No permit for a sign issued hereunder shall be deemed to constitute permission or authorization to maintain an unlawful sign, nor shall any permit issued hereunder constitute a defense in an action to abate an unlawful sign.

SECTION F. SIGNS PERMITTED IN ZONING DISTRICTS

The following tables list various signs permitted in each of the various zoning districts of the Township and describe standards applicable to each permitted sign. Additional signs, as described in Section I (Sign Exemptions) are exempt from permit requirements. Any of the types of signs permitted in this Article may be manual or automatic changeable copy signs.

SECTION F. SIGNS PERMITTED IN ZONING DISTRICTS (Contd.)

1. ON-PREMISES SIGNS PERMITTED IN A-1, R-1, R-2, R-3, R-4, R-4A, R-5, R-6 AND PUD-R ZONED DISTRICTS										
Sign Style	Sign Type	Permitted Signs ¹	Max. No. Per Sign Type	Max No. Per Zone Lot	Max. Area Per Lineal Foot of Building Width	Max. Area Per Individual Sign Face	Max Ht. ²	Setback Front	Setback Side & Rear ²	Other Requirements
	Area Identification Sign	S		1 per Development Entrance		150 s.f. ³	42 ft.	2 ft.	2 ft.	Boulevard ⁴
Freestanding Signs										
	Nonresidential Use Signs		One of the following types ⁵							
	Institutional Bulletin Board	S				25 s.f.	6 ft.	10 ft.	5 ft.	
	Low Profile or Monument ⁶	S				25 s.f.	6 ft.	10 ft.	5 ft.	
Building Signs										
	Nonresidential Use Signs									
	Canopy / Awning Sign	S			1.5 s.f. up to 350 s.f.	25% of vertical surface	5 ft.	10 ft.	5 ft.	
	Identification Wall Sign	S			n/a	10% of Wall ³		10 ft.	5 ft.	
Footnotes:										
<p>1. P = Allowed without sign permit; S = Allowed only with sign permit.</p> <p>2. Signs located within sixty (60) feet of a street intersection or a railroad and a street intersection must provide a clear view between heights of two and one-half feet and 10 feet.</p> <p>3. The letters of identification on the sign shall be no larger than ten (10) inches in height.</p> <p>4. If placed in a boulevard, such placement shall be subject to review by the BZA which shall consider site distance issues and safety concerns.</p> <p>5. If a nonresidential use is located at the intersection of two major streets, then one additional freestanding sign is permitted.</p> <p>6. See Article VII, Section Z.⁴</p>										

⁴ HISTORY: Amended Effective February 17, 2011

SECTION F. SIGNS PERMITTED IN ZONING DISTRICTS (Contd.)

2. ON-PREMISES SIGNS PERMITTED IN C-1, C-2, C-3 and PUD-C ZONED DISTRICTS										
Sign Style	Sign Type	Permitted Signs ¹	Max. No. Per Sign Type	Max No. Per Zone Lot	Max. Area Per Lineal Foot of Building Width	Max. Area Per Individual Sign Face	Max Ht. ²	Setback Front	Setback Side & Rear ²	Other Requirements
	Area Identification Signs / Area Identification Sign listing Multiple Tenants ³	S		1 per development entrance		50 s.f. ⁴ 150 s.f. ⁴	6 ft.	10 ft.	10 ft.	Boulevard ⁴
Freestanding Signs			1 of the following types							
	Low Profile of Monument ¹³	S		1		25 s.f.	6 ft.	10 ft.	5 ft.	
	Pole Mounted	S		1		50 s.f. ⁷ 70 s.f. ^{7,8} 200 s.f. ^{7,8}	15 ft. ⁵ 80 ft. ^{5,9}	10 ft.	5 ft.	
Building Signs⁷			2 of the following types:		1.5 s.f. up to 350 s.f. max.					
	Awnings	S		2		25% of vertical surface of awning	n/a	5 ft.	5 ft.	Vertical clearance ¹⁰
	Canopy or Marquee Sign	S		1		25% of vertical surface of canopy or marquee	5 ft.	3 ft. from curb face	5 ft.	
	Projecting Sign	S		1		40 s.f.				Vertical clearance ¹⁰
	Suspended / Swinging Sign	S		1 per bldg. entrance		6 s.f.	9" letter height			Vertical clearance ¹⁰
	Wall Sign	S		1 per street frontage ¹¹		15% of wall area per building tenant ¹²				
	Window Sign	S		1		20% of the total window area of each ground floor occupancy of a building	12 ft.			

SECTION F. SIGNS PERMITTED IN ZONING DISTRICTS (Contd.)

Footnotes:

1. S = Allowed only with a sign permit.
2. Signs located within sixty (60) feet of a street intersection or a railroad and a street intersection must provide a clear view between heights of two and one-half (2-1/2) feet and 10 feet and shall not be located within 10 feet of a curb line or a paved roadway. Signs shall not be allowed to project over public rights of way.
3. Multiple tenant commercial signs require a minimum lot/parcel frontage on a single public right-of-way of 200 feet.
4. The letters of identification on the sign shall be no larger than ten (10) inches in height. The second number is the standard for a multi-tenant area identification sign. Each tenant sign for a multi-tenant area identification sign must be less than 70 square feet.
5. If placed in a boulevard, such placement shall be subject to review by the BZA which shall consider site distance issues and safety concerns.
6. Allowed provided the area of the premises covers one acre or more.
7. Plus five percent of the maximum shown for each additional fifty feet of frontage in excess of the first 300 feet of frontage up to an absolute maximum of 150 percent of the maximum shown.
8. The second number reflects the standard for multiple tenant signage. The third number reflects the maximum area for freeway oriented signage if the sign is located within 1,320 feet of the freeway right of way or exit ramp. Freeway oriented signage is not permitted in a C-1 zoning district.
9. The second number reflects the standard for freeway oriented signage if the sign is located within 1,320 feet of the freeway right of way or exit ramp; however, if the commercial use is within 100 feet of the nearest boundary of any premises zoned for single-family or multi-family residential use on the same right-of-way, the sign shall not exceed 25 feet in height above the street grade. Freeway oriented signage is not permitted in a C-1 zoning district.
10. A vertical clearance of 9 feet is required from a sidewalk, private drive, or parking area. Signs attached to the underside of a canopy or marquee shall have a minimum clearance of 8 feet from same. Where applicable, a vertical clearance of 12 feet is required from a public street.
11. Identification wall signs with non-illuminated letters not exceeding 4 square feet in area may be permitted in addition to regulated signage.
12. The percentage figure here shall mean the percentage of the area of the wall of which such sign is a part or to which each such sign is most nearly parallel. Where window signage is to be used in addition to wall signage, the area of all ground floor windows shall be deducted from the area of the wall. Premises fronting on more than one public right of way may not combine permissible signs for one frontage with another frontage for the purpose of placing the combined area of signs on the frontage. Multi-tenant buildings shall be required to determine the maximum area allotted to each business tenant within the overall maximum area per lineal foot of building width.
13. See Article VII, Section Z.⁵

⁵ HISTORY: Amended Effective February 17, 2011

SECTION F. SIGNS PERMITTED IN ZONING DISTRICTS (Contd.)

3. ON-PREMISES SIGNS PERMITTED IN I-1, I-2 and PUD-I ZONED DISTRICTS										
Sign Style	Sign Type	Permitted Signs ¹	Max. No. Per Sign Type	Max No. Per Zone Lot	Max. Area Per Lineal Foot of Building Width	Max. Area Per Individual Sign Face	Max Ht. ²	Setback Front	Setback Side & Rear ²	Other Requirements
	Area Identification Signs / Area Identification Sign listing Multiple Tenants ³	S		1 per development entrance		50 s.f. ⁴ / 150 s.f. ⁴	6 ft. / 18 ft.	10 ft.	10 ft.	Boulevard ⁵
Freestanding Signs			2 of the following types							
	Low Profile of Monument ¹⁵	S		1 per street frontage ⁶		50 s.f.	6 ft.	10 ft.	5 ft.	
	Pole Mounted	S		1		50 s.f. ⁷ 70 s.f. ^{7,8} 200 s.f. ^{7,8}	15 ft. ⁷ 80 ft. ^{7,9}	10 ft.	5 ft.	
Building Signs			2 of the following types:		1.5 s.f. up to 350 s.f.					
	Awnings	S		2		25% of vertical surface	n/a	5 ft.	5 ft.	Vertical clearance ¹⁰
	Canopy or Marquee Sign	S		1		1.5 s.f. per linear foot of the face ¹¹	5 ft.	3 ft. from curb face	5 ft.	Vertical clearance ¹⁰
	Projecting Sign ¹²	S		1 per bldg.		50 s.f.				Vertical clearance ¹⁰
	Suspended / Swinging Sign	S		1 per bldg.		6 s.f.	9" letter height			Vertical clearance ¹⁰
	Wall Sign	S		1 per street frontage ¹³		15% of wall area ¹⁴				
	Window Sign	S		1		20% of the total window area of each ground floor occupancy of a building	12 ft.			

Footnotes:

1. S = Allowed only with sign permit.
2. Signs located within sixty (60) feet of a street intersection or a railroad and a street intersection must provide a clear view between heights of two and one-half (2-1/2) feet and ten (10) feet and may not be located within ten (10) feet of a curb line or a paved roadway.
3. Multiple tenant commercial and industrial signs require a minimum lot/parcel frontage on a single public right-of-way of 200 feet.
4. The letters of identification on the sign shall be no larger than ten (10) inches in height. The second number is the standard for a multi-tenant area identification sign. Each tenant sign for a multi-tenant area identification sign must be less than 70 square feet.
5. If placed in a boulevard, such placement shall be subject to review by the BZA which shall consider site distance issues and safety concerns.
6. Where a premises fronts more than one public right of way or street, excluding alleys and service drives, the maximum number, area, and height standards for low profile or monument signs, and building signs shall apply to each frontage.
7. Plus five percent of the maximum shown for each additional fifty feet of frontage in excess of the first 300 feet of frontage up to an absolute maximum of 150 percent of the maximum shown.
8. The second number reflects the standard for multiple tenant signage. The third number reflects the maximum area for freeway oriented signage if the sign is located within 1,320 feet of the freeway right-of-way or exit ramp; however, if the commercial use is within 100 feet of the nearest boundary of any premises zoned for single-family or multi-family residential use on the same right-of-way, the sign shall not exceed 25 feet in height above the street grade.
9. The second number reflects the standard for freeway oriented signage if the sign is located within 1,320 feet of the freeway right of way or exit ramp; however, if the commercial use is within 25 feet of the nearest boundary of any premises zoned for single-family or multi-family residential use on the same right-of-way, the sign shall not exceed 25 feet in height above the street grade.
10. A vertical clearance of 9 ft. is required from a sidewalk, private drive, or parking area. Signs attached to the underside of a canopy or marquee shall have a minimum clearance of 8 feet from same. Where applicable, a vertical clearance of 12 feet is required from a public street.
11. Unused copy area or any part of unused copy area allowed for one facing cannot be added to that allowed for other facings. On places of public entertainment such as theaters, arenas, meeting halls, etc., where one or more changeable copy signs are allowed, the copy area allowance shall be five square feet per linear foot of the canopy or marquee face.
12. All projecting signs shall be installed or erected in such a manner that there shall be no visible sign support structures above a roof, building face, or wall, except a cantilever support may rise twelve inches above the parapet as long as the space between the edge of the sign and the building face is enclosed.
13. Identification wall signs with non-illuminated letters not exceeding 4 square feet in area shall be permitted in addition to regulated signage.
14. The percentage figure here shall mean the percentage of the area of the wall of which such sign is a part or to which each such sign is most nearly parallel. Where a window sign is to be used in addition to wall signage, the area of all ground floor windows shall be deducted from the area of the wall. Premises fronting on more than one public right-of-way shall not combine permissible signs for one frontage with another frontage for the purpose of placing the combined area of signs on the frontage.
15. See Article VII, Section Z.⁶

⁶ HISTORY: Amended Effective February 17, 2011

SECTION F. SIGNS PERMITTED IN ZONING DISTRICTS (Contd.)

4. OFF-PREMISES (OUTDOOR ADVERTISING) FREE-STANDING AND WALL SIGNS Off-premises free-standing and wall signs are allowed only with a sign permit and are subject to the following conditions:
- a. **Spacing Requirements.**
 - (1) Off-premises signs visible to the same flow of traffic on either side of the main traveled way shall not be closer than 1,500 feet apart.
 - (2) The minimum distance between two off-premises signs, located at the intersection of two streets and facing different flows of traffic at right angles to each other, shall be 750 feet. Back to back signs are permitted.
 - (3) Seat benches, trash cans, telephone booths, bus shelters, vending machines, and other similar devices containing off-premises advertising shall not be used in interpreting spacing requirements prescribed in paragraphs (a) and (b) hereof.
 - b. **Maximum Size.** Off-premises signs shall not be larger than 15% of the floor area of the primary building on the off-premises parcel, up to a maximum of 300 square feet per sign face in total area, including temporary embellishments, extensions, and cutout letters. Vacant parcels may have one off-premises sign of 20 square feet per zone lot.
 - c. **Maximum Height.** No free-standing or wall sign that is within 660 feet of the edge of the roadway shall be more than twenty-five feet above the grade of the roadway to which the sign is oriented or have a height greater than the height of the primary building on the off-premises parcel.
 - d. Off-premises signs and sign structures in all commercial and industrial zoning districts shall conform to the required front, side, and rear yard setbacks contained in Article V, Section A, Table 5.1 (Density, Yard, and Height Requirements).
 - e. No part of any off-premises sign structure shall be located in any required front yard.⁷
 - f. Support structures for off-premises free-standing signs shall be of vertical, all-metal construction, not to exceed two beams or poles. Where the back is visible, it shall be suitably painted or otherwise covered to present a neat and clean appearance.
 - g. The area around off-premises sign structures shall be kept clean, and all scrub brush, tall grass, etc., shall be cleared away to a distance of at least five feet to the rear and sides of structures as well as to the front property line, and if on a corner site, to both property lines.
 - h. Site directional signs shall conform to all the requirements for off-site third party signs.

⁷ HISTORY: Amended Effective February 18, 2005

SECTION G. SIGNS REQUIRING SPECIAL TEMPORARY SIGN PERMIT

1. **SUBDIVISION DEVELOPMENT REAL ESTATE SIGN** The Zoning Inspector may issue a special temporary sign permit for an on-premises, subdivision development real estate sign in any zoning district in connection with the marketing of lots or structures in a subdivision, subject to the following conditions:
 - a. **Time Unit.** Such permits shall be issued for a period not to exceed one year. The Zoning Inspector may renew such a permit for additional periods of up to one year upon written application at least thirty days prior to its expiration.
 - b. **Type of Sign.** The word "sign" as used in this subsection, refers to all types of signs except signs exempted under Section I and those prohibited under Section J.
 - c. **Copy and Area.** The on-site sign may contain advertising in connection with the name of the subdivision, development firm, building contractor, or real estate sales firm, and may refer to materials, appliances, supplies, and building trades used in construction of the dwelling units or services provided by the developer. The maximum area of the sign shall be sixty-four (64) square feet in any district.
 - d. **Location.** All subdivision development real estate signs shall comply with all applicable setback requirements for the zoning district in which the property is located. No such sign shall be permitted to remain in one subdivision or in one unit of a subdivision for the purpose of advertising the sale of lots or structures in another subdivision, or another unit within the same subdivision, without the express permission of the Zoning Inspector.
2. **CONSTRUCTION SIGN**

The Zoning Inspector may issue a special temporary sign permit for an on-premises sign in any zoning district in connection with a construction project, subject to the following conditions:

 - a. **Time Unit.** Such permits may be issued for a period no more than five days prior to the beginning of construction for which a valid zoning permit has been issued and shall be removed five days after completion and/or prior to occupancy. In no case shall the time period exceed one year.
 - b. **Type of Sign.** The word "sign," as used in this subsection, refers to all types of signs, except signs exempted or prohibited under Section I (Sign Exemptions) and Section J (Prohibited Signs).
 - c. **Copy and Area.** The on-site sign may contain advertising in connection with the name of the building contractor and may refer to materials, appliances, supplies, and building trades used in the construction. The maximum area of the sign shall be sixty-four (64) square feet in any district.
 - d. **Location.** All construction signs shall comply with all applicable setback requirements for the zoning district in which the property is located.
3. **FUTURE DEVELOPMENT SIGN**

The Zoning Inspector may issue a special temporary sign permit for an on-premises future development sign in any zoning district in connection with a proposed construction project, subject to the following conditions:

 - a. **Time Unit.** One future development sign may be erected not more than one year prior to the anticipated beginning of construction. The permit issued shall be valid for a period of one year. No more than one six-month extension may be granted upon satisfactory evidence that construction will begin within the extension period.

SECTION G: SIGNS REQUIRING SPECIAL TEMPORARY SIGN PERMIT (Contd.)

- b. **Copy and Area.** The on-site sign may contain advertising in connection with the name of the development firm, engineer, architect, building contractor, or real estate firm and may depict a plat map and conceptual drawings of the construction. The maximum area of the sign shall be sixty-four square feet per sign face, unless it is within a C-3,I-1, or I-2 zoning district, where the total permitted area shall not exceed one hundred (100) square feet per sign face. If there is more than one sign face, the total permitted area shall not exceed twice the area permitted for one face.
- c. **Location.** The sign must be set back not less than thirty feet from the property line.

4. SIGNS FOR SPECIAL EVENTS

The Zoning Inspector may issue a special temporary sign permit for signs, not in excess of four (4) square feet in area, erected to advertise participation in a public parade, public event, or public celebration for a period not to exceed ten (10) days.

5. FLAGS, BANNERS, PENNANTS, SEARCHLIGHTS, TWIRLING SIGNS, SANDWICH-BOARD SIGNS, SIDEWALK OR CURB SIGNS, AND BALLOONS

Banners, flags, pennants, searchlights, twirling signs, sandwich-board signs, sidewalk or curb signs, and balloons or other gas filled figures, shall require the application to and express approval by the Zoning Inspector only in accordance with the following activities:

- a. At the opening of a new business in a commercial or industrial district for a total period not to exceed fifteen days. Banners, flags, and pennants shall be allowed in residential districts in conjunction with a demonstration of model homes in a new subdivision, which demonstration is conducted by a real estate agent, for two days before the opening of such demonstration to two days after and not to exceed a total period of fifteen days in any calendar year.⁸
- b. At special events of a civic or philanthropic nature.

SECTION H. SIGNS AND SIGN OPERATIONS ALLOWED ON PRIVATE PROPERTY WITHOUT A SIGN PERMIT⁹

The following signs and sign operations shall be allowed on private property without a sign permit, but are subject to all of the other requirements of the Zoning Resolution, such as number limits, placement requirements, and maintenance, and the signs must also be in conformity with all other building, structural, and electrical laws and regulations of the Township:

- 1. Changing of the advertising copy, panels, embellishments, or message on an existing approved marquee, a changeable copy sign, or a similar approved sign specifically designed for the use of replaceable copy without altering or replacement of the face of the sign, whether electrical, illuminated, electronic changing message center, or non- illuminated painted message.
- 2. Changes in the content of show window displays and permitted temporary signs.

⁸ HISTORY: Amended Effective February 17, 2011

⁹ HISTORY: Amended Effective February 17, 2011

SECTION H. SIGNS AND SIGN OPERATIONS ALLOWED ON PRIVATE PROPERTY WITHOUT A SIGN PERMIT (Contd.)

3. MISCELLANEOUS SIGNS ALLOWED IN ALL ZONING DISTRICTS WITHOUT A PERMIT									
Sign Type	Permitted Signs ¹	Max. Total Sign Area Per Zone Lot	Max. No. Per Zone Lot	Max. No. Per Foot of Street Frontage	Max. Area Per Individual Sign Face	Max. Ht. ²	Setback Front	Setback Side & Rear ²	Other Requirements
Building Marker / Memorial / Commemorative Plaque / Symbols or identification emblems of religious orders or recognized historical agencies	P		1 per building		4 s.f.				Must be cut into masonry surface, fastened, or inlaid so as to be flat against or part of a building
Bulletin Boards	P		1		24 s.f.	6 ft.	10 ft.	5 ft.	Not oriented to motor vehicles in the public right-of-way
Directional Sign	P				8 s.f.	5 ft.	2	2	On-premises
Flags, Political or Corporate ³	P		1 of each type of flag per lot frontage		60 s.f.	40 ft.	10 ft.	5 ft.	Flag-flying protocol required ³
House Numbers	P		1 per business or residence		2 s.f.		10 ft.	5 ft.	
Incidental Sign	P	5 s.f.	5		1 s.f.	5 ft.	10 ft.	5 ft.	
Nameplate	P		1 per residence or business		1 s.f.		10 ft.	5 ft.	Non-electric sign
No Trespassing or No-Dumping Signs	P		4		2 s.f.	5 ft.	10 ft.	5 ft.	Additional signs must be approved by the Zoning Inspector
Political and Campaign Signs on behalf of candidates for public office or measures on election ballots	P			1 per 200 linear feet of frontage or per frontage	6 s.f. in R, C-1, or C-2 Districts; 32 s.f. in A, C-3 & I Districts	5 ft.	10 ft.	5 ft.	Shall not be located within a public right of way

SECTION H. SIGNS AND SIGN OPERATIONS ALLOWED ON PRIVATE PROPERTY WITHOUT A SIGN PERMIT (Contd.)

3. MISCELLANEOUS SIGNS ALLOWED IN ALL DISTRICTS WITHOUT A PERMIT (Contd.)									
Sign Type	Permitted Signs ¹	Max. Total Sign Area Per Zone Lot	Max. No. Per Zone Lot	Max. No. Per Foot of Street Frontage	Max. Area Per Individual Sign Face	Max. Ht. ²	Setback Front	Setback Side & Rear ²	Other Requirements
Real Estate Signs	P			1 per 300 linear feet of frontage or per frontage	6 s.f. in R, C-1 , or C-2 Districts / 32 s.f. in A, C-3 & I Districts	5 ft.	10 ft.	5 ft.	Not illuminated; On premises of advertized property; Removed within 7 days after sale, rental, or lease
Temporary Sign for Civic, Philanthropic, Educational, or Religious Organization Event	P				4 s.f.	5 ft.	10 ft.	5 ft.	Shall not be posted more than 30 days before event; Must be removed not more than 7 days after event.
Temporary Window Signs	P		1		20% of the total window area of each ground floor occupancy of a building	12 ft.			30 day limit no more than two times per year
Footnotes:									
<ol style="list-style-type: none"> 1. P = Allowed without sign permit. 2. Signs located within sixty (60) feet of a street intersection or a railroad and a street intersection must provide a clear view between heights of two and one-half (2-1/2) feet and ten (10) feet and shall not be located within ten (10) feet of a curb line or a paved roadway. 3. Flags of the United States, the state, city, foreign nations having diplomatic relations with the United States, and any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction, provided that such a flag shall be flown in accordance with protocol established by the Congress of the United States for the Stars and Stripes. Any flag not meeting any one or more of these conditions shall be considered a banner or a pennant sign and shall be subject to regulation as such. 									

SECTION I. SIGN EXEMPTIONS

The following signs are hereby declared to be exempt from the provisions of this Article:

1. HOLIDAY SIGNS

Signs of a primarily decorative nature with no commercial message, clearly incidental and customary and commonly associated with any national, local, or religious, holiday, provided that such signs shall be displayed for a period of not more than thirty forty-five (45) consecutive days nor more than sixty (60) days in one year. Such signs may be of any type, size, number, area, height, illumination, or animation and shall be set back not less than ten (10) feet from all boundary lines of the lot, provided that a clear area is maintained to a height of seventy-two (72) inches, within fifty-five (55) feet of the centerline of the intersection of two streets, a railroad and a street, or a street and a driveway. Subject to the foregoing, any type of holiday decorations that partially camouflage or divert attention from traffic signals or directional signals are specifically prohibited;

2. INTERIOR SIGNS

Signs located within the interior of any building, stadium, or shopping center or within an enclosed lobby or court of lobby, court or entrance of any theater that are not legible from a distance of more than three feet beyond the lot line of the zone lot or parcel on which such sign is located; provided, however, that such signs must conform to the structural, electrical, and material specifications set forth by Township, County, and State law;

3. PUBLIC NOTICES

Official notices or warnings posted by public officers or employees in the performance of their duties;

4. PUBLIC SIGNS

Signs required or specifically authorized for a public purpose by any law, statute, or resolution may be of any type, number, area, height above grade, location, illumination or animation required by law, statute, or resolution under which the signs are erected;

5. SIGNS IN DISPLAY WINDOWS

Signs in the display window of a business use which are incorporated with a display of merchandise or a display relating to services offered that are not legible from a distance of more than three feet beyond the lot line of the zone lot or parcel on which such sign is located;

6. TRAFFIC CONTROL SIGNS

Governmental signs for control of traffic and other regulatory purposes including street signs, danger signs, railroad crossing signs, and signs of public service companies indicating danger and aids to service or safety which are erected by or on the order of a public officer in the performance of his or her public duty;

7. WARNING SIGNS

Signs warning the public of the existence of danger, but containing no advertising material, of a size as may be necessary, to be removed upon subsidence of danger; and

8. WORKS OF ART

Works of art that do not include a commercial message.

SECTION J. PROHIBITED SIGNS

The following signs are expressly prohibited in all zoning districts, except as otherwise provided by this Article:

1. "A-1" FRAME SIGNS

"A-1" frame, sandwich-board, and sidewalk or curb signs are prohibited, except for a temporary use as provided in Section G(5) hereof.

2. ADVERTISING VEHICLES PROHIBITED

a. No person shall operate or park any vehicle or trailer to serve as a portable sign, except as provided in Paragraph b. hereof, on a public right-of-way, or on public property so as to be visible from a public right-of-way, which vehicle or trailer has attached thereto or located thereon any sign or advertising device for the basic purpose of an advertisement of products or directing people to a business or activity located on the same or nearby property or on any other premises.

b. Paragraph a. hereof is not intended to prohibit any form of vehicular signage used in the normal day-to-day operations of a business, such as a sign attached to a bus or lettered on a motor vehicle, unless the primary purpose of such vehicle is for such advertising.

3. ANIMATED AND INTENSELY LIGHTED SIGNS

No sign shall be permitted which is animated by means of flashing, scintillating, blinking, or traveling lights or any other means not providing constant illumination. Public service information signs and other electronic message centers classified as message center signs are permitted.

4. BANNERS, PENNANTS, SEARCHLIGHTS, TWIRLING SIGNS, SIDEWALK OR CURB SIGNS, AND BALLOONS

Banners, pennants, searchlights, twirling signs, sidewalk or curb signs, and balloons or other gas filled figures are prohibited unless used in accordance with Section G.5. (Flags, Banners, Pennants, Searchlights, Twirling Signs, Sandwich-board Signs, Sidewalk or Curb Signs, and Balloons).

5. MISCELLANEOUS SIGNS AND POSTERS

The tacking, pasting, or otherwise affixing of signs of a miscellaneous character, visible from a public way, located on the walls of buildings, barns, sheds, trees, poles, posts, fences, or other structures is prohibited unless otherwise permitted by this Article.

6. MOVING SIGNS

Except as otherwise provided in this Article, no sign or any portion thereof shall be permitted which moves or assumes any motion constituting a non-stationary or non-fixed condition, except for the rotation of barber poles, permissible message center signs, or permissible multi-prism units. indexing multi-prism units must not exceed a speed of two complete revolutions every twenty seconds, This Section is not meant to prohibit any form of vehicular signage, such as a sign attached to a bus or lettered on a motor vehicle.

7. PORTABLE SIGNS

Portable or wheeled signs are prohibited.

8. PUBLIC AREAS

No sign shall be permitted which is placed on any curb, sidewalk, post, pole, hydrant, bridge, tree, or other surface located on public property or over or across any street or public thoroughfare, except as may otherwise be expressly authorized by this Article.

SECTION J. PROHIBITED SIGNS (Contd.)

9. ROOF SIGNS

Roof signs are prohibited; however mansard roof signs shall be considered wall signs.

10. SIGNS WITH LAPSED PERMITS

Signs with lapsed permits are prohibited.

11. SWINGING SIGNS

Swinging signs are prohibited, except when constructed in conformance with Section F.2.

Footnote 10 (On-premises Signs Permitted in C-1, C-2, and C-3 Zoned Districts) and Section F.3

Footnote 10 (On-premises Signs Permitted in I-1 and I-2 Zoned Districts).

12. UNCLASSIFIED SIGNS

The following signs are also prohibited:

- a. Signs that bear or contain statements, words, or pictures that are harmful to juveniles, or of an obscene, pornographic, or immoral character, or which contain advertising matter which is untruthful;
- b. Signs that are painted on or attached to any fence or any wall or structure (other than structures for permitted signs) which is not structurally a part of a building, except to identify a residence or residence structure by means of posting the name of the occupant or structure and the street address;
- c. Signs that operate or employ any stereophonic or motion picture projection or media in conjunction with any advertisements, or that have visible moving parts or any portion of which moves, or that give the illusion of motion, except as permitted in this Article;
- d. Signs that emit audible sound, or visible matter;
- e. Signs that purport to be, or are an imitation of, or resemble, an official traffic sign or signal;
- f. Signs that, by reason of their size, location, movement, content, coloring, or manner of illumination, may be confused with or construed as a traffic control sign, signal or device; or the light of an emergency or road equipment vehicle; or that hide, partially camouflage, or divert attention from the view of any traffic or street sign, signal or device;
- g. Signs that violate any provision of any Federal or State law relative to outdoor advertising;
- h. Painted wall murals or other similar artwork, except with the approval of the Board of Zoning Appeals ; and
- i. Any sign not specifically permitted in this Article.

13. VISIBLE FRAMES

Visible angle iron frames or structures to support projecting signs are prohibited.

SECTION K. SIGNS IN THE PUBLIC RIGHT-OF-WAY

No signs shall be allowed in the public right-of-way, except for the following:

1. PERMANENT SIGNS

Signs of a permanent nature which meet the following purposes:

- a. Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic;
- b. Bus stop signs erected by a public transit company;
- c. Informational signs of a public utility regarding its poles, lines, pipes, or facilities; and
- d. Subdivision area identification signs located in a boulevard at the intersection of streets of the subdivision with major streets of the Township, subject to placement review by the BZA which shall consider site distance issues and safety concerns.

2. EMERGENCY SIGNS

Emergency warning signs erected by a governmental agency, a public agency, a public utility company, or a contractor doing authorized or permitted work within the public right- of-way.

3. OTHER SIGNS FORFEITED

Any sign installed or placed on public property, except in conformance with the requirements of this Article, shall be forfeited to the public and subject to confiscation. In addition to other remedies hereunder, the Township shall have the right to recover from the owner or person placing such a sign the full costs of removal and disposal of such sign.

SECTION L. NONCONFORMING SIGNS

A sign that would be permitted under this zoning resolution only with a sign permit, but which was in existence on the date of adoption of this resolution, and which was constructed in accordance with the resolutions and other applicable laws in effect on the date of its construction, but which by reason of its size, height, location, design, or construction is not in conformance with the requirements of this resolution, shall be exempt from the requirements of this resolution.

1. NOTIFICATION OF NONCONFORMITY

Upon the enactment of this Article, the Zoning Inspector shall, as soon as practical, survey the Township for signs which do not conform to the requirements of this Section. Upon determination that a sign is nonconforming, the Zoning Inspector shall use reasonable efforts to so notify, either personally or in writing, the user or owner of the property on which the sign is located of the following:

- a. The nonconformity of the sign; and
- b. Whether the sign is eligible for characterization either as legal or nonconforming or unlawful. If the sign owner or the user or owner of the property on which the sign is located cannot be determined, the notice shall be affixed in a conspicuous place to the sign or to the business premises with which the sign is associated.

2. SIGNS ELIGIBLE FOR CHARACTERIZATION AS LEGAL NONCONFORMING

Any sign located within the Township limits on the date of adoption of this Article, which does not conform with this Article, is eligible for characterization as a legal nonconforming sign, except for free-standing signs located in the public right of way.

3. LOSS OF LEGAL NONCONFORMING STATUS

Upon the loss of legal nonconforming status, a sign shall be immediately brought into compliance with this Article with a new permit secured if so required, or shall be removed. A legal nonconforming sign shall immediately lose its legal nonconforming designation if any of the following is true:

- a. the sign structure is altered in any way (except for normal maintenance),
- b. the sign structure is relocated,
- c. the sign face, symbol or illustration (except for changeable copy signs) is changed,
- d. the sign and/or the sign structure is damaged, due to an act of God or by a vehicle, which damage requires repairs in excess of thirty percent of the value of the same,
- e. Board of Trustees specifically designates the loss of such designation for certain types of signs.

4. LEGAL NONCONFORMING SIGN MAINTENANCE AND REPAIR

Nothing in this chapter shall relieve the owner or user of a legal nonconforming sign from the requirements of this Article, provided, however, that any repainting, cleaning, and other normal maintenance or repair of the sign or sign structure shall not modify the sign structure in any way. Otherwise, the sign shall lose its legal nonconforming status.

SECTION M. MAINTENANCE AND REPAIR

1. Every sign, including but not limited to those signs for which permits are required or for which no permits or permit fees are required, shall be maintained in a safe, presentable, and good structural material condition at all times, including the repair or replacement of defective parts, painting, repainting, cleaning, and other acts required for the maintenance of such sign.
2. The Zoning Inspector shall require compliance with all standards of this Article. If the sign is not made to comply with adequate safety and maintenance standards, the Zoning Inspector shall require its removal in accordance with this Article.
3. No sign permit is required for repainting, cleaning, or other normal maintenance and repair of a sign or sign structure for which a permit has already been issued and which does not include modification or structural changes. Replacement of a plastic face will be included as an exempt operation, provided it is due to a change caused by breakage and/or deterioration of the face and there is no change in the sign copy, except for tenant panel replacement on a previously approved multi-tenant sign.¹⁰

SECTION N. DANGEROUS OR DEFECTIVE SIGNS

No person shall maintain or permit to be maintained on any premises owned or controlled by him or her, any sign which is in a dangerous or defective condition. Any such sign shall be removed or repaired by the owner of the premises and/or the owner of the sign.

SECTION O. STREET IMPROVEMENT PROJECTS

Any sign located in or projecting over a public right-of-way at the time of the effective date of this Article, which sign was subject to removal or relocation at the owners expense, pursuant to a permit or resolution of the Township, shall be removed by the owner or altered at the owner's expense to comply with this Article if, as the result of, or after completion of, a street improvement project, such sign does not or would not comply with this Article.

SECTION P. REMOVAL OF SIGNS BY THE ZONING INSPECTOR

1. The Zoning Inspector shall be responsible for identifying and notifying the Wood County Building Department of any sign with a lapsed and void permit, or that is prohibited by this resolution, considered a public nuisance, or which may endanger the public's safety.
2. The Zoning Inspector shall prepare a notice which shall describe the sign and specify the violation involved and which shall state that if the sign is not removed or the violation is not corrected within ten (10) days, the sign shall be removed in accordance with this Section.
3. All notices mailed by the Zoning Inspector shall be sent certified mail. Time periods provided in this Section shall be deemed to commence on the date of the receipt of the certified mail.
4. If known, or with reasonable care should be known, the notice shall be mailed to or delivered to the owner of the sign and the occupant of the property. For all other signs, the notice shall be mailed to the owner of the property on which the sign is located as shown on the last equalized assessment roll.

¹⁰ HISTORY: Amended Effective February 17, 2011

SECTION P. REMOVAL OF SIGNS BY THE ZONING INSPECTOR (Contd.)

5. Any person having an interest in the sign or the property may appeal the determination of the Zoning Inspector ordering removal or compliance by filing a written notice of appeal with the Board of Zoning Appeals within ten days after receipt of the notice.
6. Notwithstanding the above, in cases of emergency, the Inspector shall cause the immediate removal of a dangerous or defective sign without notice.

SECTION Q. DISPOSAL OF SIGNS: FEES

1. Any sign removed by the Zoning Inspector pursuant to this Article shall become the property of the Township and shall be disposed of in any manner deemed appropriate by the Township. The cost of removal of the sign by the Zoning Inspector shall be considered a debt owed to the Township by the owner of the sign and the owner of the property. Such debt shall be recovered in an appropriate court action by the Township or by assessment against the property as hereinafter provided. The cost of removal shall include any and all incidental expenses incurred by the Township in connection with the removal of the sign.
2. When it is determined by the Zoning Inspector that such sign would cause an imminent danger to the public safety, and contact cannot be made with the sign owner or the building owner, the service of a written notice shall not be required. In such emergency situation, the Zoning Inspector shall correct the danger, and all costs shall be assessed against the property.