

**ARTICLE V
SIGNS**

Section 501 Intent

It is hereby determined that regulation of the locations, size, placement, and certain features of signs is necessary to enable the public to locate goods, services, and facilities without difficulty and confusion, to prevent wasteful use of natural resources in competition among business for attention, to prevent hazards of life and property, and to assure the continued attractiveness of the community and protect property values. It is further determined that signs which may lawfully be erected and maintained under the provisions of this Ordinance are consistent with customary usage, and that signs which may not lawfully be erected or maintained under the provisions hereof are not consistent with customary usage, are an abuse thereof, and are unwarranted invasions of the rights of legitimate business interests and of the public.

Section 502 Residential District Regulations for Signs

Within all districts allowing residential dwellings as a use, signs shall be permitted as follows;

- (A) One sign to announce the sale or rent of property whose area shall not exceed six (6) square feet.
- (B) Churches shall be permitted total sign area of 20 square feet. The total sign area may be divided into two signs: one identification sign and one bulletin board.
- (C) One sign per vehicle entrance which identifies a platted subdivision development or be manufactured housing community not exceeding 32 square feet and eight feet in height.
- (D) Multiple dwellings and nursing homes shall be permitted one identification sign not to exceed 12 square feet and eight feet in height.
- (E) One sign shall be permitted to advertise a home occupation not to exceed six (6) square feet and shall not detract from the visual appearance of the neighborhood.
- (F) Signs permitted by this Section are exempt from the setback requirements of Section 401. Signs, however, shall not be located on the right-of-way and shall not interfere with traffic visibility.

Section 503 Town Development District Sign Regulations

Signs are permitted in the Town Development (TD) District on parcels that are already developed. Free-standing (ground) signs are permitted having an area not exceeding six (6) square feet for each ten (10) feet of frontage (or fraction thereof), or sixty (60) square feet for each acre, whichever is larger. There shall be a maximum of one hundred (100) square feet of sign area for each developed parcel. Where a premise has more than one occupant, the permitted sign area shall be divided among them in the same proportion as floor space and outdoor sales as occupied by them. Where a premise has more than two occupants and has a name distinct from that of the occupants, as in a shopping center, an additional two (2) square feet of sign area for each ten (10) feet or fraction of street frontage, with a maximum of two hundred (200) square feet, is permitted only for signs identifying the developed premises.

ARTICLE V - SIGNS

Section 503 Town Development District Sign Regulations: Continued

With the exception of area provided for shopping center identification, sign area not utilized by occupants of the premises may be made available for off premise directional signs.

Signs shall be subject to the following setback requirements; minimum of five (5) feet setback when the right-of-way width from the centerline of the road to the property line is less than fifty (50) feet; and may be located at the lot line when the right-of-way width from the centerline of the road to the property line is greater than fifty (50) feet. Setback measurement shall be from the right-of-way to the closest part of the sign whether it be at or above grade. Signs shall be subject to the height regulations for the Town Development District.

Section 504 Industrial District Sign Regulations

In the Industrial District, on-premise signs are permitted have a sign area not exceeding one hundred (100) square feet. Off-premise signs are permitted and shall have a maximum sign area of three-hundred (300) square feet per sign. Back-to-back signs shall have a maximum of three hundred (300) square feet for each side and shall not be further apart than four (4) feet. Individual signs shall be at least three-hundred (300) feet apart and shall maintain a forty (40) foot setback. The maximum height for signs in the Industrial District shall be thirty (30) feet.

Section 505 Conditional Use and Residential Zone – Non-Residential Principal Use Sign Regulation

On-premise signs are permitted to identify or advertise an approved conditional use or activity and shall not advertise a specific product not produced on the premises. Signs shall have a maximum sign area of sixteen (16) square feet and not exceed eight (8) feet in height. Signs shall be subject to the following setback requirements: minimum of five (5) feet setback when the right-of-way width from the centerline of the road to the property line is less than fifty (50) feet; and may be located at the lot line when the right-of-way width from the centerline of the road to the property line is greater than fifty (50) feet. Setback measurement shall be from the right-of-way to the closest part of the sign, whether it be at or above grade. Sign regulations in this Section shall not apply to any conditional use or non-residential principal use located in the TD or I Districts, or to churches, multiple family dwellings, nursing homes or home occupations which are regulated elsewhere in this Article.

Section 506 Temporary Signs

Signs which are intended to identify or advertise a non-profit annual or one-time event or occurrence, such as a fair or other event of general public interest, shall be authorized by the Zoning Administrator for a period of not more than two months by written permits upon finding that the proposed sign is not contrary to the spirit and purpose of this Ordinance and shall conform

ARTICLE V - SIGNS

Section 506 Temporary Signs: Continued

to all size limitations set forth by this Ordinance. The applicant is responsible for both the erection and removal of all signs. All signs must be removed no later than 10 days after the end of the event.

Section 507 Construction Signs

One construction sign is permitted per project not exceeding sixteen (16) feet in sign area for residential districts and thirty-two (32) square feet for Town Development or Industrial Districts. Signs shall be erected no more than five (5) days prior to the beginning of construction for which a valid building permit has been issued, shall be confined to the site of construction, and shall be removed prior to occupancy.

Section 508 Exempt Signs

The following signs shall not exceed nine (9) square feet and are otherwise exempt from this Ordinance:

- Public Signs – Signs for a noncommercial nature and in the public interest, erected by or on the order of a public officer in the performance of official duty.
- Political Signs – Those signs which are intended to advertise a public election, individual actively participating in such an election, or other public ballot issue, are permitted on private property with the owner's permission. All political signs must be removed within 10 days after the election date and shall not be located on the public right-of-way.
- Signs which announce no hunting or no trespassing.
- Signs which identify the name of a farm or farming operation.
- Residential Identification Signs – Those signs which have an occupant's name and/or house number.

Section 509 Lighting of Signs

No lighted sign shall be permitted within the R or RR-5 Districts. No strobe or other pulsating lights shall be permitted in any district. No sign shall be lighted so as to create a traffic hazard or to adversely affect neighboring land uses. No sign, especially a LED lighted sign, may be lighted to such intensity or in such a manner that it creates a public nuisance or adversely affects the public health, safety, or general welfare.

Section 510 Maintenance of Signs

Dilapidated sign structures, which are likely to cause injury or degrade the surrounding area, and signs which advertise a closed business, past event, or past political election, and those signs which are no longer legible, or are otherwise untimely or unsafe; are hereby defined to be a

ARTICLE V - SIGNS

Section 510 Maintenance of Signs: Continued

nuisance or danger to the public and are prohibited or are subject to remedy under this Ordinance. The Zoning Administrator is authorized to remove, or to have removed, all dangerous or nuisance signs, the cost of which is to be borne by the sign owner and/or property owner.

Section 511 Nonconforming Signs

- (A) It is the intent and purpose of this Section to eliminate nonconforming signs, except as otherwise specifically set forth in this Section, as rapidly as the police power of the Township permits. No sign shall be designated as Class A Nonconforming.
- (B) No nonconforming sign:
1. Shall be structurally altered so as to prolong the life of the signs, nor shall the shape, size, type, or design of the sign structure be altered;
 2. Shall be continued after the activity, business, or usage to which it relates has been discontinued for 30 days or longer; or
 3. Shall be reestablished after damage or destruction if the estimated expense of reconstruction exceeds 50% of the sign value.
- (C) No conforming sign may be changed to another nonconforming use.
- (D) Nonconforming signs may have their face or message updated, but not structurally altered.

Section 512 Animation of Signs and/or Lighting

A sign may show animation (changing) of character(s), message(s), and image(s), and the lighting of a sign may be changed in color or intensity provided that no more than one change of each is made, during the time that it takes a driver of a vehicle to pass the site of such host sign, one time at the posted speed limit. This limitation shall also apply to bulletin boards.